



## MEDICAL OFFICE

### Location

1816 Doctors Drive  
Sanford, NC

### Description

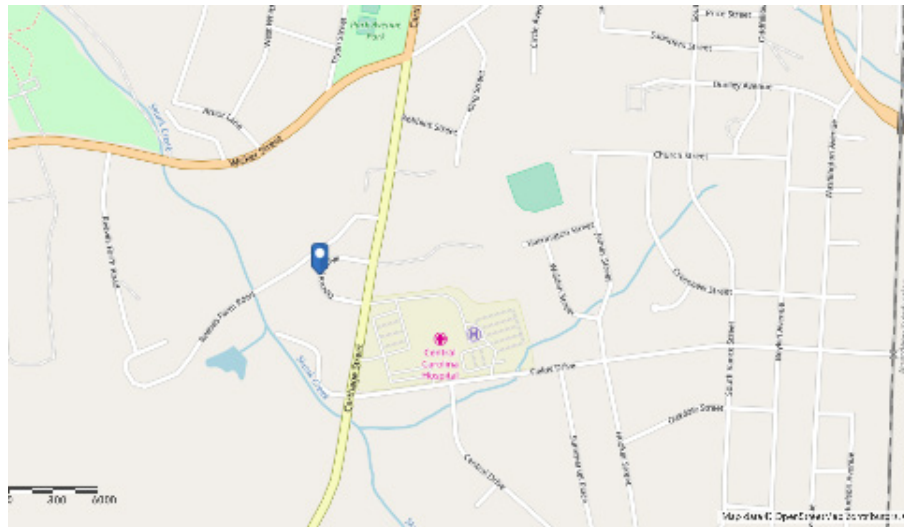
Approximately 21,000 square feet of Medical Office Space located at 1816 Doctors Drive Sanford, NC. This property is ideally located in close proximity to the area hospital and other health care providers.

This property is perfect for an owner/occupant or investor. The design of the building allows for multiple users.

### Availability

For sale

**List Price \$2,650,000**



### Details

Parcel ID/PIN #'s-  
964236307200  
Deed Book: 1207/103  
Sq. Ft.- 21,000  
Acreage- 1.64 Acres

Property Use: Office Medical



For more info, please contact:

**Janice M. Dixon, CCIM**

Direct 910-916-5771

[jdixon@ccim.net](mailto:jdixon@ccim.net)

**Synergy Commercial Properties, LLC**

281 W. Pennsylvania Avenue

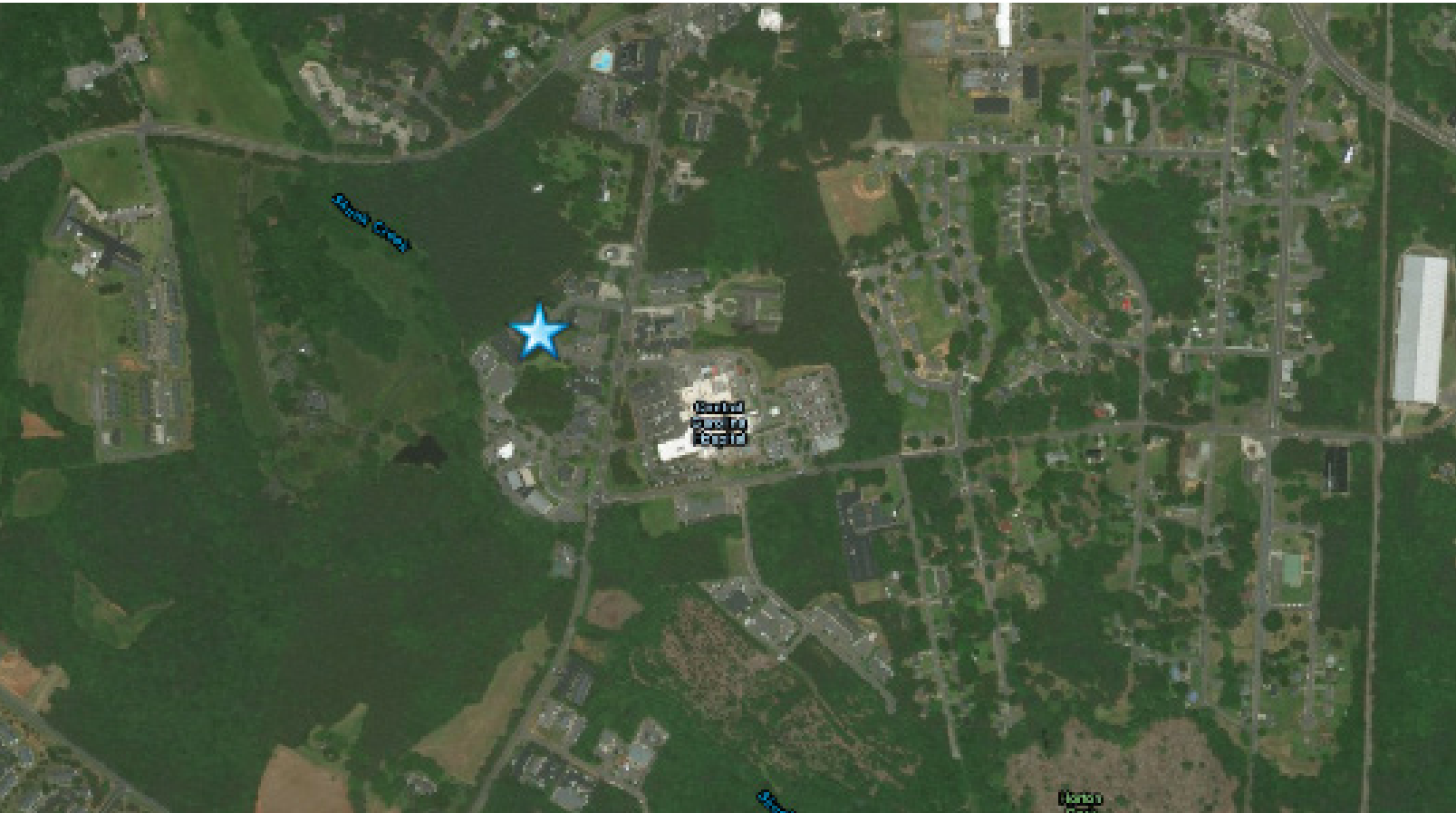
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T 910-295-1801 | F 877-255-7990

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## Aerial Map



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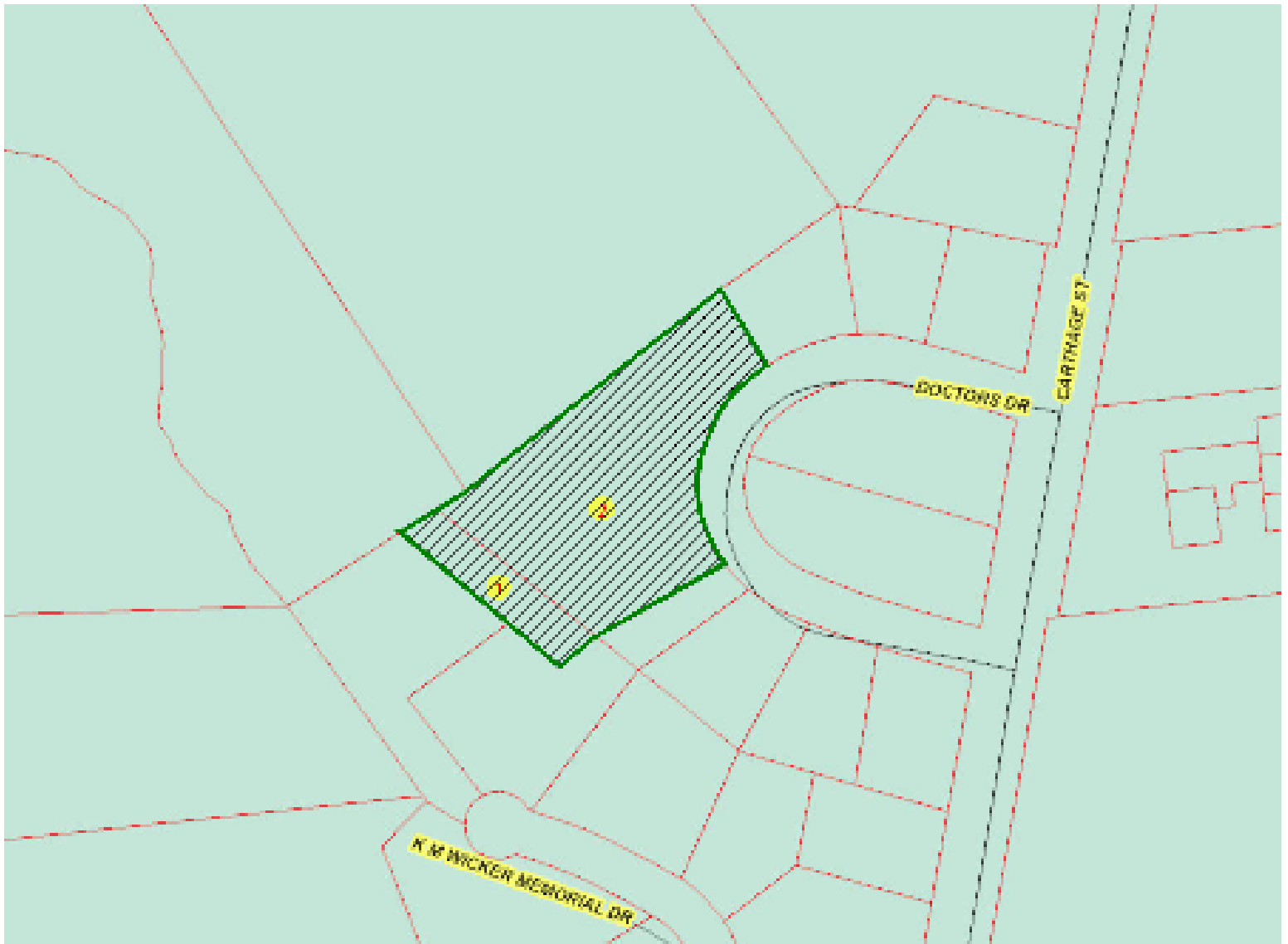
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## Tax Map



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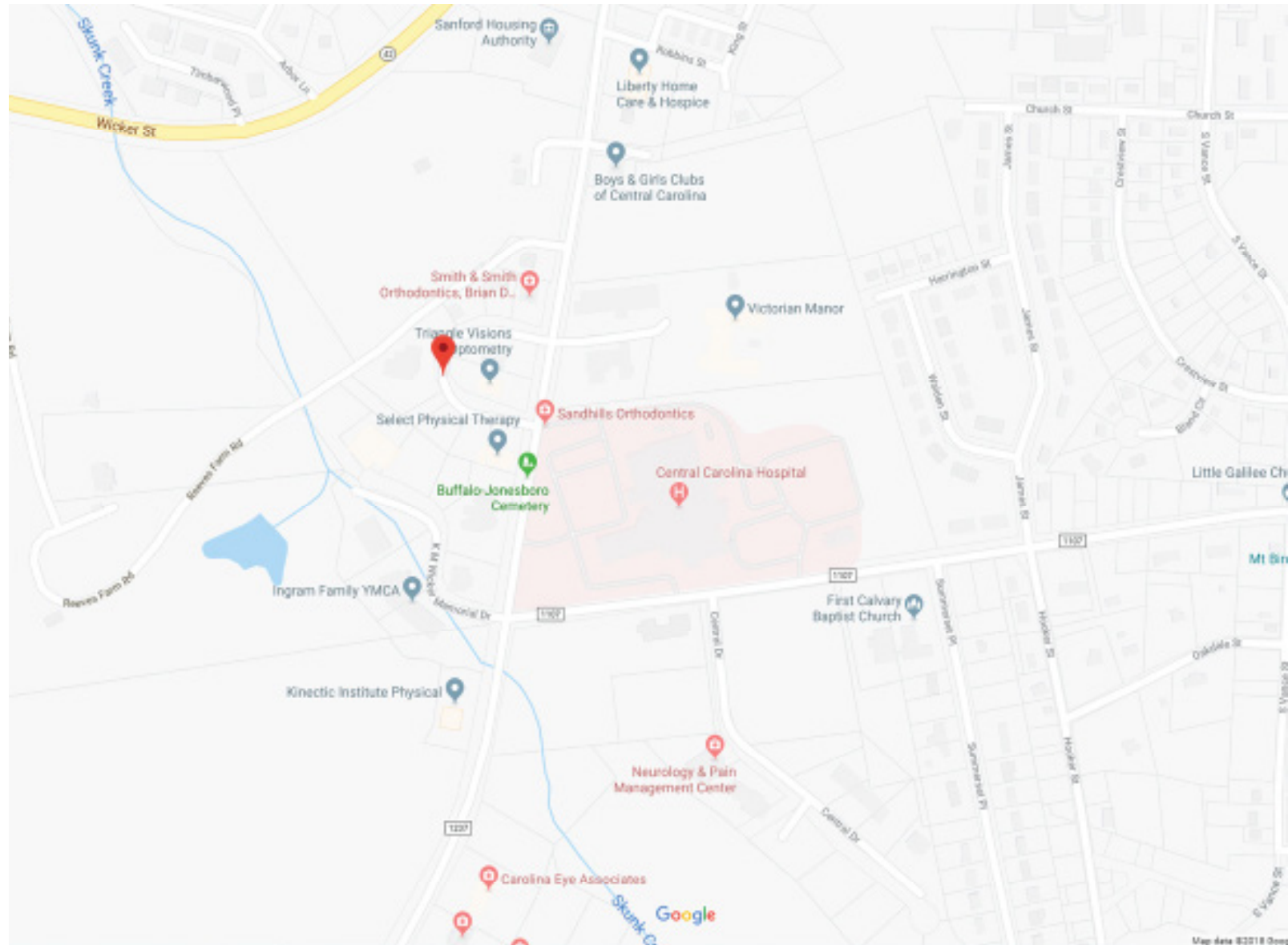
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## Locator Map



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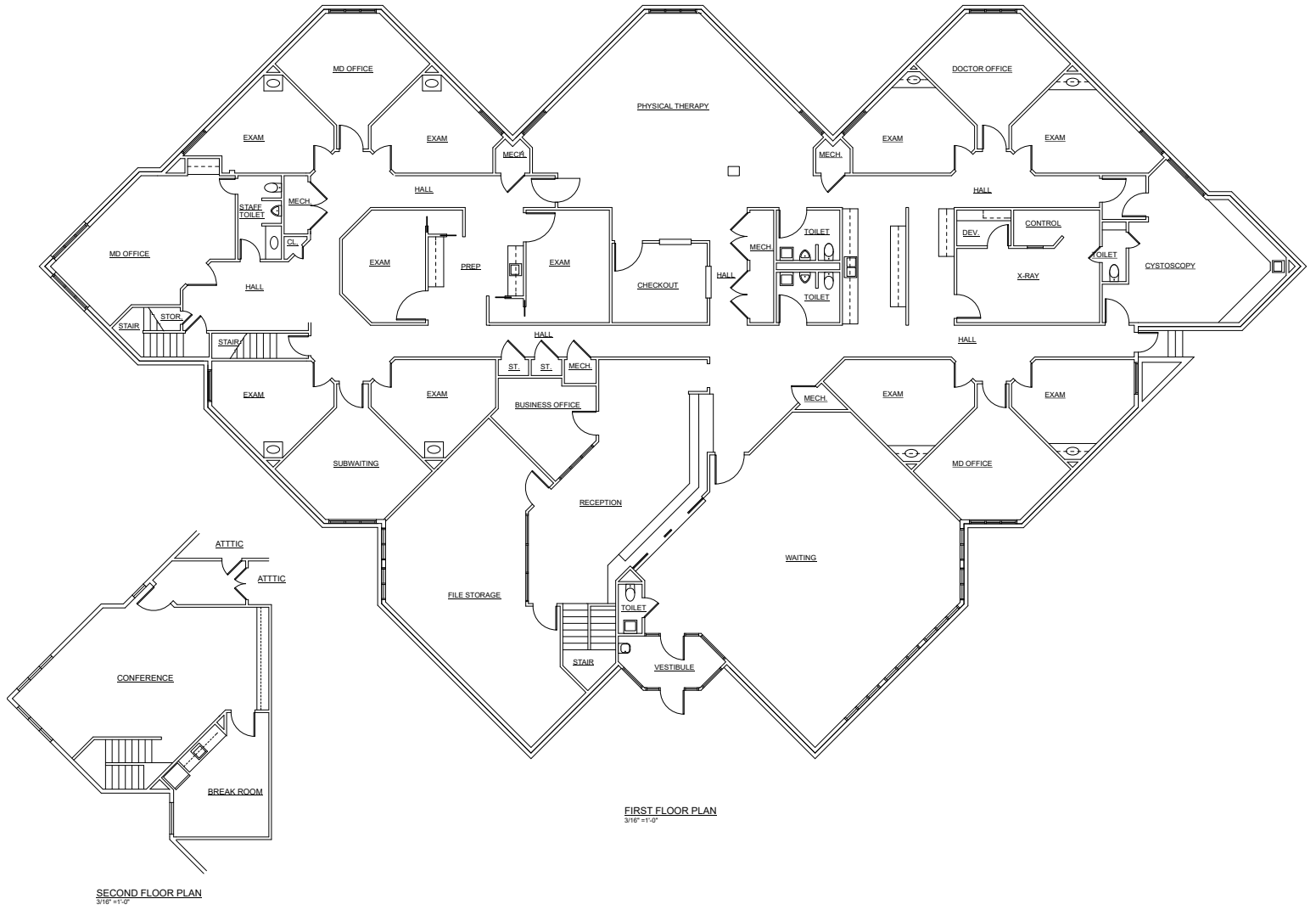
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## First & Second Floor Plans



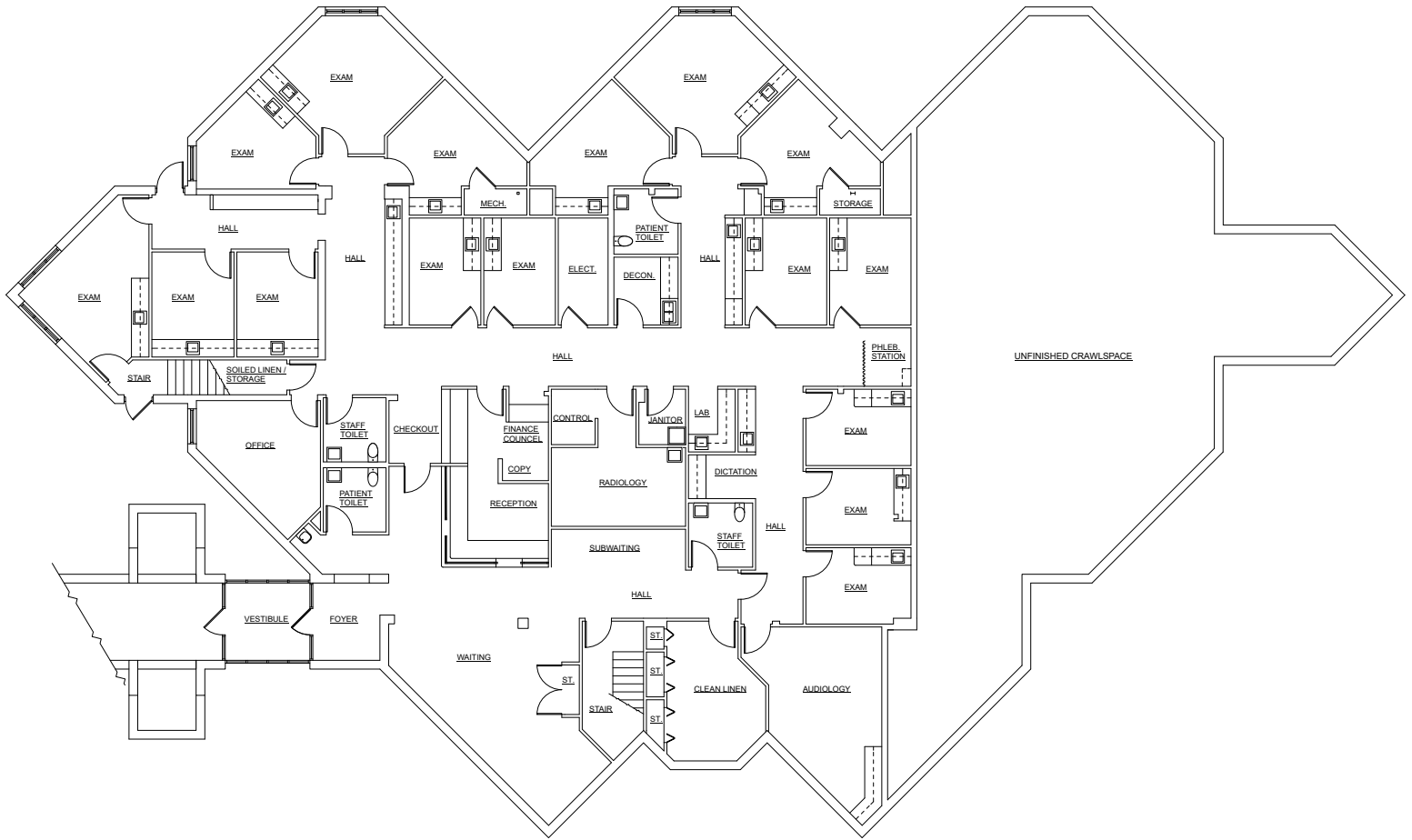
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# Ground Floor Plan



GROUND FLOOR PLAN  
3/16" = 1'-0"



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## Demographics

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$31,089	\$41,944	\$43,398
2022 Median Household Income	\$33,270	\$46,445	\$48,273
2017-2022 Annual Rate	1.37%	2.06%	2.15%
<b>Average Household Income</b>			
2017 Average Household Income	\$50,072	\$57,518	\$58,601
2022 Average Household Income	\$58,976	\$66,113	\$67,684
2017-2022 Annual Rate	3.33%	2.82%	2.92%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$21,693	\$22,357	\$22,501
2022 Per Capita Income	\$25,281	\$25,574	\$25,883
2017-2022 Annual Rate	3.11%	2.73%	2.84%

**Households by Income**  
Current median household income is \$43,398 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$48,273 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$58,601 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$67,684 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$22,501 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$25,883 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,886	9,079	12,835
2000 Owner Occupied Housing Units	681	5,140	7,878
2000 Renter Occupied Housing Units	1,027	3,282	4,076
2000 Vacant Housing Units	178	657	881
2010 Total Housing Units	2,268	10,919	15,392
2010 Owner Occupied Housing Units	676	5,526	8,481
2010 Renter Occupied Housing Units	1,373	4,467	5,642
2010 Vacant Housing Units	219	926	1,269
2017 Total Housing Units	2,360	11,383	15,918
2017 Owner Occupied Housing Units	641	5,394	8,267
2017 Renter Occupied Housing Units	1,499	4,980	6,287
2017 Vacant Housing Units	220	1,009	1,364
2022 Total Housing Units	2,461	11,838	16,504
2022 Owner Occupied Housing Units	648	5,486	8,407
2022 Renter Occupied Housing Units	1,556	5,170	6,490
2022 Vacant Housing Units	257	1,182	1,607

Currently, 51.9% of the 15,918 housing units in the area are owner occupied; 39.5%, renter occupied; and 8.6% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 15,392 housing units in the area - 55.1% owner occupied, 36.7% renter occupied, and 8.2% vacant. The annual rate of change in housing units since 2010 is 1.50%. Median home value in the area is \$133,803, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 0.47% annually to \$136,982.



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# Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,018	22,686	32,369
2010 Population	4,895	26,575	37,678
2017 Population	5,135	27,673	38,919
2022 Population	5,289	28,427	39,838
2000-2010 Annual Rate	1.99%	1.59%	1.53%
2010-2017 Annual Rate	0.66%	0.56%	0.45%
2017-2022 Annual Rate	0.59%	0.54%	0.47%
2017 Male Population	47.4%	48.9%	48.9%
2017 Female Population	52.6%	51.1%	51.1%
2017 Median Age	34.1	36.1	36.5

In the identified area, the current year population is 38,919. In 2010, the Census count in the area was 37,678. The rate of change since 2010 was 0.45% annually. The five-year projection for the population in the area is 39,838 representing a change of 0.47% annually from 2017 to 2022. Currently, the population is 48.9% male and 51.1% female.

## Median Age

The median age in this area is 34.1, compared to U.S. median age of 38.2.

## Race and Ethnicity

2017 White Alone	45.9%	56.2%	58.3%
2017 Black Alone	39.0%	25.9%	24.0%
2017 American Indian/Alaska Native Alone	0.7%	0.9%	0.9%
2017 Asian Alone	1.3%	1.4%	1.3%
2017 Pacific Islander Alone	0.1%	0.1%	0.0%
2017 Other Race	9.6%	12.6%	12.6%
2017 Two or More Races	3.4%	3.1%	3.0%
2017 Hispanic Origin (Any Race)	19.2%	25.3%	24.9%

Persons of Hispanic origin represent 24.9% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.1 in the identified area, compared to 64.0 for the U.S. as a whole.

## Households

2000 Households	1,708	8,422	11,954
2010 Households	2,049	9,993	14,123
2017 Total Households	2,140	10,374	14,554
2022 Total Households	2,204	10,656	14,897
2000-2010 Annual Rate	1.84%	1.73%	1.68%
2010-2017 Annual Rate	0.60%	0.52%	0.42%
2017-2022 Annual Rate	0.59%	0.54%	0.47%
2017 Average Household Size	2.24	2.59	2.61

The household count in this area has changed from 14,123 in 2010 to 14,554 in the current year, a change of 0.42% annually. The five-year projection of households is 14,897, a change of 0.47% annually from the current year total. Average household size is currently 2.61, compared to 2.60 in the year 2010. The number of families in the current year is 9,870 in the specified area.



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