



FOR LEASE

# 1440 Tramway Rd

Sanford, NC 27332

eXp Commercial | 10130 Perimeter Parkway | Charlotte, NC 28216 |

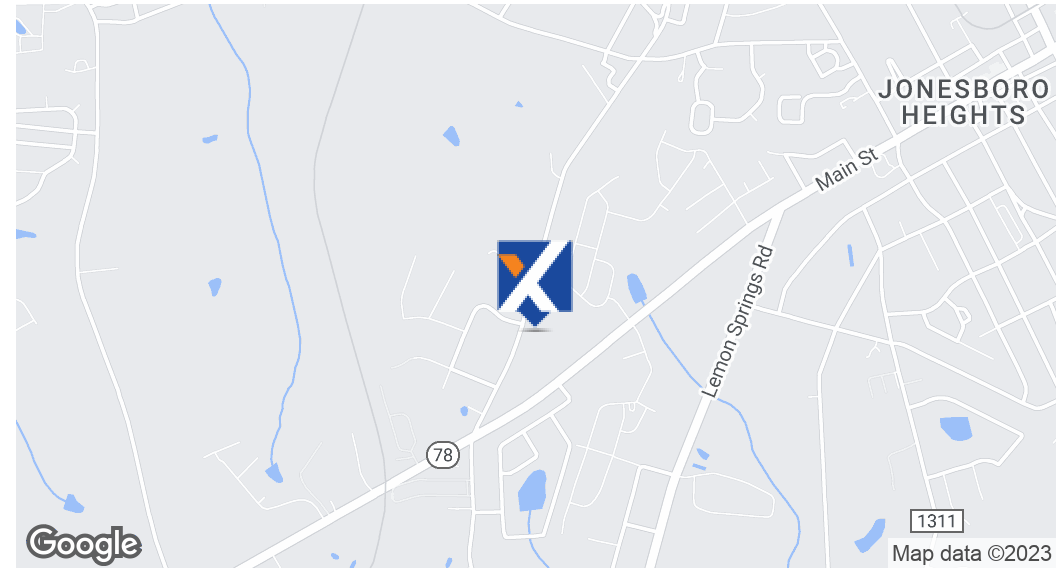
**Clifford Blanquicet Jr, SIOR**

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## OFFERING SUMMARY

|               |                     |
|---------------|---------------------|
| Lease Rate:   | \$15.00 SF/yr (NNN) |
| Available SF: | 2,000 SF            |
| Year Built:   | 2004                |
| Zoning        | Industrial          |

## PROPERTY OVERVIEW

Presenting this 2,000 SF warehouse/flex unit. This unit is equipped with 1 open/office space, 1 restrooms & one 14x14 roll up door! Amazing lighting in offices and warehouse. The office spaces are heated and cooled. Warehouse is not conditioned. This unit also has an additional 500 SF of mezzanine storage space above offices. This is an end unit with extra parking! There is also an option to rent out an additional 360SF Storage unit.

## PROPERTY HIGHLIGHTS

- \* OPEN/OFFICE SPACE
- \* 1 RESTROOM
- \* 14X14 ROLL UP DOOR
- \* END UNIT WITH EXTRA PARKING
- \* ADDITIONAL 360SF DETACHED STORAGE BUILDING-\$300 PER MONTH

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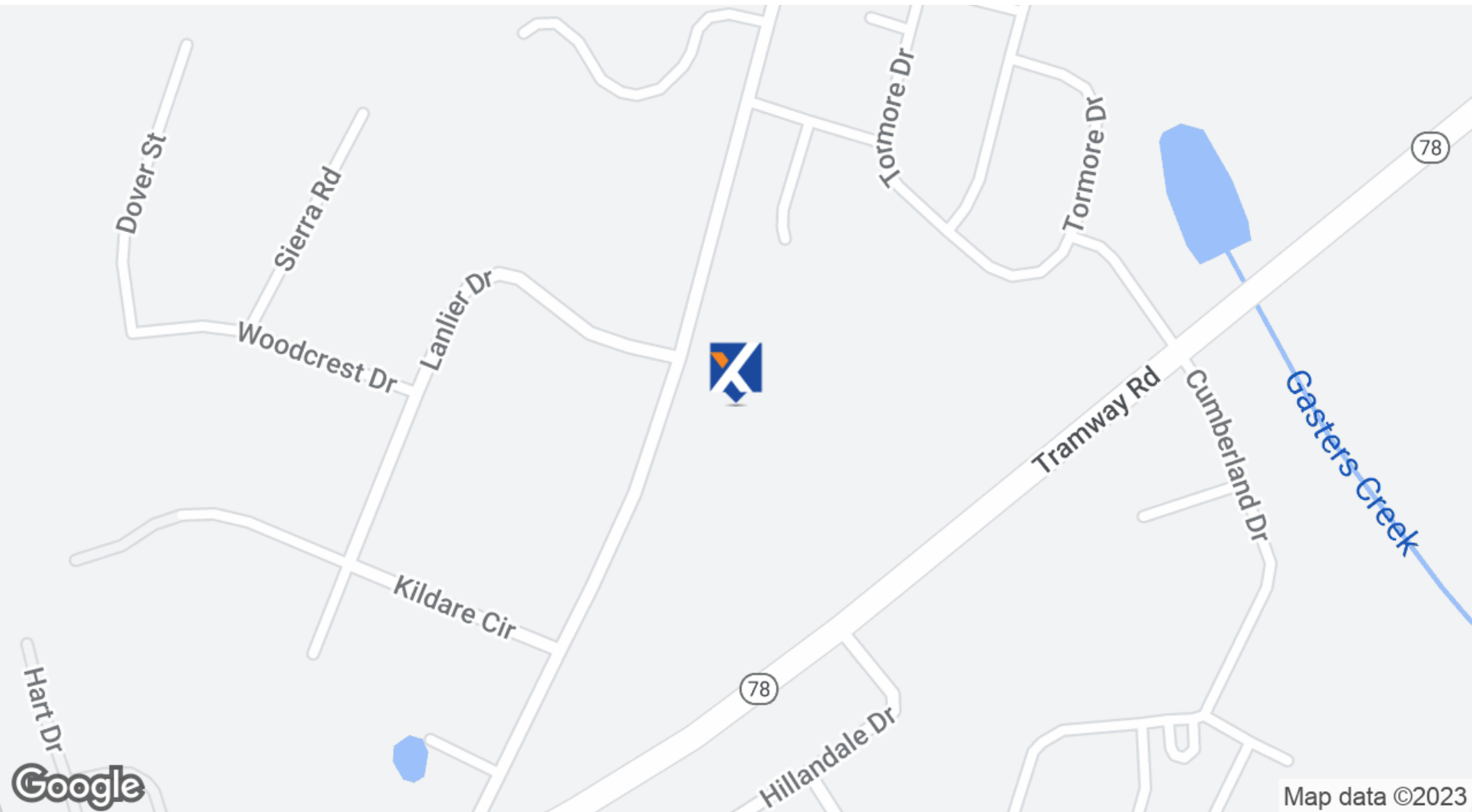
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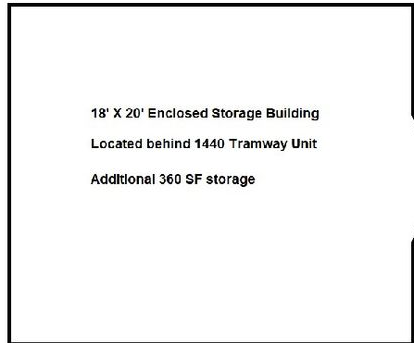
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Additional Storage 1440 Tramway Unit



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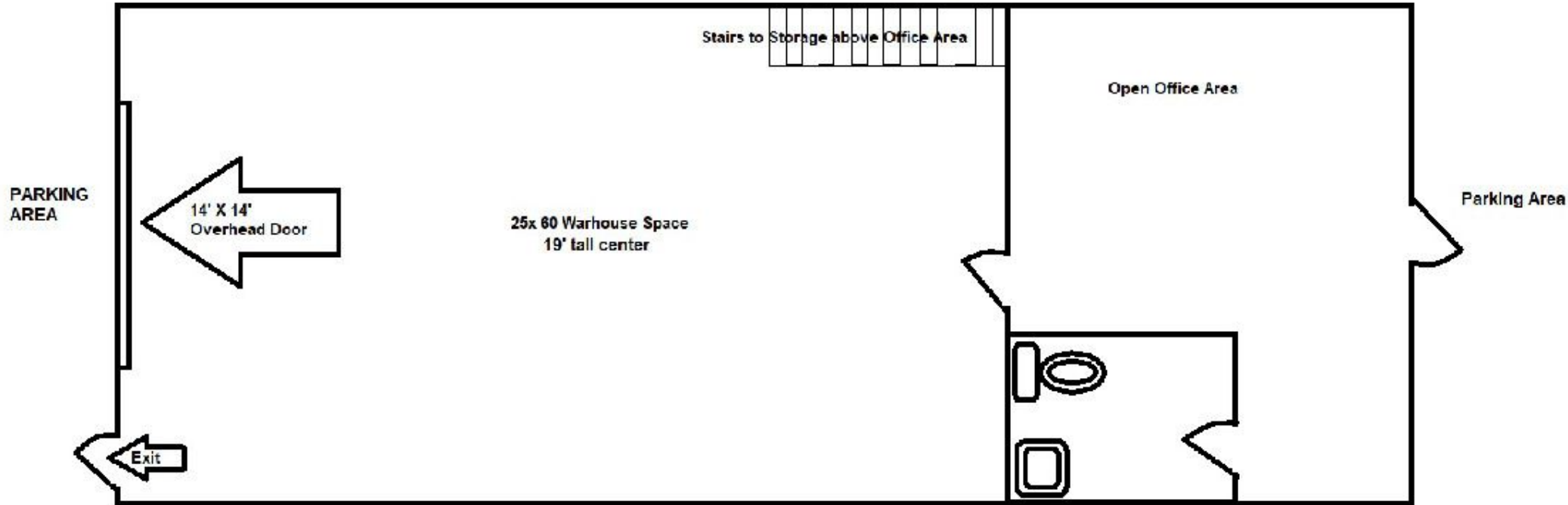


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Additional Parking  
on side of Building 

1440 Tramway Road Unit - Office/Warehouse Flex Space - 2,000 SF plus approx. 500 SF storage above office area



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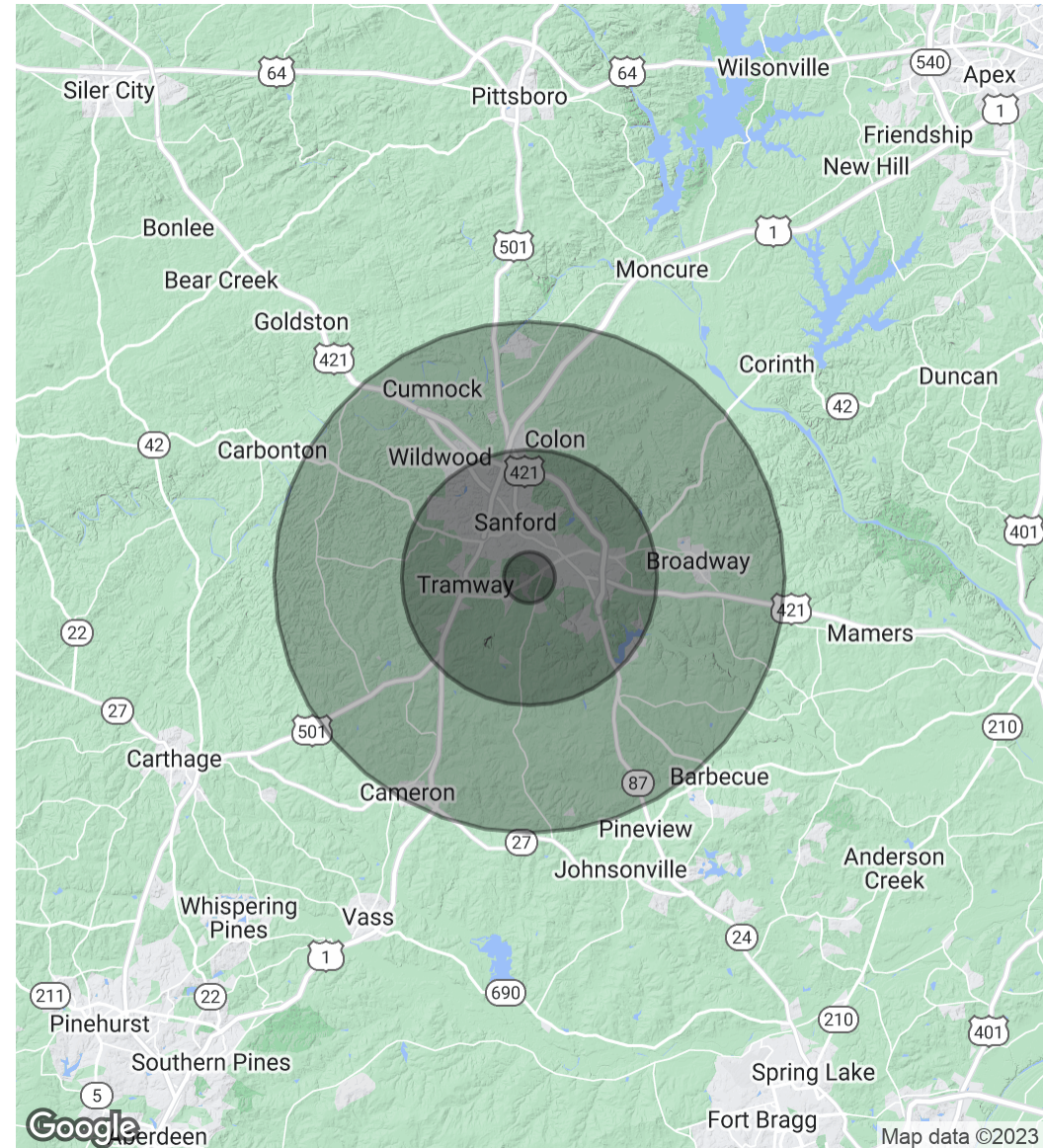
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| <b>POPULATION</b>    | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|----------------------|---------------|----------------|-----------------|
| Total Population     | 2,701         | 39,099         | 67,199          |
| Average Age          | 38.6          | 37.7           | 39.5            |
| Average Age (Male)   | 36.7          | 37.9           | 39.3            |
| Average Age (Female) | 40.8          | 38.5           | 40.6            |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Households               | 1,047         | 15,498         | 27,192          |
| # of Persons per HH            | 2.6           | 2.5            | 2.5             |
| Average HH Income              | \$45,240      | \$57,193       | \$60,576        |
| Average House Value            | \$131,778     | \$135,258      | \$145,674       |

\* Demographic data derived from 2020 ACS - US Census



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