

# RETAIL OPPORTUNITY AT REFUEL

SANFORD, NC

UP TO  
1,737 SF  
FOR LEASE



**NO VAPE OR TOBACCO SHOPS PERMITTED**

## EXCLUSIVE LISTING BROKERS

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**TRADEMARK**  
PROPERTIES

1269 GREENWOOD RD  
SANFORD, NC 27332

## PROPERTY HIGHLIGHTS

- **1,737 SF Lease Rate: \$1,592.25/Month Gross Rent** (\$11.00/SF, Landlord pays taxes, insurance, and maintenance)
- **Two full service drives onto Greenwood Road/NC 114 (4,800 AADT)**
- **Serves the rural community of Lemon Springs and commuters to Sanford and other employment centers to the north**
- **The site is next to Greenwood Elementary School which serves 563 students**
- **Excellent visibility and ample parking**



# SITE PLAN



*\*Square Footage is correct based on available information.  
Additional measurements may be warranted to ensure accuracy.*

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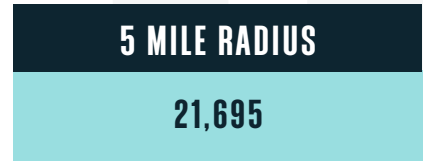
# LOCATION MAP



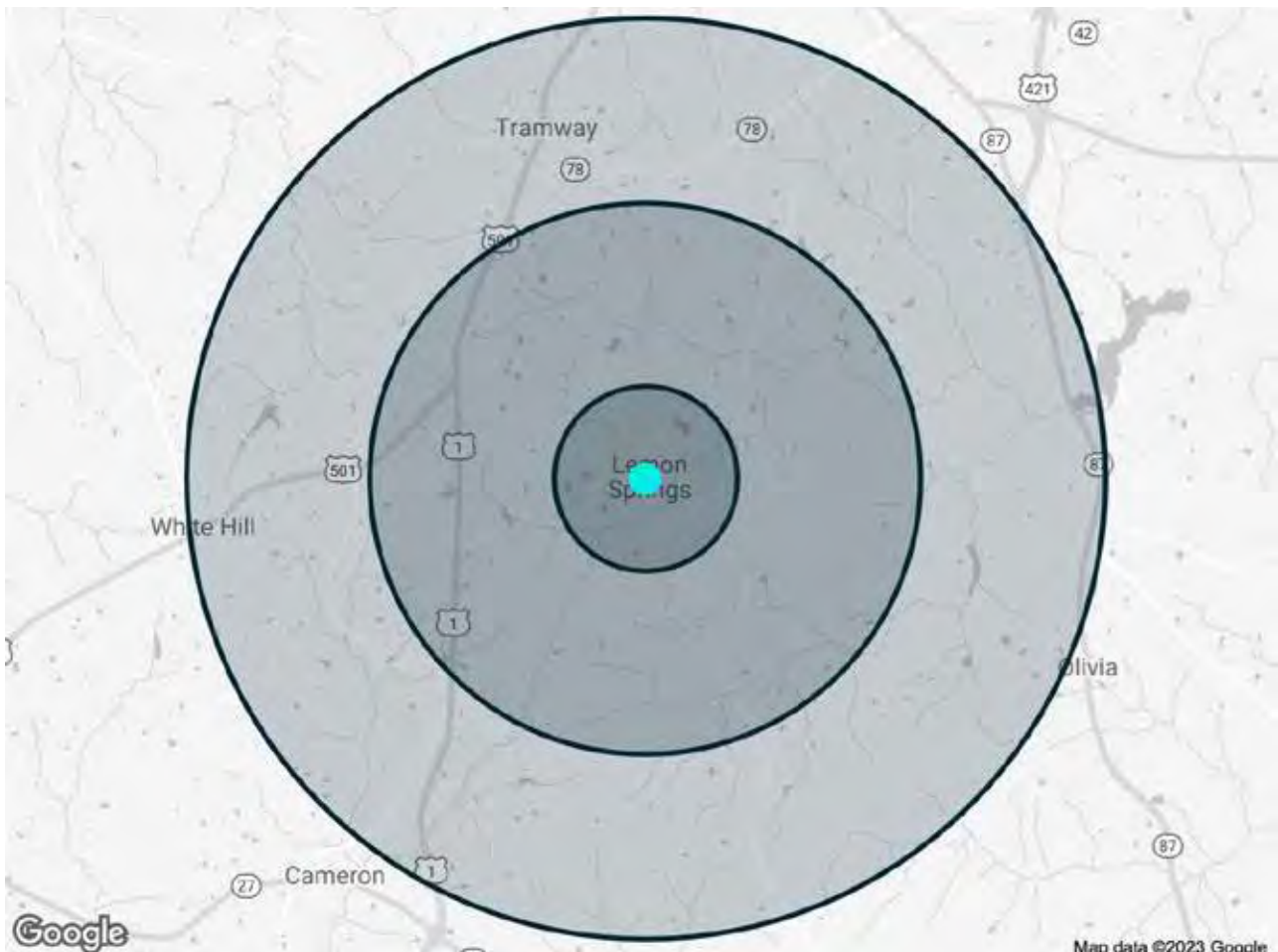
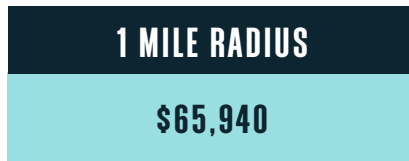
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## DEMOGRAPHICS

### 2025 POPULATION



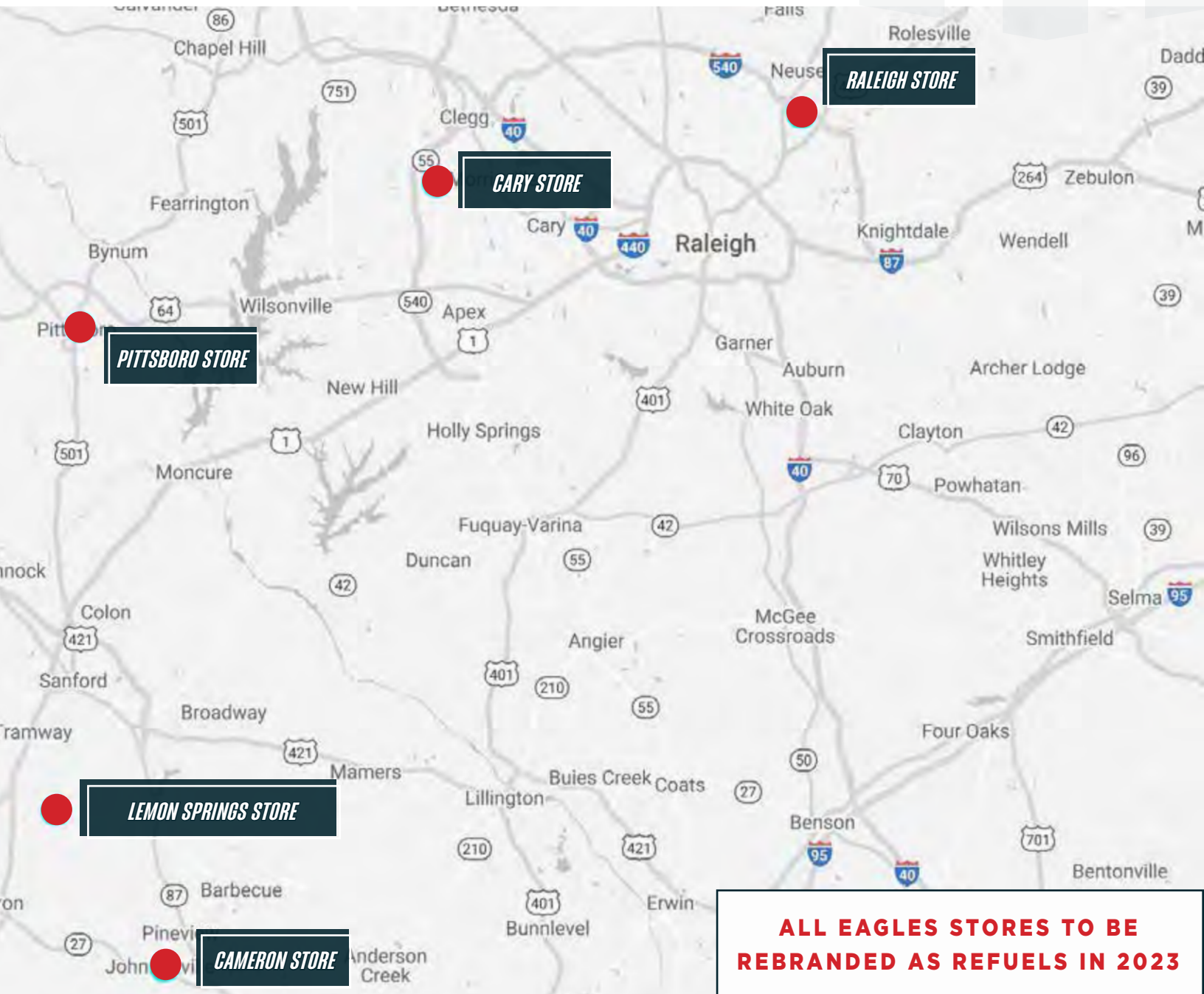
### AVG. HOUSEHOLD INCOME



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## ADDITIONAL OPPORTUNITIES

Sanford is a part of a five property portfolio of small shops in-line with C-stores, two with drive-thrus, throughout central North Carolina.





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P R O P E R T I E S

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