

SANFORD, NC

# 1707 S HORNER BLVD

2.65 ACRES AVAILABLE FOR LEASE



# PROJECT DETAILS

1707 S HORNER BLVD • 2.65 ACRES AVAILABLE FOR LEASE • RETAIL

**AVAILABLE SPACE** 2.65 Acres

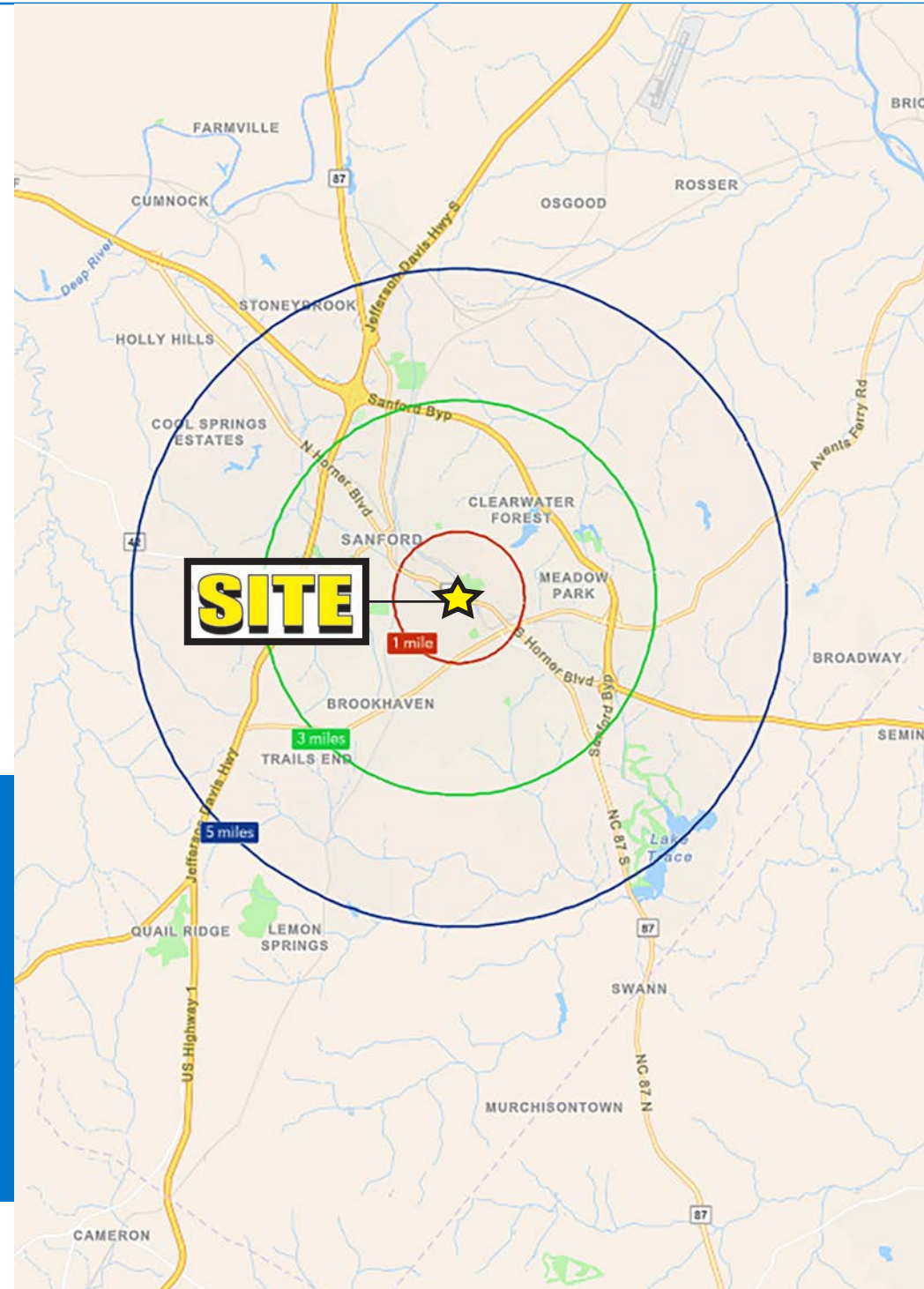
**TRAFFIC COUNTS** 22,500 ADT on S Horner Blvd




- PROPERTY HIGHLIGHTS**
- Hard corner of signalized intersection available for lease
  - Multiple full access points along South Horner Blvd and South 3rd St
  - Ideal for a c-store or QSR due to high traffic counts and ease of ingress/egress

**LEASE RATE** Call to discuss

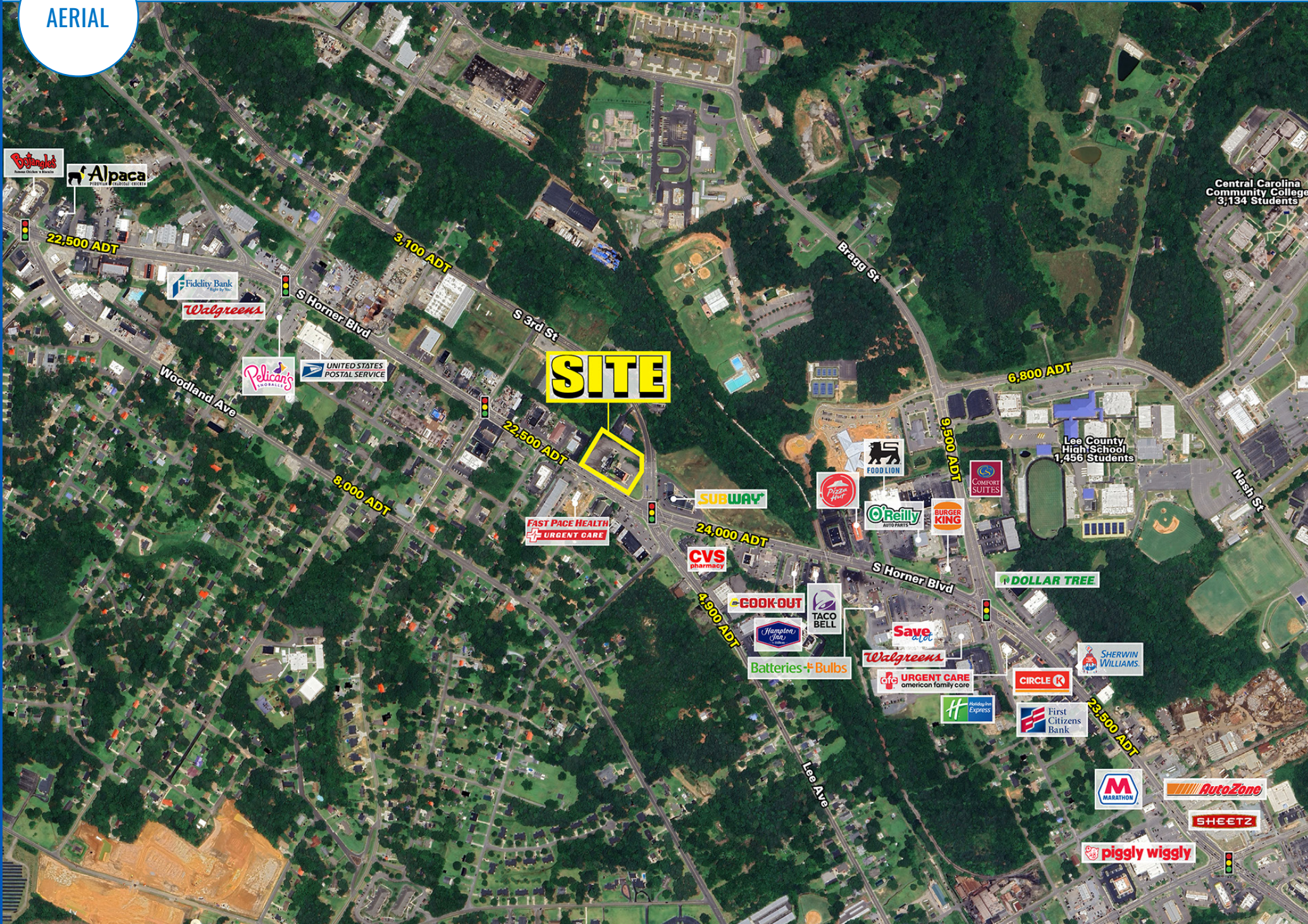
**COUNTY** Lee

**MARKET** Sanford



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	1,729	9,474	17,298
 TOTAL POPULATION	4,862	24,806	43,371
 MEDIAN HH INCOME	\$33,554	\$47,914	\$60,221

AERIAL



AERIAL





NORTH CAROLINA

# SANFORD

In 1874, two railroads crossed in a bucolic spot in the heart of North Carolina, and the Town of Sanford was formed. Even long before the town was officially incorporated, it played a role in Revolutionary and Civil War history, particularly historic sites such as House in the Horseshoe, Endor Iron Furnace and, of course, Depot Park. At the turn of the 20th century, Sanford became an important source of coal, brownstone and brick, a true leader in business and innovation for the entire country. Since its unique beginnings as a railroad town, Sanford, NC has continued to flourish as a vital intersection of art, music, rich history, shopping, dining, recreation, family fun and warm hospitality – always commemorating its past while keeping a steady eye towards its future. We invite you to explore and discover all that Sanford and Lee County have to offer.



SANFORD, NC

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### **CHARLOTTE**

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