

FREESTANDING COMMERCIAL BUILDING FOR LEASE

817 S HORNER BLVD, SANFORD, NC 27330



OFFERING SUMMARY

Available SF:	6,960 SF
Lease Rate:	\$15.25 SF/yr (NNN)
Lot Size:	0.58 Acres
Year Built:	1954
Building Size:	6,960
Renovated:	2021
Zoning:	C-2

PROPERTY OVERVIEW

Positioned along one of Sanford's primary commercial corridors, this 6,960 SF freestanding retail/warehouse opportunity offers exceptional visibility, flexibility, and functionality. The fully conditioned building features an open showroom layout at the front with warehouse and storage space in the rear, making it well suited for a variety of commercial uses. The property includes a dock-high loading door, two restrooms, and convenient access for both customers and deliveries. Zoned C-2, the site accommodates a wide range of commercial uses, providing flexibility for tenants seeking a highly visible location. With approximately 20,000 vehicles per day along Horner Boulevard, the property benefits from excellent exposure, strong signage opportunities, and a strategic location within Sanford's established commercial district.

PROPERTY HIGHLIGHTS

- Convenient location with high visibility
- AADT 20,000 on Horner Blvd
- Spacious floor plan with flexible layout
- Ample parking for tenants and visitors
- Large windows for natural light

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,796	25,316	39,593
Average Age	31.8	37.7	38.4
Average Age (Male)	27.4	34.9	36.2
Average Age (Female)	30.9	38.3	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,861	9,281	14,667
# of Persons per HH	3.1	2.7	2.7
Average HH Income	\$43,749	\$67,391	\$75,023
Average House Value	\$89,631	\$199,987	\$224,427

2023 American Community Survey (ACS)

