



214 Hawkins Ave.

Sanford, North Carolina 27330

Property Description

- ±16,392 SF
- 1.18 acres
- Located in Opportunity Zone (Link)
- Located in the heart of downtown Sanford with numerous restaurants and walkable amenities
- PIN #: 9643-61-9240
- Redevelopment Opportunity
- Sale Price: \$327,000
- Contact Broker for Rental Income

[Opportunity Zone](#)

For more information

Carson Wilson

O: 919 714 7122 | C: 919 356 9254
cwilson@naicarolantic.com

For Sale
Office



TRI PROPERTIES

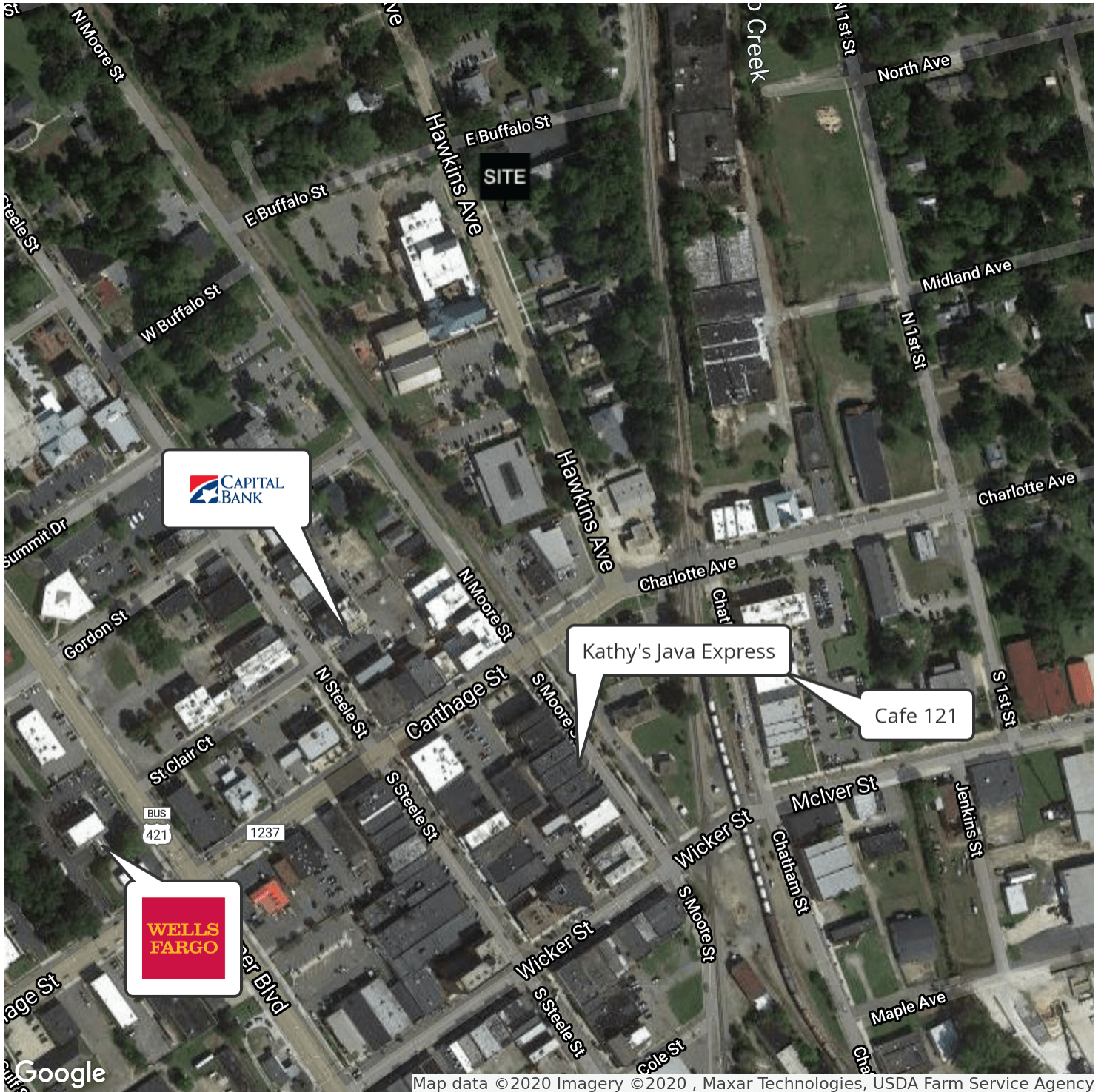
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5121 Kingdom Way, Suite 200
Raleigh, NC 27607
919.832.0594
<https://naicarolantic.com>



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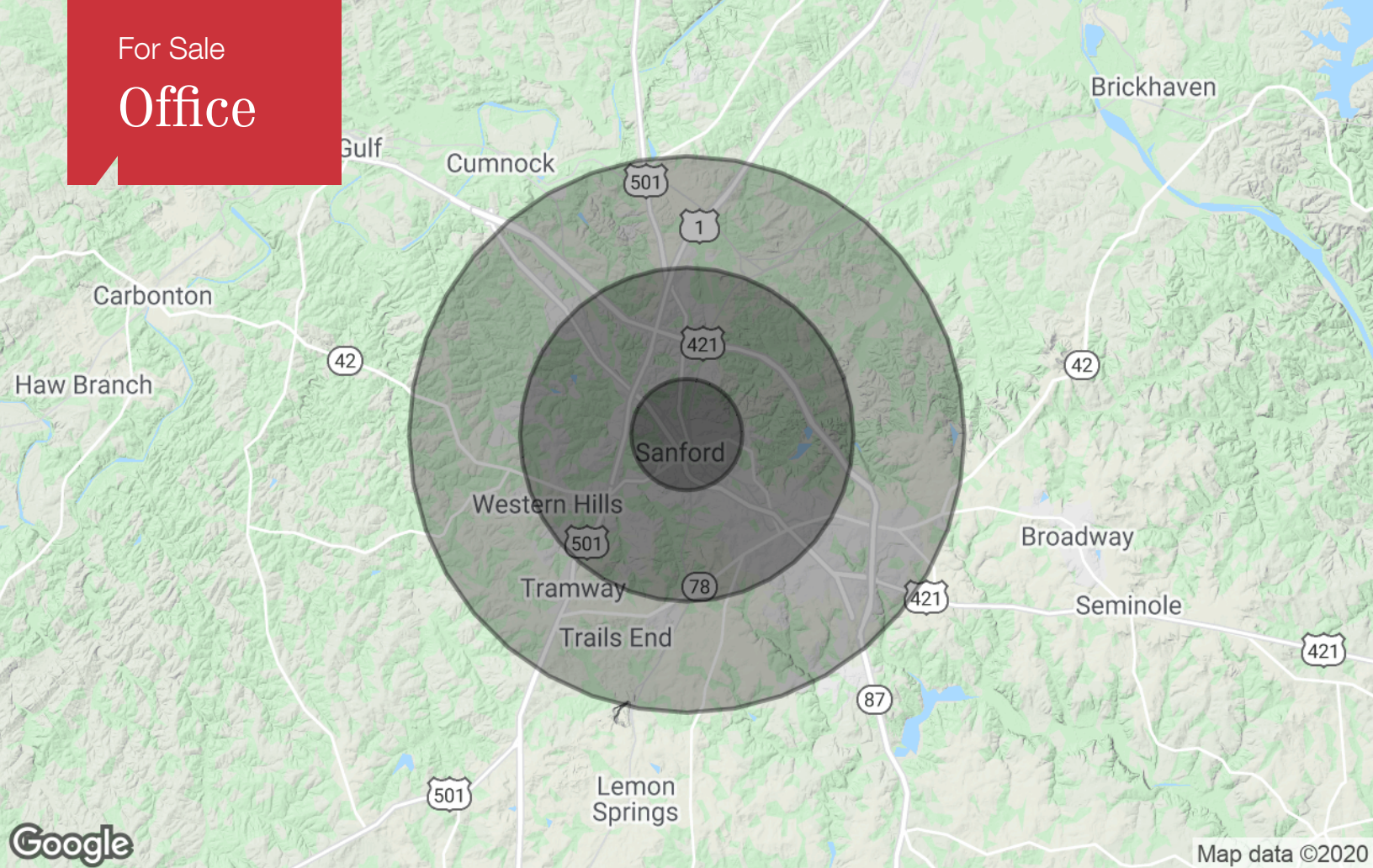
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,127	24,215	38,533
MEDIAN AGE	32.8	34.1	34.6
MEDIAN AGE (MALE)	29.6	32.2	33.3
MEDIAN AGE (FEMALE)	35.8	36.4	36.3
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,821	8,880	14,208
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$39,404	\$49,820	\$51,680
AVERAGE HOUSE VALUE	\$167,621	\$169,176	\$163,442
Race	1 Mile	3 Miles	5 Miles
% WHITE	44.4%	53.0%	56.4%
% BLACK	31.6%	28.0%	25.6%
% ASIAN	0.3%	1.3%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.4%	0.8%	0.7%
% OTHER	22.3%	16.8%	16.0%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	32.4%	23.9%	23.0%

* Demographic data derived from 2010 US Census