

MIXED-USE PROPERTY FOR SALE

DOWNTOWN SANFORD TROPHY CORNER - 5,573 SF VALUE-ADD MIXED-USE INVESTMENT



409 Carthage St, Sanford, NC 27330



OFFERING SUMMARY

Sale Price:	\$420,000
Building Size:	5,573 SF
Available SF:	5,573 SF
Lot Size:	0.29 Acres
Year Built:	1920
Zoning:	C-2
Submarket:	North Carolina Southeast Area
County:	Lee County

PROPERTY OVERVIEW

Rare opportunity to own a high-visibility corner asset in Sanford's Central Business District. This 5,573 SF mixed-use building sits on 0.29 acres with dual street frontage and delivers three income-producing units, 15 paved on-site spaces, and in-place cash flow. Strategic positioning supports owner-occupant, investor, or redevelopment plays. C-2 zoning, no flood risk, full public utilities, and adjacent Prince Hotel site cleared for new development drive substantial upside. Comparable downtown Sanford CBD sales have traded as high as \$122/SF, significant value-creation runway for the right operator. Downtown momentum is accelerating. Act decisively.

PROPERTY HIGHLIGHTS

- Hard-Corner CBD Site - 100' x 127' Dual Street Frontage
- 5,573 SF Mixed-Use | 3 Income-Producing Units
- C-2 Zoning | 15 Paved Spaces | Full Public Utilities
- Value-Add Upside - Area Comps Trading to \$122/SF
- Adjacent Prince Hotel Site Cleared for Redevelopment

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Front elevation



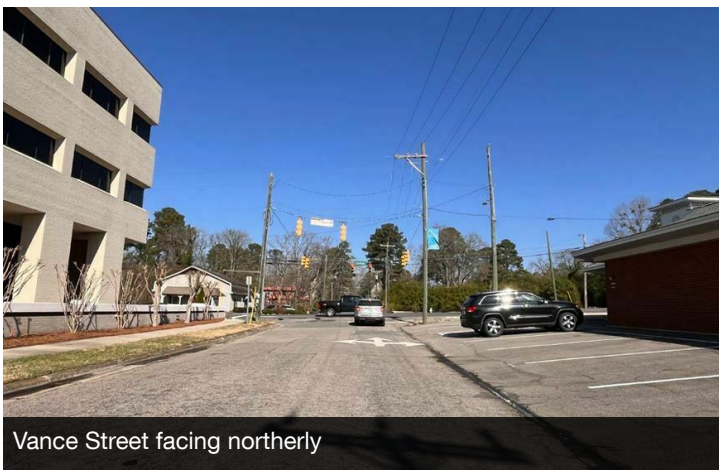
Rear elevation



Side elevation



Side elevation



Vance Street facing northerly



Carthage Street facing northeasterly

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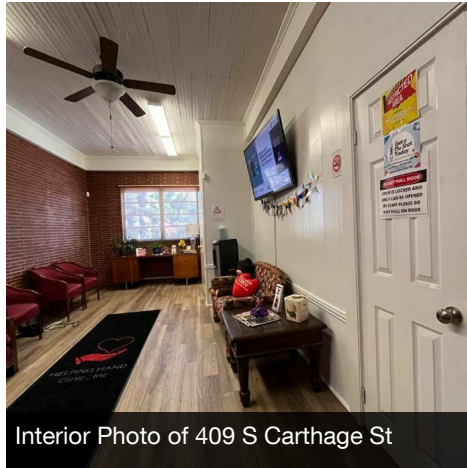
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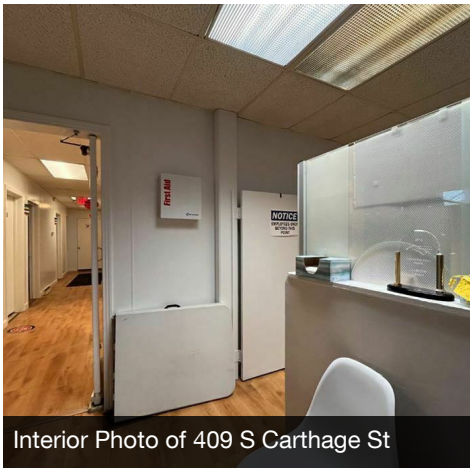
Interior Photo of 409 S Carthage St



Interior Photo of 409 S Carthage St



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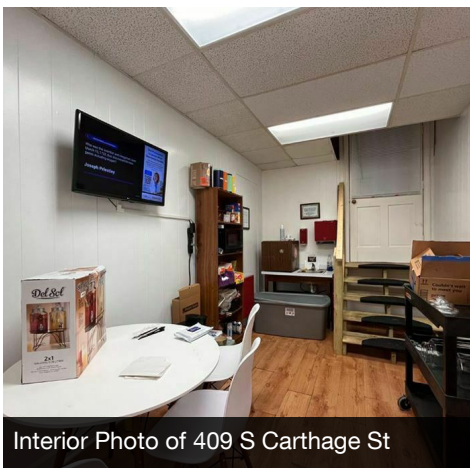
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Interior Photo of 101 S. Vance St



Interior Photo of 101 S. Vance St



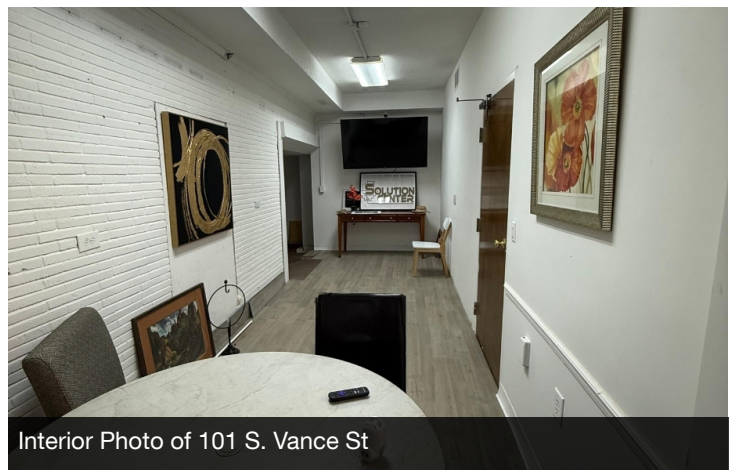
Interior Photo of 101 S. Vance St



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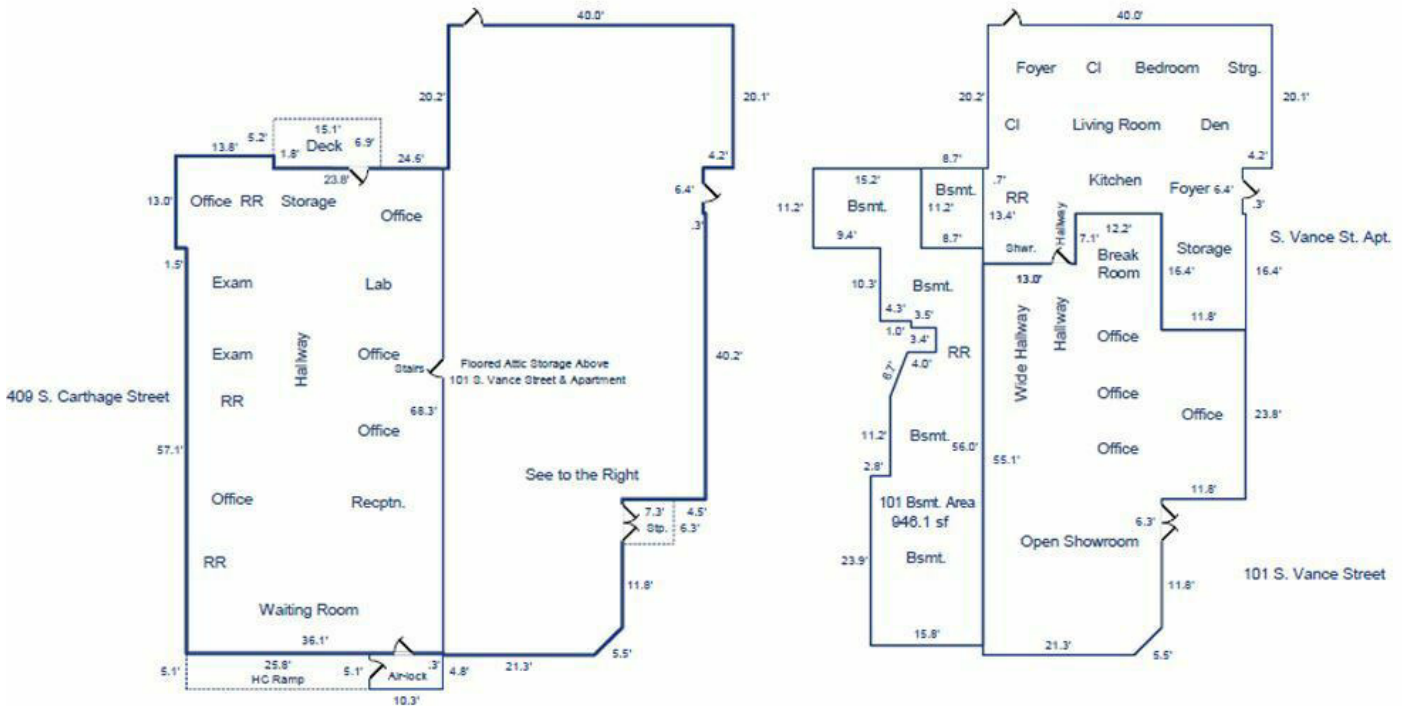
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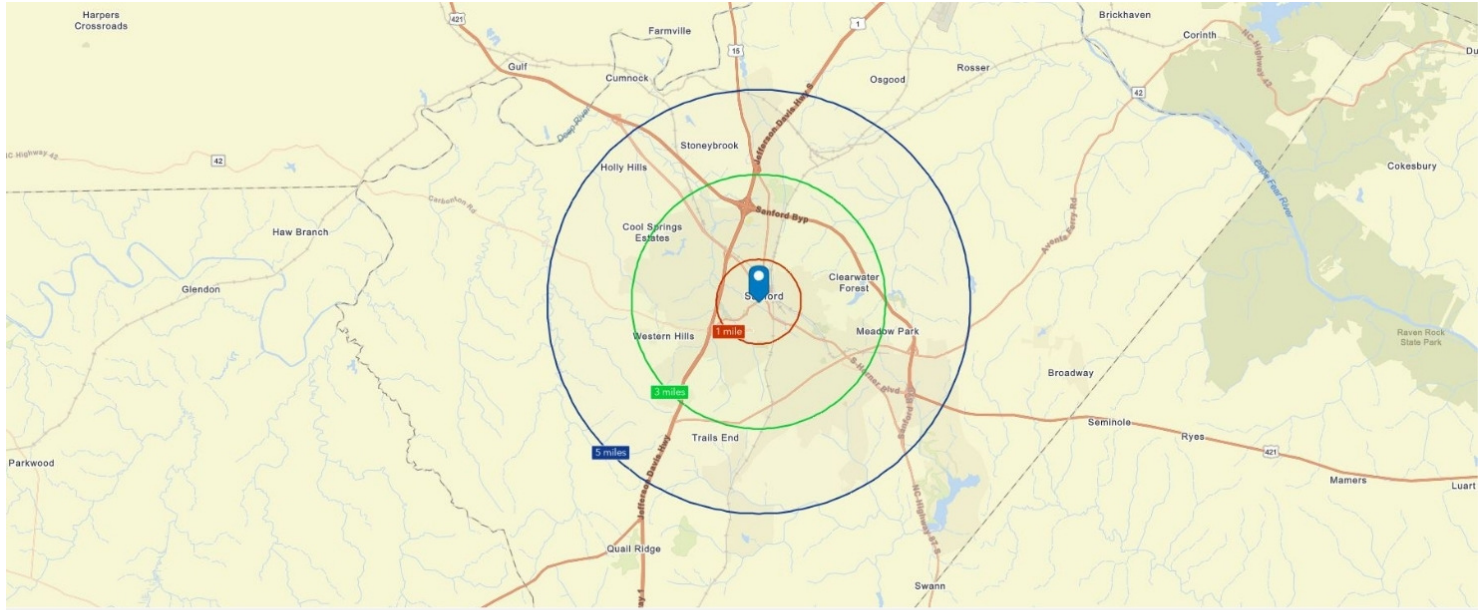
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1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES	
2025 Estimated Population	6,284	27,507	40,301	POPULATION
2030 Projected Population	6,456	29,025	43,450	
2025 Estimated Household	2,425	10,793	15,900	HOUSEHOLD
2030 Projected Household	2,544	11,636	17,555	
2030 Estimated Owner Occupied Housing	1,025	6,438	10,188	HOUSING
2030 Estimated Renter Occupied Housing	1,519	5,198	7,367	
2025 Estimated Total Business	514	1,344	1,800	BUSINESS
2025 Estimated Total Employees	5,152	15,054	21,266	EMPLOYEES

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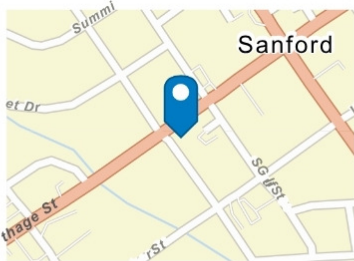
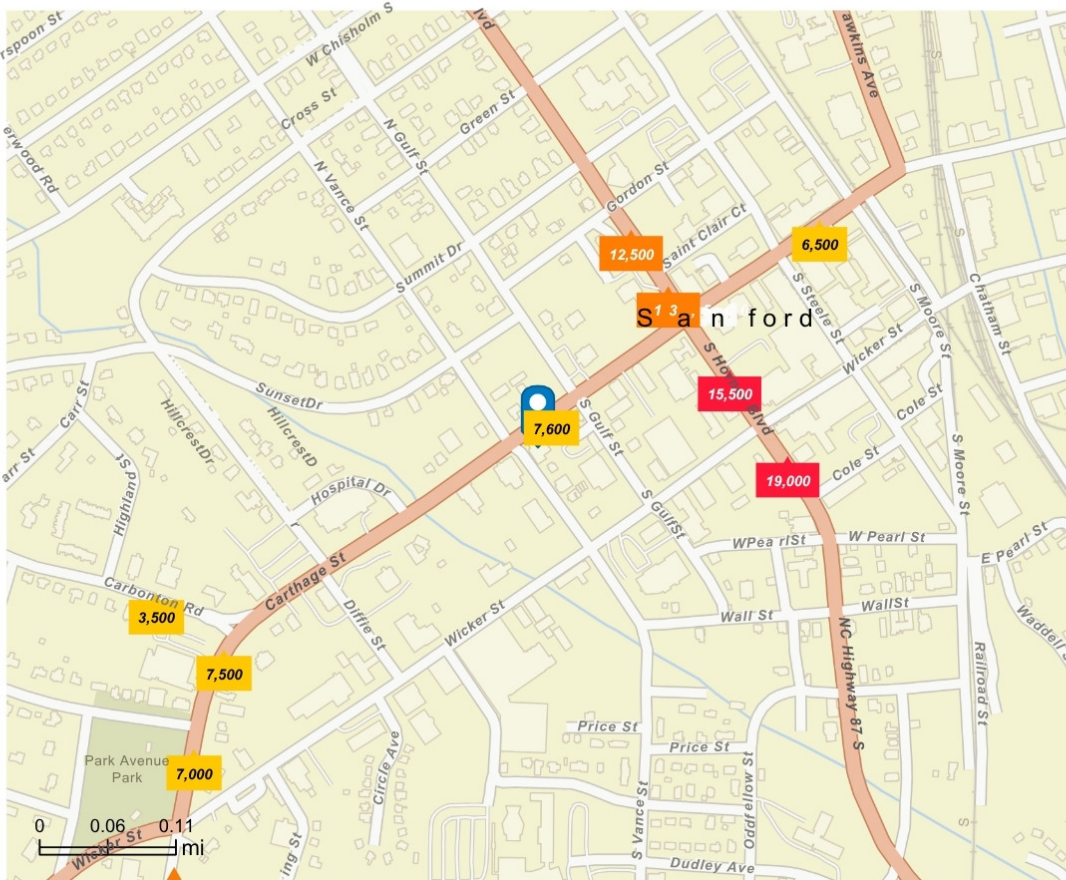
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Traffic Count Map - Close Up
 409 Carthage St, Sanford, North, Carolina, 27330
 Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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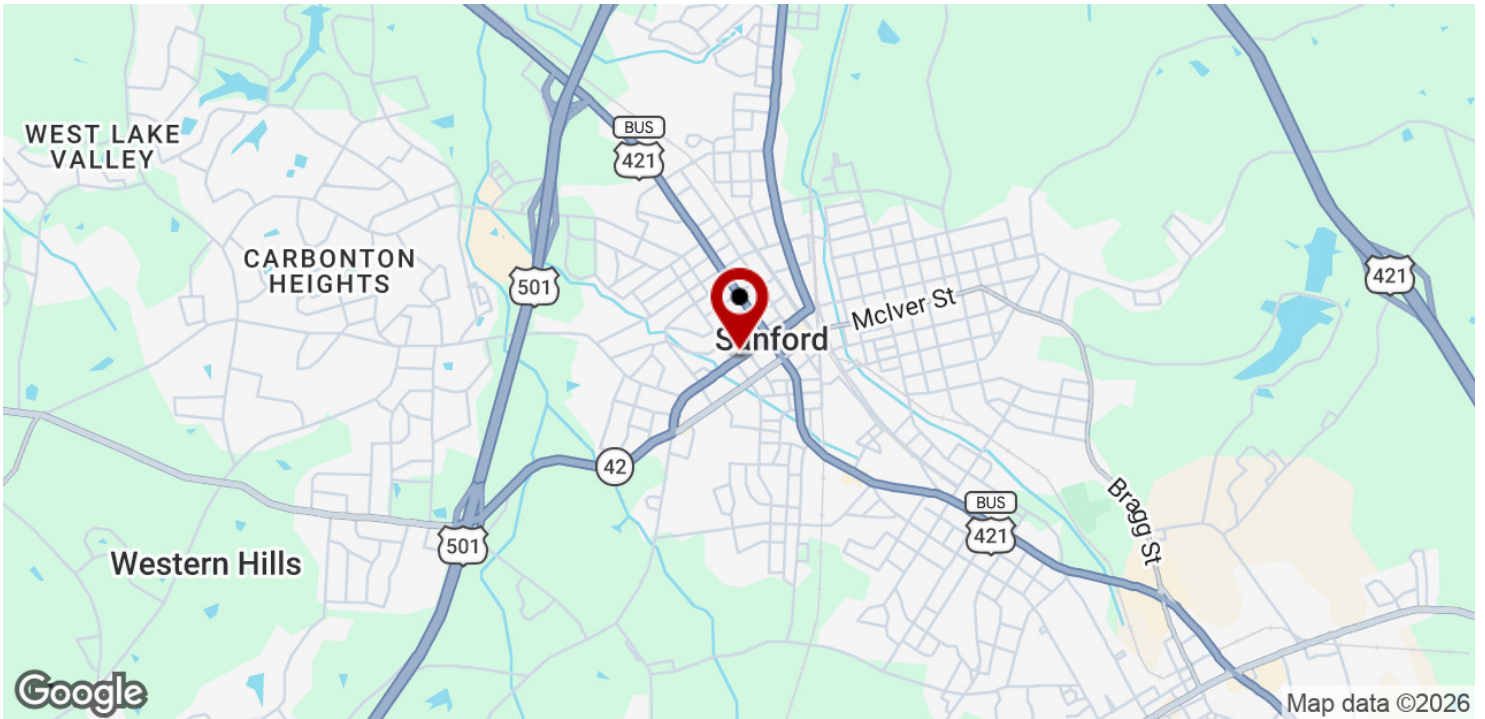
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