

CAMERON, NC

HWY 24 & SAWYER RD

MULTIPLE OUTPARCELS AVAILABLE FOR GROUND LEASE



PROJECT DETAILS

NC-24 & SAWYER RD • MULTIPLE OUTPARCELS AVAILABLE FOR GROUND LEASE • RETAIL

AVAILABLE SPACE

±1.25 AC & ±1.52 AC outparcels

TRAFFIC COUNTS

42,500 ADT on NC-24

PROPERTY HIGHLIGHTS

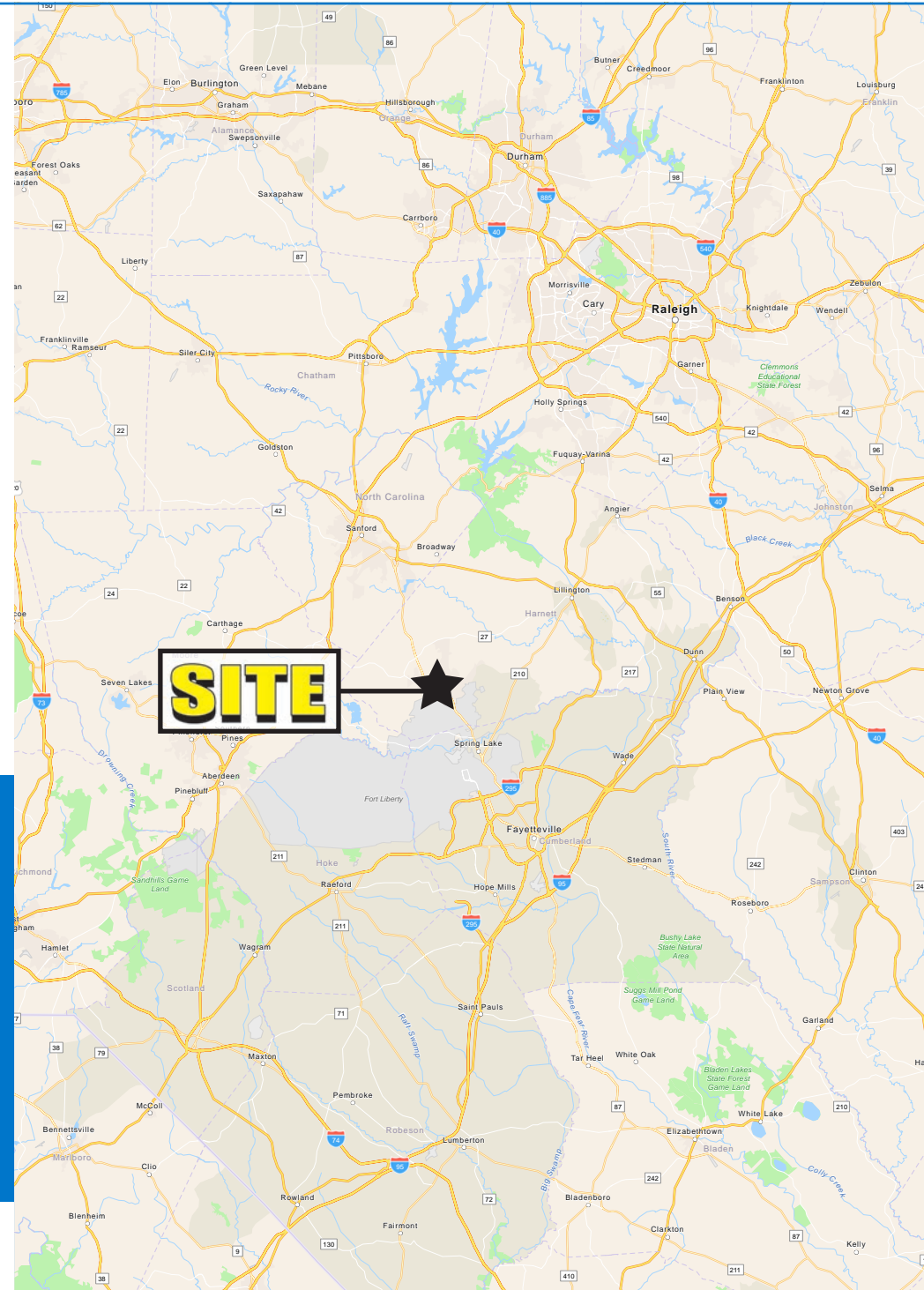
- Two pads available for lease
- Ideal for QSR, bank, or medical use
- Site ties into Centennial Pkwy, providing users with two points of ingress and egress
- Hwy 24 is the primary connector between Fayetteville and Sanford, with over 40,000 cars driving by the site every day


LEASE RATE

Call to discuss

COUNTY

Harnett

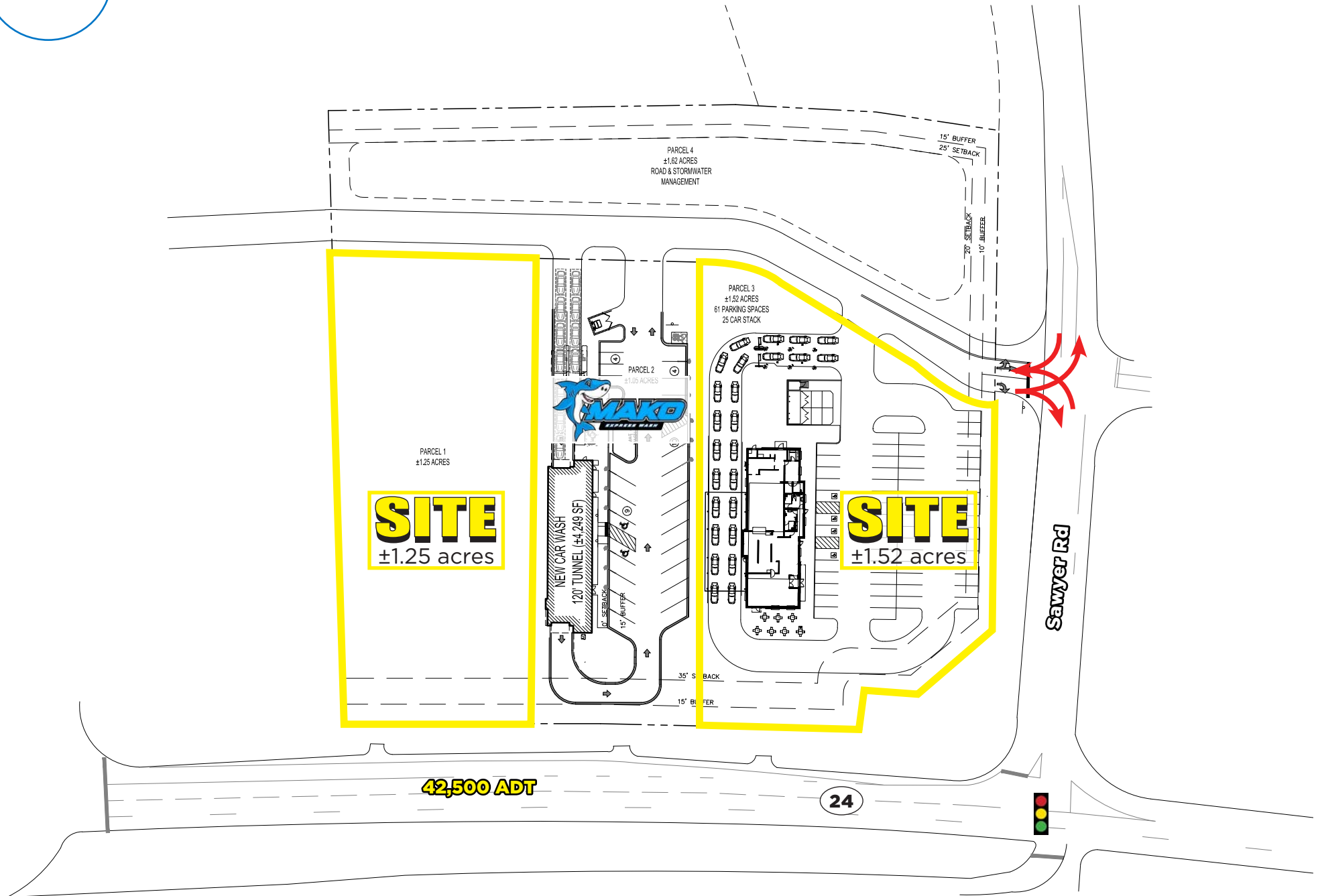


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	1,861	5,375	13,554
 TOTAL POPULATION	6,341	18,415	41,643
 MEDIAN HH INCOME	\$90,077	\$90,652	\$81,443

AERIAL



SITE PLAN





NORTH CAROLINA

CAMERON

Cameron, North Carolina, is a small town located in the central part of the state, nestled in both Moore and Harnett counties. It is part of the larger Fayetteville metropolitan area and offers a rural, laid-back atmosphere with a strong sense of community. The town has a rich history, with its roots going back to the mid-1800s, when it was a key point along early transportation routes. Today, Cameron remains a quiet, charming place known for its agricultural heritage and small-town appeal. The surrounding countryside, with its rolling hills and farmland, offers a picturesque setting that reflects the area's rural character.

Despite its small size, Cameron has earned a reputation for its friendly residents and a slow pace of life that appeals to those seeking respite from urban sprawl. The town is home to a few local businesses, including antique shops and restaurants, with a growing interest in preserving its history while encouraging modest growth. Cameron is also well known for its proximity to nearby Sanford, Southern Pines, and Pinehurst, making it an ideal spot for those who want easy access to larger towns and attractions, yet prefer to live in a more peaceful and less commercialized environment. With its close-knit community and tranquil surroundings, Cameron embodies the spirit of small-town North Carolina.



CAMERON, NC

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