

FULLY-LEASED INVESTMENT OPPORTUNITY

2610 SOUTH HORNER BLVD., SANFORD, NORTH CAROLINA 27332



PHOENIX
COMMERCIAL PROPERTIES

FOR SALE



PHOENIX
COMMERCIAL PROPERTIES

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PHOENIX COMMERCIAL PROPERTIES, LLC
751 CORPORATE CENTER DRIVE, STE 305
RALEIGH, NC 27607

PROPERTY OVERVIEW



PROPERTY ADDRESS 2610 Horner Blvd. Sanford, NC 27332

SQ. FT. ±3,256 Sq. Ft. stand-alone building with existing restaurant

ACREAGE ±1.38 Acres with room for expansion

ZONING C-2 (General Commercial)

COUNTY Lee

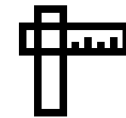
YEAR BUILT 1998

PARKING 51 Surface Spaces Available

LOCATION Located in the growing, highly visible, & active retail sector of Sanford, NC. Only 45 minutes South of the Raleigh Metro area!

SPACE HIGHLIGHTS Attractive exterior with full wrap around access and drive-thru capabilities

PARCEL # 9652-71-0670



± 3,256
SQUARE FEET



± 1.38
ACRES



1998
YEAR BUILT



51
PARKING SPACES

ASKING PRICE

\$995,000.00

CAP RATE

6.45%

LOCATION OVERVIEW



OTHER NEARBY BUSINESSES

- ▶ SNR Express Fitness
- ▶ First Bank of Sanford
- ▶ Auto Electric of Sanford
- ▶ Brick City Grill
- ▶ Wicker Oil
- ▶ Auto Electric
- ▶ Southern Realty
- ▶ Blacks Tire & Auto
- ▶ Verizon

RETAIL FOR SALE | 2610 SOUTH HORNER BLVD. SANFORD, NC 27332

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation to independently confirm accuracy and completeness.

DEMOGRAPHICS & TRAFFIC COUNT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,991	23,184	40,550
HOUSEHOLDS	4,084	24,123	41,533
MEDIAN HH INCOME	\$37,083	\$30,695	\$43,308
AVERAGE AGE	36.0	36.1	38.1



TRAFFIC COUNTS

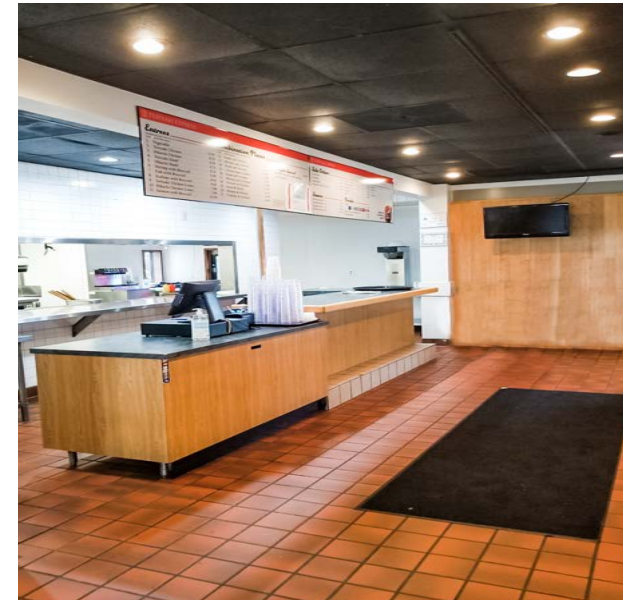
±27,000 VPD

S. HORNER BLVD &
BANK STREET

±12,000 VPD

S. HORNER BLVD &
E. MAIN

INVESTMENT OVERVIEW



TENANT	Teriyaki Express
% LEASED	100% leased to experienced restaurant owner
LEASE TYPE	Triple Net (NNN) Structure
LEASE TERM EXPIRATION	Thru 2027



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AERIAL



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