

RETAIL OUTPARCELS

Location

Northview Crossing Shopping Center
2581 Hawkins Ave
Sanford, NC

Availability

For sale

List Price \$648,173

Details

Acres 1.24 Acres
Parcel ID 9644-54-5464
DB 725/Pg 608

Features

- Two Outparcels Available
- Highway Visibility
- Zoned Commercial Retail
- High Traffic Count
- Good Neighborhood Trade Area
- Ideal for Restaurant/Retail
- Located Behind Exxon Station
- 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 to major highways - US-1 Expressway, I-40 and I-95.
- 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.



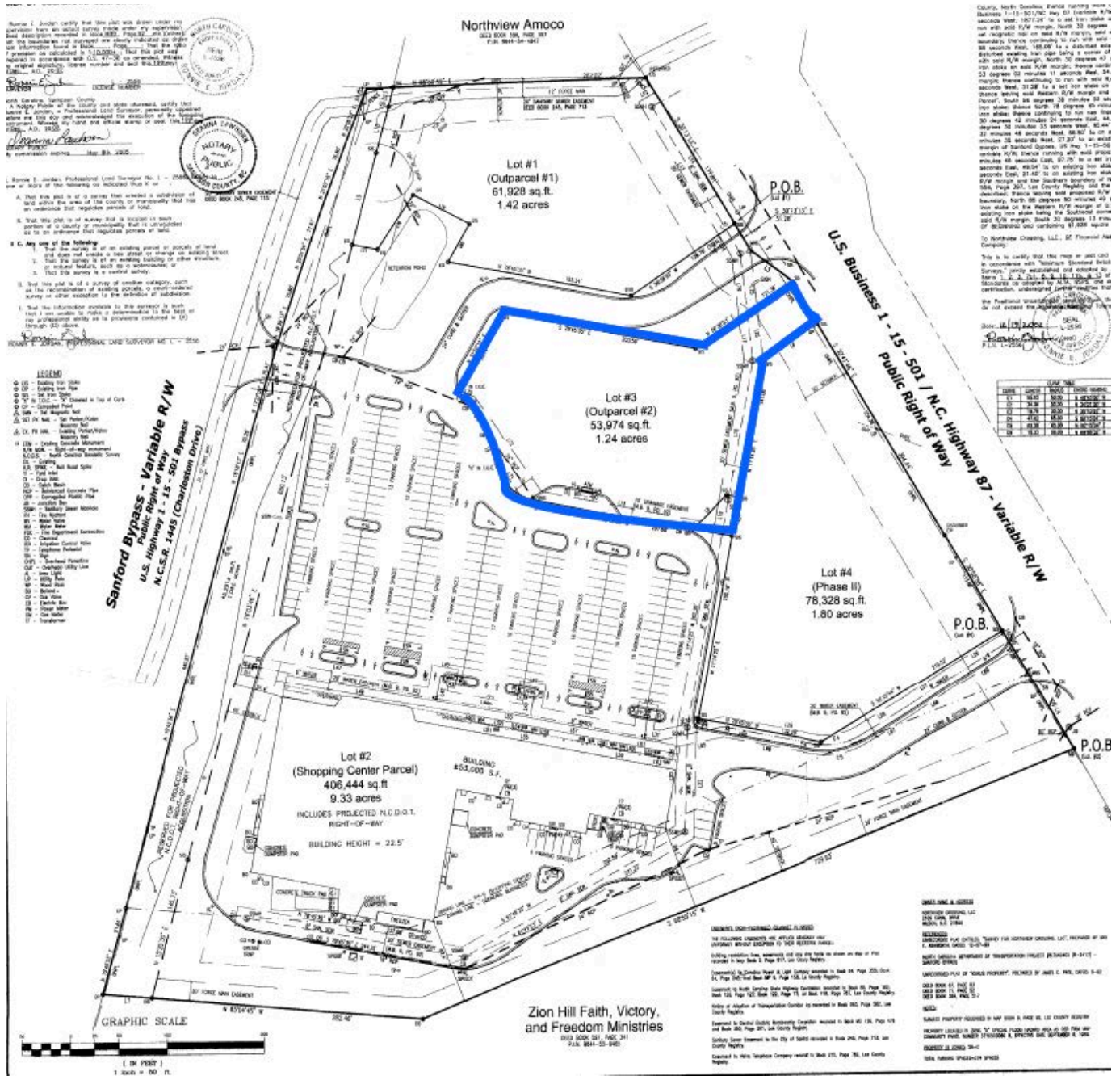
For more info, please contact:

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Synergy Commercial Properties, LLC

281 W. Pennsylvania Avenue
Southern Pines, NC 28387
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Site Plan



Key Tenants



La Montesina
KP NAILS
No. 1 China



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Market Profile

| | 1 mile | 3 miles | 5 miles |
|--------------------------------|-----------|-----------|-----------|
| Population Summary | | | |
| 2000 Total Population | 1,256 | 10,552 | 23,925 |
| 2010 Total Population | 1,619 | 11,680 | 27,857 |
| 2017 Total Population | 1,670 | 11,896 | 28,782 |
| 2017 Group Quarters | 34 | 232 | 876 |
| 2022 Total Population | 1,713 | 12,093 | 29,467 |
| 2017-2022 Annual Rate | 0.51% | 0.33% | 0.47% |
| 2017 Total Daytime Population | 1,245 | 14,607 | 33,832 |
| Workers | 406 | 8,314 | 18,387 |
| Residents | 839 | 6,293 | 15,445 |
| Household Summary | | | |
| 2000 Households | 490 | 4,053 | 8,917 |
| 2000 Average Household Size | 2.49 | 2.57 | 2.59 |
| 2010 Households | 679 | 4,545 | 10,554 |
| 2010 Average Household Size | 2.34 | 2.52 | 2.56 |
| 2017 Households | 702 | 4,613 | 10,872 |
| 2017 Average Household Size | 2.33 | 2.53 | 2.57 |
| 2022 Households | 721 | 4,687 | 11,128 |
| 2022 Average Household Size | 2.33 | 2.53 | 2.57 |
| 2017-2022 Annual Rate | 0.54% | 0.32% | 0.47% |
| 2010 Families | 469 | 3,117 | 7,148 |
| 2010 Average Family Size | 2.80 | 3.04 | 3.12 |
| 2017 Families | 479 | 3,125 | 7,271 |
| 2017 Average Family Size | 2.81 | 3.07 | 3.15 |
| 2022 Families | 489 | 3,158 | 7,401 |
| 2022 Average Family Size | 2.82 | 3.08 | 3.16 |
| 2017-2022 Annual Rate | 0.41% | 0.21% | 0.36% |
| Housing Unit Summary | | | |
| 2000 Housing Units | 524 | 4,364 | 9,635 |
| Owner Occupied Housing Units | 71.8% | 59.0% | 58.2% |
| Renter Occupied Housing Units | 21.8% | 33.9% | 34.3% |
| Vacant Housing Units | 6.5% | 7.1% | 7.5% |
| 2010 Housing Units | 745 | 5,005 | 11,564 |
| Owner Occupied Housing Units | 58.9% | 54.7% | 52.3% |
| Renter Occupied Housing Units | 32.2% | 36.1% | 39.0% |
| Vacant Housing Units | 8.9% | 9.2% | 8.7% |
| 2017 Housing Units | 746 | 5,100 | 11,946 |
| Owner Occupied Housing Units | 57.8% | 51.7% | 49.1% |
| Renter Occupied Housing Units | 36.3% | 38.8% | 41.9% |
| Vacant Housing Units | 5.9% | 9.5% | 9.0% |
| 2022 Housing Units | 775 | 5,255 | 12,385 |
| Owner Occupied Housing Units | 56.6% | 50.5% | 48.1% |
| Renter Occupied Housing Units | 36.3% | 38.7% | 41.8% |
| Vacant Housing Units | 7.0% | 10.8% | 10.1% |
| Median Household Income | | | |
| 2017 | \$48,270 | \$44,026 | \$44,062 |
| 2022 | \$54,031 | \$49,247 | \$49,766 |
| Median Home Value | | | |
| 2017 | \$145,573 | \$156,800 | \$141,861 |
| 2022 | \$155,625 | \$161,483 | \$145,765 |
| Per Capita Income | | | |
| 2017 | \$25,624 | \$23,558 | \$23,467 |
| 2022 | \$29,950 | \$26,959 | \$26,948 |
| Median Age | | | |
| 2010 | 37.5 | 36.3 | 35.6 |
| 2017 | 39.0 | 37.4 | 36.7 |
| 2022 | 39.5 | 38.2 | 37.4 |



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Market Profile

| | 1 mile | 3 miles | 5 miles |
|---|-----------|-----------|-----------|
| 2017 Households by Income | | | |
| Household Income Base | 702 | 4,613 | 10,872 |
| <\$15,000 | 10.8% | 14.1% | 15.1% |
| \$15,000 - \$24,999 | 17.4% | 15.4% | 15.0% |
| \$25,000 - \$34,999 | 6.7% | 10.9% | 11.0% |
| \$35,000 - \$49,999 | 16.5% | 14.3% | 13.2% |
| \$50,000 - \$74,999 | 17.1% | 16.9% | 17.5% |
| \$75,000 - \$99,999 | 11.5% | 11.6% | 11.0% |
| \$100,000 - \$149,999 | 16.2% | 12.3% | 12.1% |
| \$150,000 - \$199,999 | 2.0% | 2.3% | 3.2% |
| \$200,000+ | 1.7% | 2.2% | 1.9% |
| Average Household Income | \$62,440 | \$60,716 | \$60,115 |
| 2022 Households by Income | | | |
| Household Income Base | 721 | 4,687 | 11,128 |
| <\$15,000 | 10.4% | 14.0% | 14.9% |
| \$15,000 - \$24,999 | 16.0% | 14.4% | 14.0% |
| \$25,000 - \$34,999 | 5.8% | 9.7% | 9.8% |
| \$35,000 - \$49,999 | 14.3% | 12.3% | 11.3% |
| \$50,000 - \$74,999 | 16.1% | 16.3% | 16.7% |
| \$75,000 - \$99,999 | 12.3% | 12.6% | 12.0% |
| \$100,000 - \$149,999 | 19.4% | 14.5% | 14.1% |
| \$150,000 - \$199,999 | 2.9% | 3.2% | 4.5% |
| \$200,000+ | 2.8% | 2.9% | 2.6% |
| Average Household Income | \$73,170 | \$69,716 | \$69,334 |
| 2017 Owner Occupied Housing Units by Value | | | |
| Total | 431 | 2,635 | 5,871 |
| <\$50,000 | 18.6% | 7.9% | 7.9% |
| \$50,000 - \$99,999 | 11.1% | 16.8% | 21.4% |
| \$100,000 - \$149,999 | 22.3% | 22.1% | 24.8% |
| \$150,000 - \$199,999 | 18.1% | 23.7% | 19.8% |
| \$200,000 - \$249,999 | 8.8% | 9.2% | 8.7% |
| \$250,000 - \$299,999 | 11.1% | 6.5% | 5.8% |
| \$300,000 - \$399,999 | 7.2% | 8.3% | 6.9% |
| \$400,000 - \$499,999 | 1.2% | 3.1% | 2.6% |
| \$500,000 - \$749,999 | 1.6% | 1.2% | 1.3% |
| \$750,000 - \$999,999 | 0.0% | 0.2% | 0.3% |
| \$1,000,000 + | 0.0% | 0.9% | 0.6% |
| Average Home Value | \$163,515 | \$186,693 | \$173,148 |
| 2022 Owner Occupied Housing Units by Value | | | |
| Total | 439 | 2,653 | 5,952 |
| <\$50,000 | 16.2% | 6.9% | 6.9% |
| \$50,000 - \$99,999 | 10.3% | 16.1% | 20.7% |
| \$100,000 - \$149,999 | 21.6% | 21.7% | 24.5% |
| \$150,000 - \$199,999 | 18.2% | 23.6% | 19.8% |
| \$200,000 - \$249,999 | 10.0% | 10.1% | 9.6% |
| \$250,000 - \$299,999 | 13.7% | 7.9% | 7.0% |
| \$300,000 - \$399,999 | 8.0% | 9.2% | 7.6% |
| \$400,000 - \$499,999 | 1.1% | 2.6% | 2.1% |
| \$500,000 - \$749,999 | 1.1% | 0.8% | 0.9% |
| \$750,000 - \$999,999 | 0.0% | 0.2% | 0.2% |
| \$1,000,000 + | 0.0% | 1.0% | 0.7% |
| Average Home Value | \$170,568 | \$189,789 | \$175,743 |



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Market Profile

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|---|------------------------|----------------------------|----------------------------|
| Top 3 Tapestry Segments | | | |
| 1. | Middleburg (4C) | Middleburg (4C) | Hardscrabble Road (8G) |
| 2. | Green Acres (6A) | Bright Young Professionals | Bright Young Professionals |
| 3. | Salt of the Earth (6B) | Hardscrabble Road (8G) | Middleburg (4C) |
| 2017 Consumer Spending | | | |
| Apparel & Services: Total \$ | \$1,181,034 | \$7,542,508 | \$17,620,658 |
| Average Spent | \$1,682.38 | \$1,635.05 | \$1,620.74 |
| Spending Potential Index | 78 | 76 | 75 |
| Education: Total \$ | \$729,774 | \$4,876,997 | \$11,289,745 |
| Average Spent | \$1,039.56 | \$1,057.23 | \$1,038.42 |
| Spending Potential Index | 71 | 73 | 71 |
| Entertainment/Recreation: Total \$ | \$1,700,727 | \$10,903,933 | \$25,542,593 |
| Average Spent | \$2,422.69 | \$2,363.74 | \$2,349.39 |
| Spending Potential Index | 78 | 76 | 75 |
| Food at Home: Total \$ | \$2,714,518 | \$17,824,432 | \$42,280,118 |
| Average Spent | \$3,866.83 | \$3,863.96 | \$3,888.90 |
| Spending Potential Index | 77 | 77 | 77 |
| Food Away from Home: Total \$ | \$1,849,481 | \$11,771,355 | \$27,554,751 |
| Average Spent | \$2,634.59 | \$2,551.78 | \$2,534.47 |
| Spending Potential Index | 79 | 77 | 76 |
| Health Care: Total \$ | \$3,094,117 | \$19,636,486 | \$46,204,903 |
| Average Spent | \$4,407.57 | \$4,256.77 | \$4,249.90 |
| Spending Potential Index | 79 | 76 | 76 |
| HH Furnishings & Equipment: Total \$ | \$1,086,057 | \$6,883,640 | \$16,034,574 |
| Average Spent | \$1,547.09 | \$1,492.23 | \$1,474.85 |
| Spending Potential Index | 80 | 77 | 76 |
| Personal Care Products & Services: Total \$ | \$435,260 | \$2,785,766 | \$6,481,970 |
| Average Spent | \$620.03 | \$603.89 | \$596.21 |
| Spending Potential Index | 78 | 76 | 75 |
| Shelter: Total \$ | \$8,519,112 | \$55,765,070 | \$130,598,804 |
| Average Spent | \$12,135.49 | \$12,088.68 | \$12,012.40 |
| Spending Potential Index | 75 | 74 | 74 |
| Support Payments/Cash Contributions/Gifts in Kind: Total \$ | \$1,297,866 | \$8,187,591 | \$19,020,784 |
| Average Spent | \$1,848.81 | \$1,774.90 | \$1,749.52 |
| Spending Potential Index | 79 | 76 | 75 |
| Travel: Total \$ | \$1,112,576 | \$7,052,662 | \$16,152,103 |
| Average Spent | \$1,584.87 | \$1,528.87 | \$1,485.66 |
| Spending Potential Index | 76 | 74 | 72 |
| Vehicle Maintenance & Repairs: Total \$ | \$586,615 | \$3,782,352 | \$8,905,602 |
| Average Spent | \$835.63 | \$819.93 | \$819.13 |
| Spending Potential Index | 78 | 76 | 76 |



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Market Profile

| | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| 2017 Population 25+ by Educational Attainment | | | |
| Total | 1,188 | 7,989 | 19,077 |
| Less than 9th Grade | 4.3% | 7.6% | 8.2% |
| 9th - 12th Grade, No Diploma | 9.2% | 8.5% | 10.1% |
| High School Graduate | 20.2% | 20.5% | 21.8% |
| GED/Alternative Credential | 2.8% | 4.0% | 4.7% |
| Some College, No Degree | 25.2% | 23.0% | 22.5% |
| Associate Degree | 11.4% | 8.0% | 7.9% |
| Bachelor's Degree | 16.2% | 18.7% | 17.5% |
| Graduate/Professional Degree | 10.8% | 9.8% | 7.2% |
| 2017 Population 15+ by Marital Status | | | |
| Total | 1,355 | 9,451 | 22,734 |
| Never Married | 35.6% | 35.9% | 35.8% |
| Married | 49.1% | 45.7% | 45.0% |
| Widowed | 4.0% | 4.8% | 6.9% |
| Divorced | 11.4% | 13.6% | 12.4% |
| 2017 Civilian Population 16+ in Labor Force | | | |
| Civilian Employed | 93.9% | 93.9% | 93.0% |
| Civilian Unemployed (Unemployment Rate) | 6.0% | 6.1% | 7.0% |
| 2017 Employed Population 16+ by Industry | | | |
| Total | 841 | 5,650 | 13,277 |
| Agriculture/Mining | 0.5% | 0.3% | 0.6% |
| Construction | 5.4% | 6.9% | 6.5% |
| Manufacturing | 20.2% | 22.2% | 23.2% |
| Wholesale Trade | 6.3% | 4.5% | 4.4% |
| Retail Trade | 16.8% | 11.8% | 11.7% |
| Transportation/Utilities | 1.1% | 2.4% | 2.4% |
| Information | 0.0% | 0.2% | 0.6% |
| Finance/Insurance/Real Estate | 3.7% | 6.5% | 4.8% |
| Services | 37.8% | 41.3% | 41.5% |
| Public Administration | 8.4% | 3.9% | 4.3% |
| 2017 Employed Population 16+ by Occupation | | | |
| Total | 840 | 5,648 | 13,278 |
| White Collar | 56.7% | 55.9% | 54.5% |
| Management/Business/Financial | 11.3% | 12.5% | 11.3% |
| Professional | 19.7% | 20.1% | 19.9% |
| Sales | 13.1% | 9.5% | 9.7% |
| Administrative Support | 12.6% | 13.8% | 13.6% |
| Services | 16.5% | 16.5% | 17.0% |
| Blue Collar | 26.6% | 27.6% | 28.4% |
| Farming/Forestry/Fishing | 1.1% | 0.3% | 0.4% |
| Construction/Extraction | 3.8% | 5.1% | 5.2% |
| Installation/Maintenance/Repair | 5.2% | 3.6% | 3.2% |
| Production | 11.1% | 11.3% | 12.9% |
| Transportation/Material Moving | 5.5% | 7.2% | 6.8% |
| 2010 Population By Urban/ Rural Status | | | |
| Total Population | 1,619 | 11,680 | 27,857 |
| Population Inside Urbanized Area | 0.0% | 0.0% | 0.0% |
| Population Inside Urbanized Cluster | 37.2% | 77.6% | 79.9% |
| Rural Population | 62.8% | 22.4% | 20.1% |



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