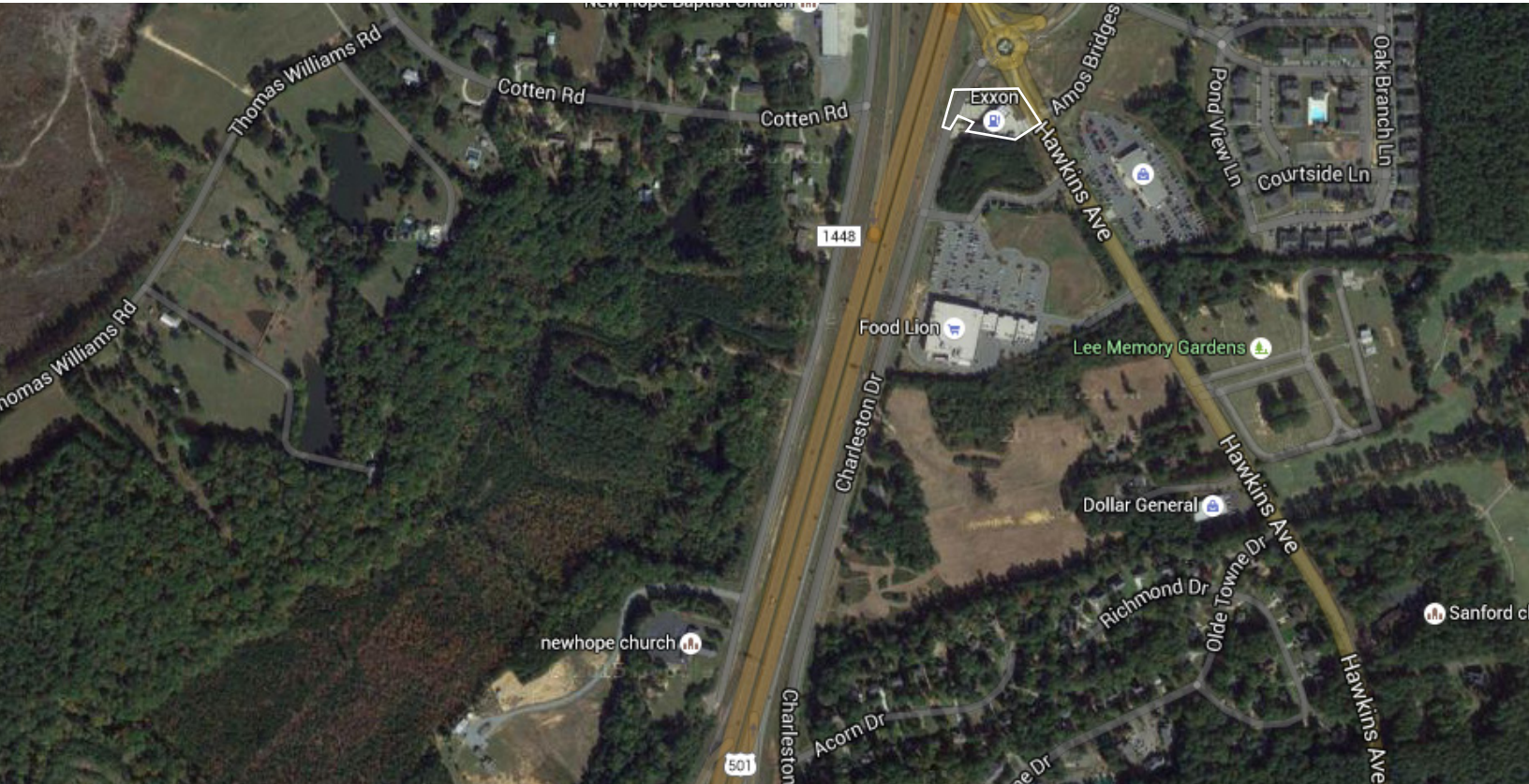


Northview Crossing

2581 Hawkins Avenue
Sanford, NC 27330



For Sale | Retail Pad Space | \$742,263



Building Attributes

Acres 1.42 Acres
Parcel ID 8644-54-4730
DB 978/Pg 283

Features

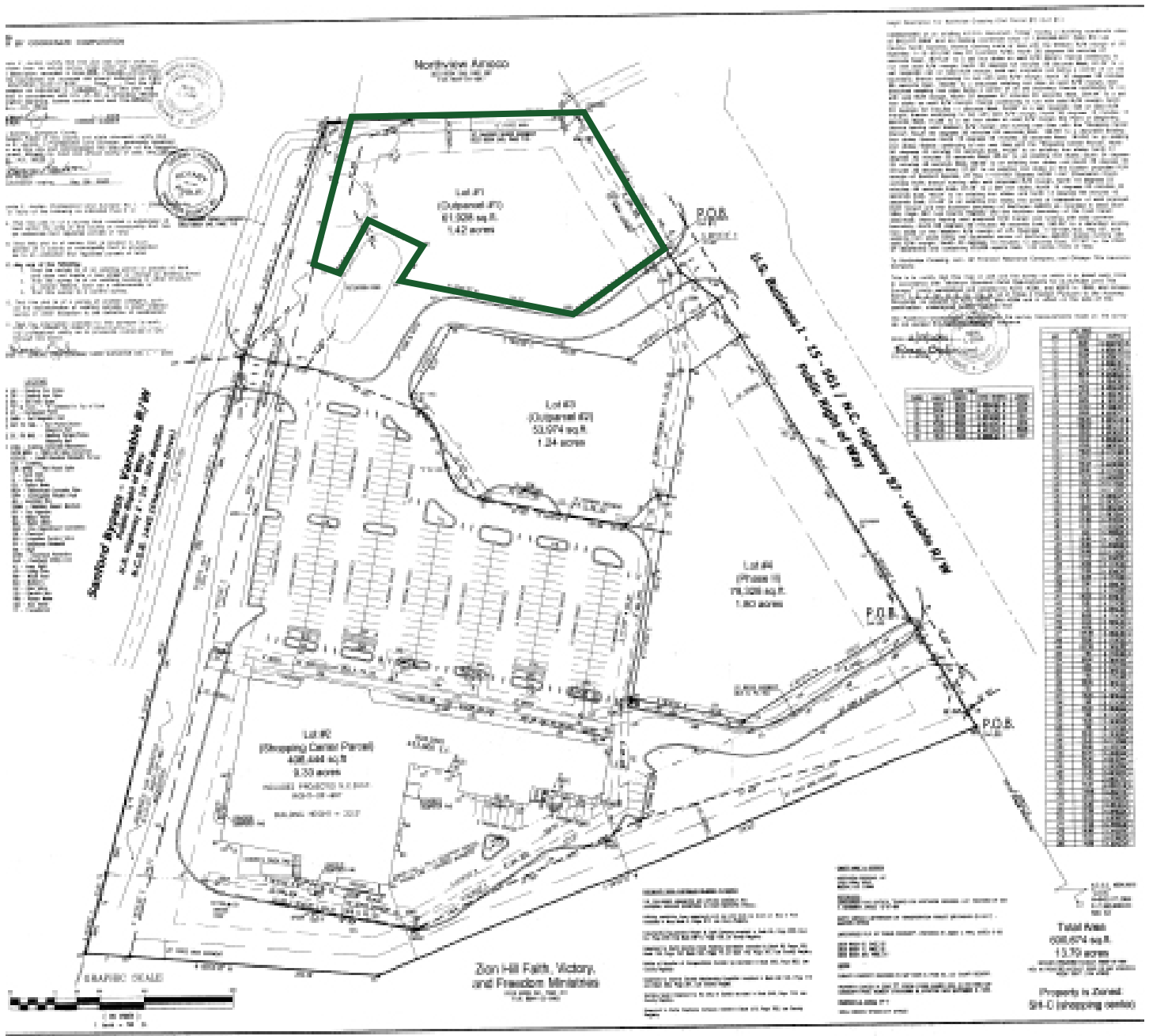
- Available Space 2,400 square feet
- Highway Visibility
- Zoned Commercial Retail
- High Traffic Counts
- Good Neighborhood Trade Area
- Ideal for Restaurant/Retail
- Located Behind Exxon Station

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Site Plan



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Demographics

Population	1 Mile	3 Miles	5 Miles
2017	1,670	11,896	28,782
Households	1 Mile	3 Miles	5 Miles
2017	701	4,608	10,677
Average Household Income	1 Mile	3 Miles	5 Miles
2017	\$62,440	\$60,716	\$60,115

- Lee County is made up of the City of Sanford and Town of Broadway.
- Located less than 40 minutes from the Research Triangle, prestigious Duke University, University of North Carolina and NC State University.
- Located 2.5 hours from the beach at Wilmington.
- Located 2.5 hours from the mountains of Boone.
- Access from major highways: US 421, US 421 Business, US 501 and US.
- Active railroads.
- Home to the Raleigh Exec Jetport.
- 40 minutes from the Raleigh Durham International Airport, and 1.5 hours from the Piedmont Triad International Airport.

The information contained herein was given to Synergy Commercial Properties by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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