



North Horner Shopping Center

900-916 N Horner Blvd, Sanford, NC 27330



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North Horner Shopping Center

\$7.50 /SF/YR

25,000 sq ft of shell space in fast-growing Sanford, NC. Former Food Lion grocery store. Currently used as warehouse space. Roof recently replaced. No HVAC currently. High ceilings. 2 dock high doors. Plenty of parking lot spaces. Very close to US 1 for easy commutes to Raleigh, Greensboro, Fayetteville and Pinehurst....

- 25,000 sq ft Shell Space
- 2.16 Acres
- Easy access to US 1



Rental Rate:	\$7.50 /SF/YR
Property Type:	Retail
Gross Leasable Area:	42,698 SF
Year Built:	1982
Walk Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$0.63 /SF/MO

1st Floor

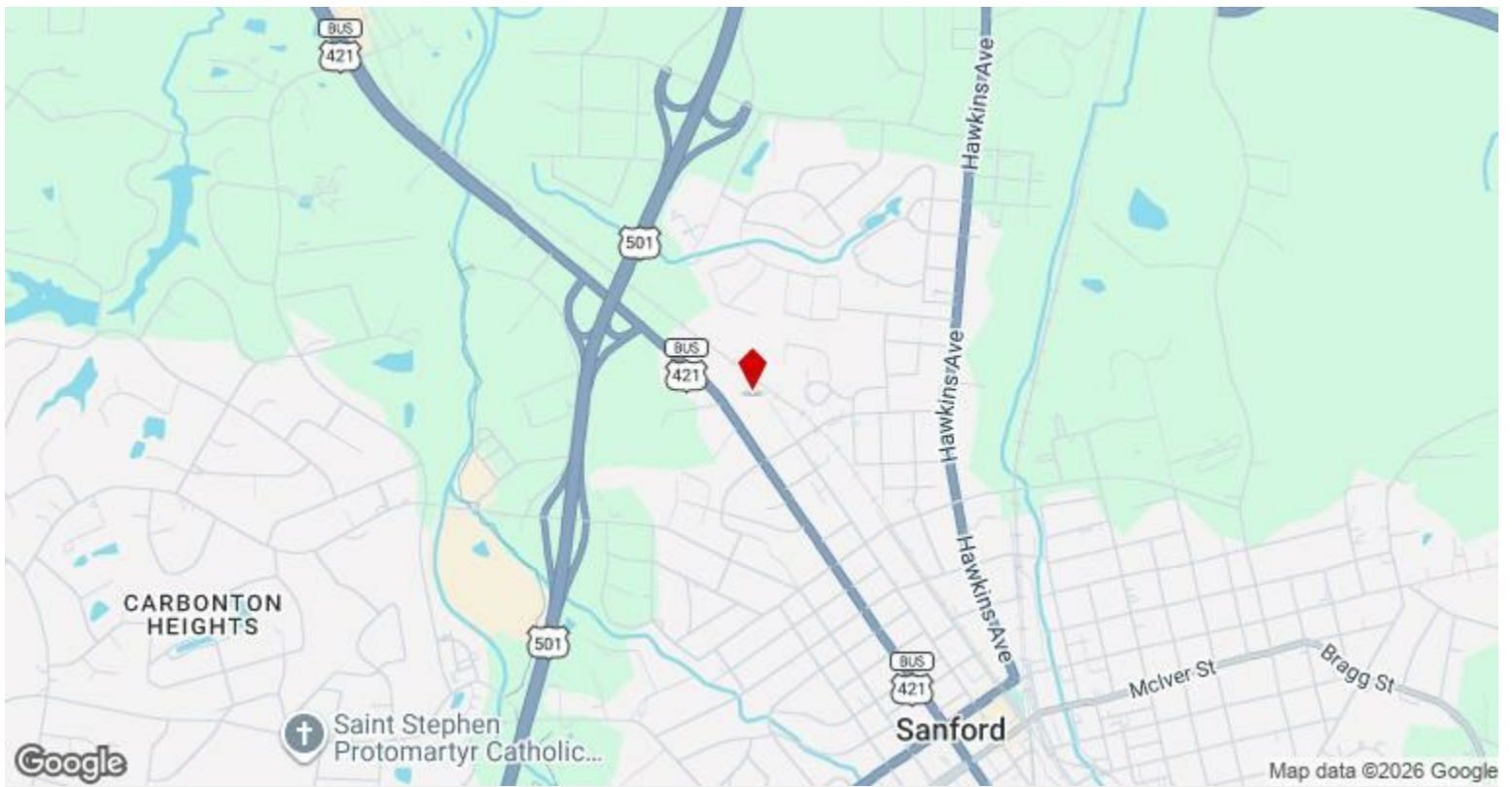
1

Space Available	25,070 SF
Rental Rate	\$7.50 /SF/YR
Date Available	120 Days
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Family Dollar	-	
FullAFX Barbershop	-	
God's Promise Church	-	
North Horner Shopping Center	-	
The Scrubbin'board II	-	December 2011

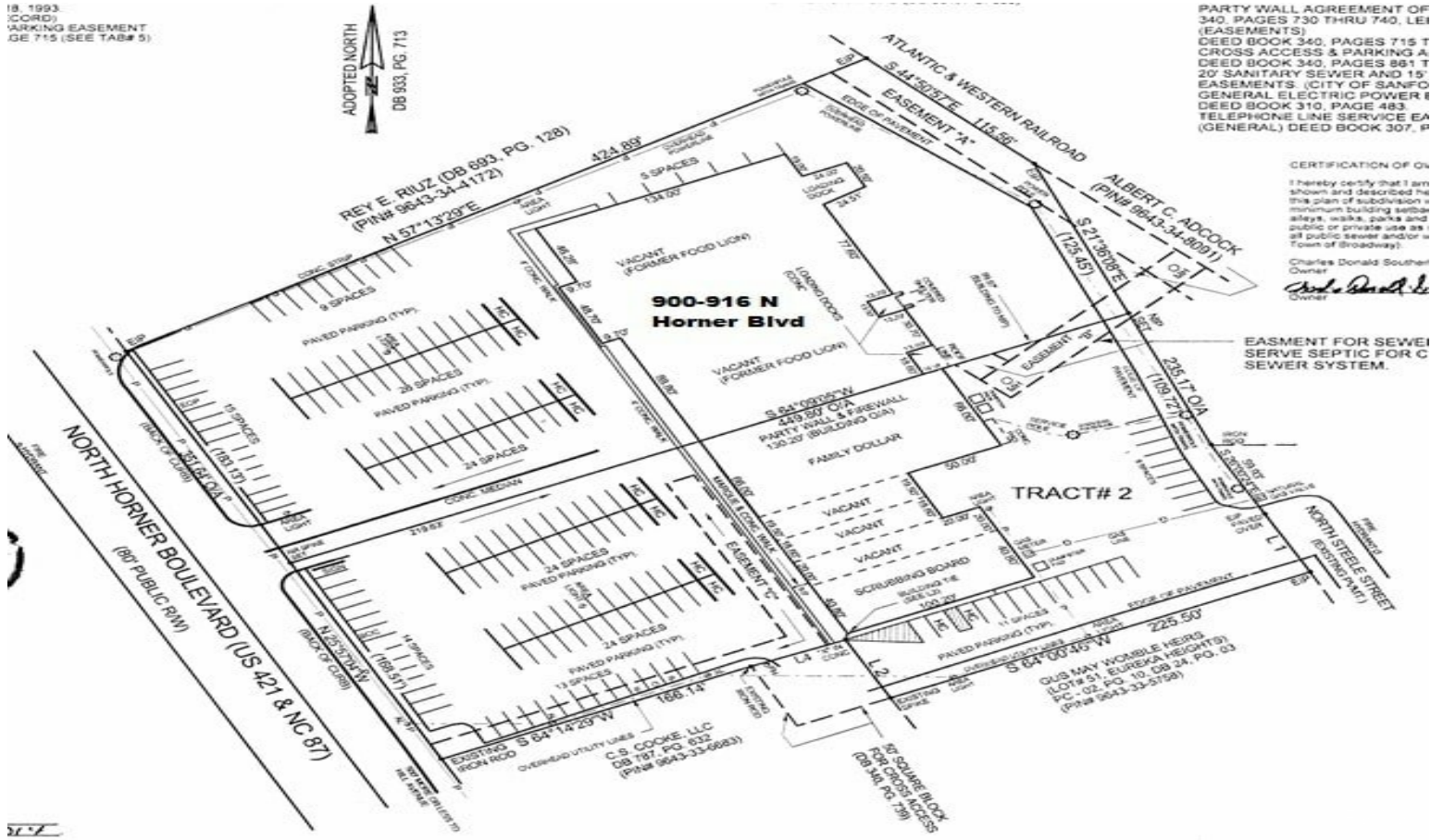


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Property Photos

18, 1993
 (CORD)
 PARKING EASEMENT
 GE 715 (SEE TAB# 5)



PARTY WALL AGREEMENT OF 340, PAGES 730 THRU 740, L&I (EASEMENTS)
 DEED BOOK 340, PAGES 715 T
 CROSS ACCESS & PARKING A
 DEED BOOK 340, PAGES 881 T
 20' SANITARY SEWER AND 15'
 EASEMENTS (CITY OF SANFO
 GENERAL ELECTRIC POWER I
 DEED BOOK 310, PAGE 483)
 TELEPHONE LINE SERVICE EA
 (GENERAL) DEED BOOK 307, P

CERTIFICATION OF O
 I hereby certify that I am
 shown and described he
 this plan of subdivision a
 minimum building setback
 alleys, walks, parks and
 public or private use as
 all public sewer and/or a
 Town of Broadway)
 Charles Donald Souther
 Owner
Charles Donald Souther

EASEMENT FOR SEWER
 SEWER SEPTIC FOR C
 SEWER SYSTEM.

1/27



Aerial Pic Wide

Property Photos



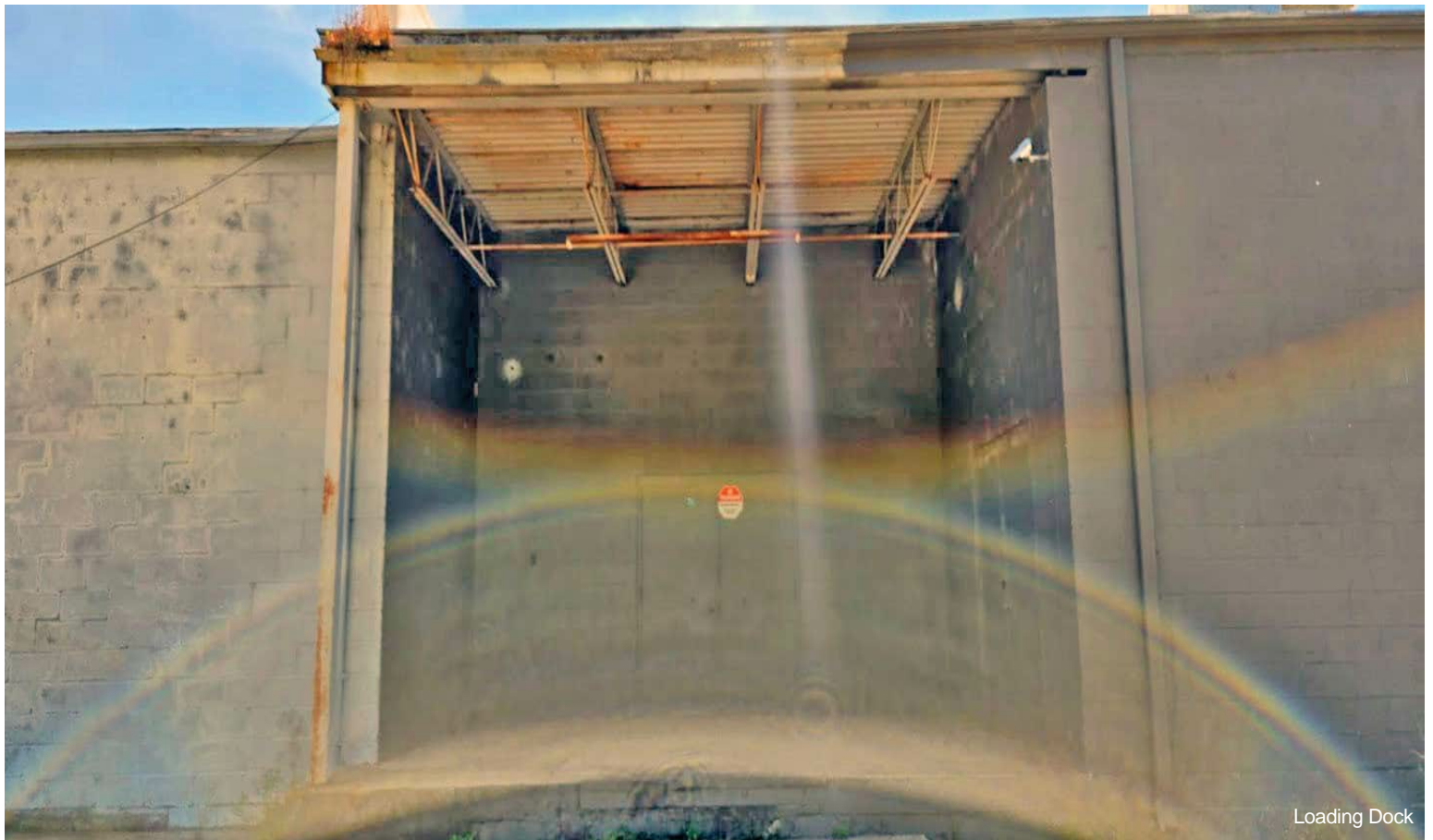
Property Photos



Property Photos

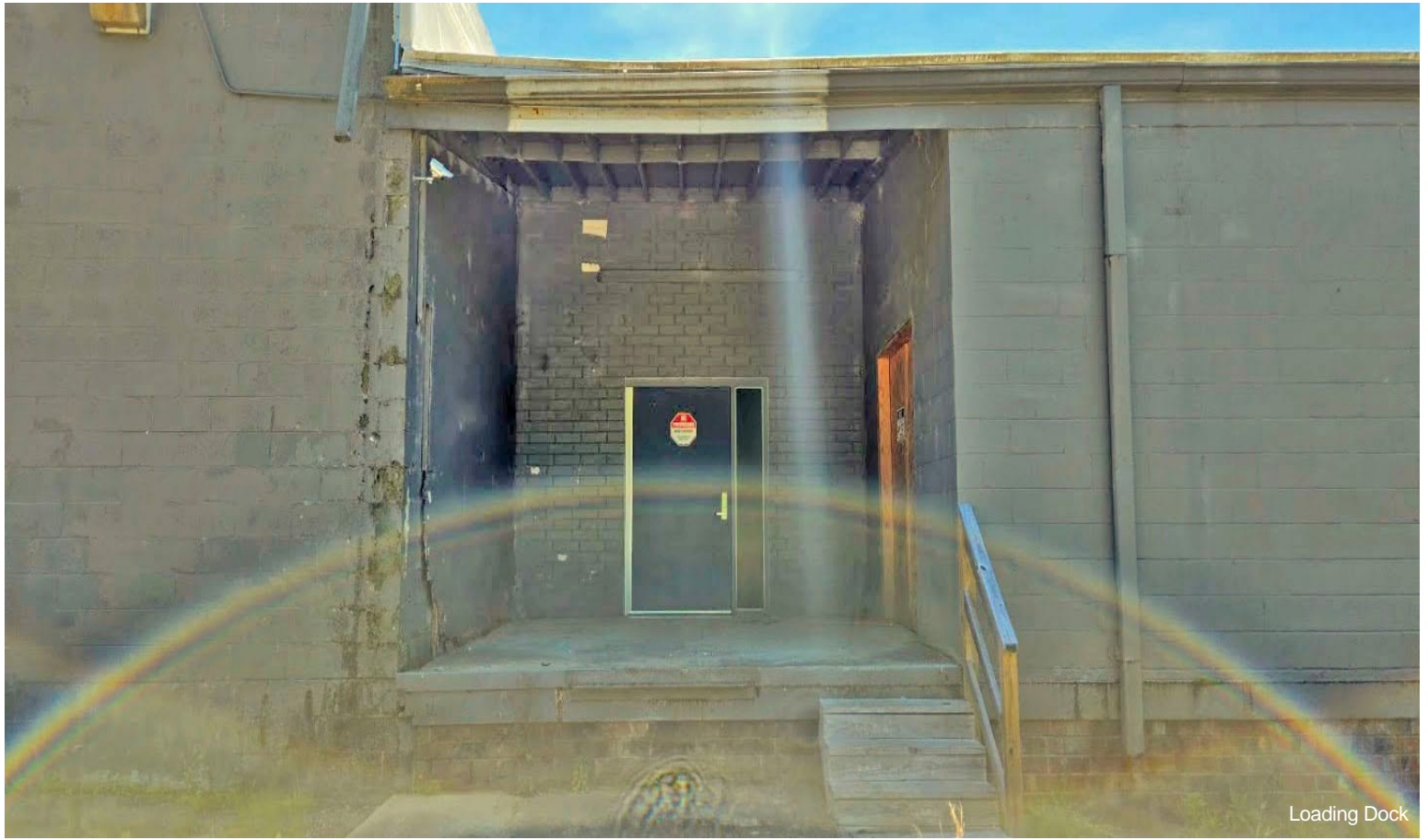


Loading Dock



Loading Dock

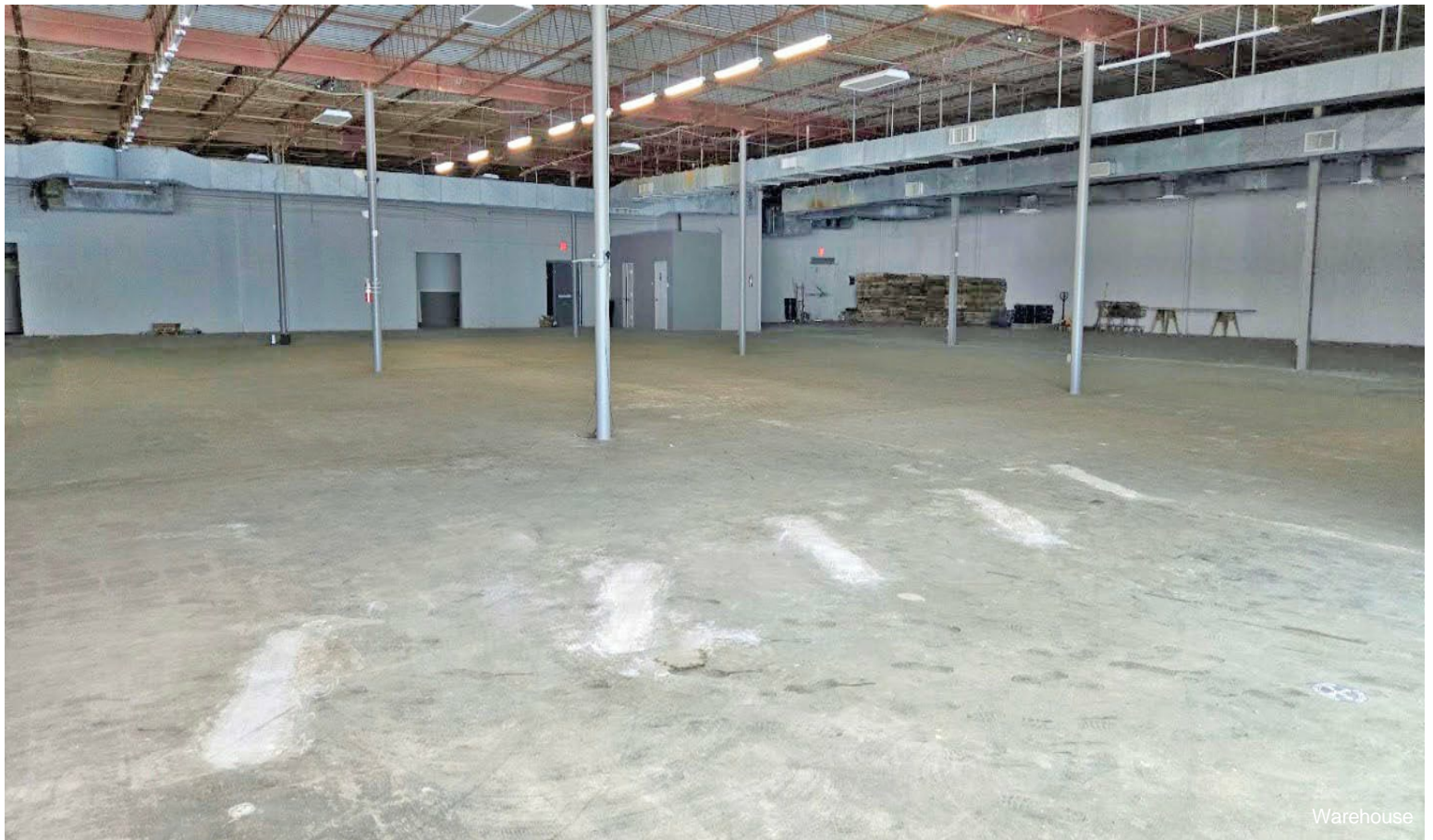
Property Photos



Property Photos



Warehouse



Warehouse

Property Photos



Power



Bathrooms

Property Photos

