

NAITRI PROPERTIES

INDUSTRIAL OFFERING MEMORANDUM

MOORE BUSINESS PARK

Commercial Court

Sanford, North Carolina



PROPERTY PROFILE

MOORE BUSINESS PARK

ADDRESS:	200-225 Commercial Court Sanford, NC 27330	
SIZE:	19,250 RSF	
PARCEL ID#:	9652-43-4386-00	
ACRES:	± 2.55 AC	
OCCUPANCY:	100%, fully occupied, 4 tenants	
PRICE:	\$1,800,000	
CAP RATE:	6.75%	
ZONING:	Commercial C2	
PARKING:	55 spaces. Ample truck-dock parking. Outside storage area available	
YEAR BUILT:	2000	
EXTERIOR:	Brick and metal	
LOCATION:	Downtown Sanford	2.2 Miles
	Sanford's retail center	1 Mile
	US-1	3.6 Miles
	NC 421	2.3 Miles
TRAFFIC COUNTS:	S. Horner Blvd. East	23,000 AADT
	S. Horner Blvd. West	22,500 AADT
	Bragg Street	9,200 AADT



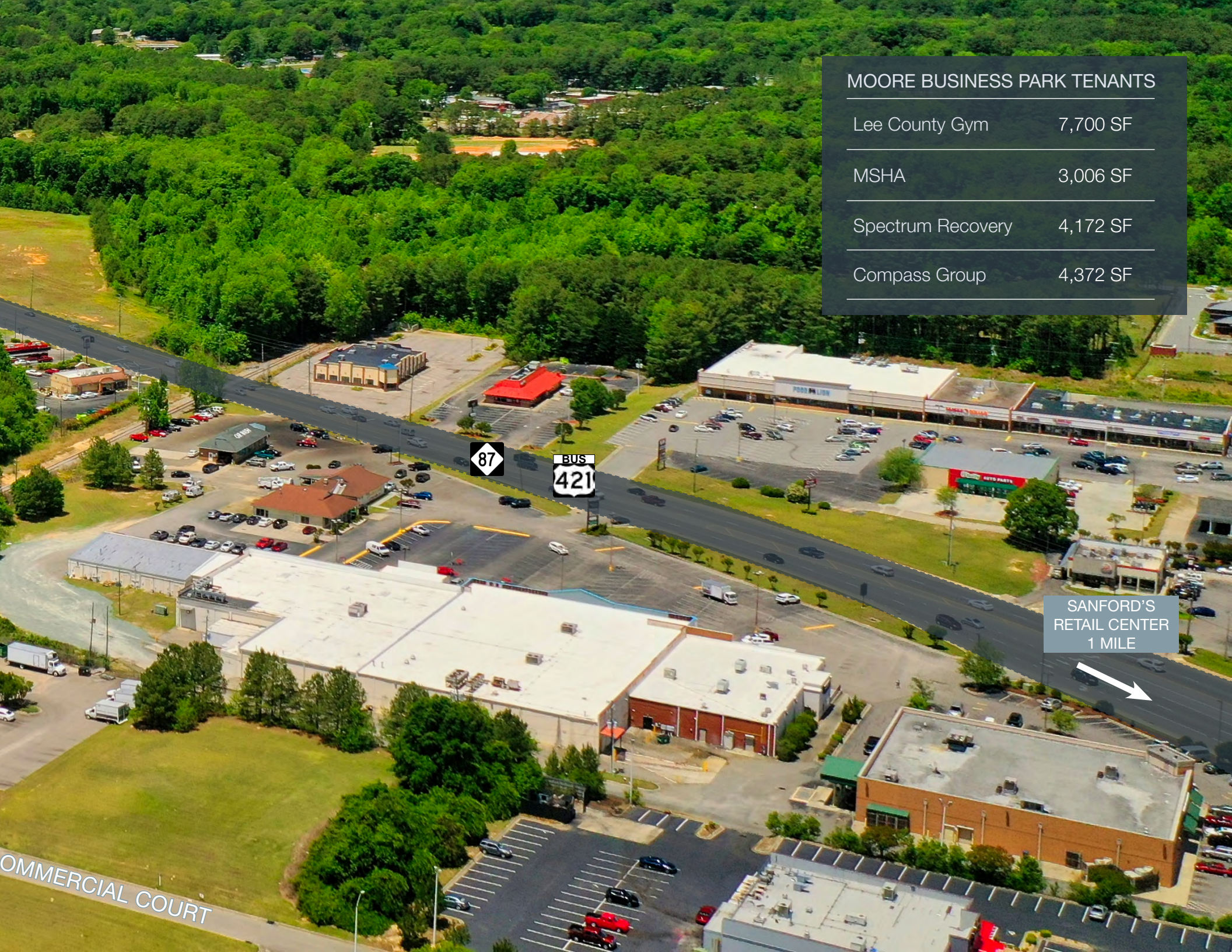
MOORE BUSINESS PARK TENANTS

Lee County Gym 7,700 SF

MSHA 3,006 SF

Spectrum Recovery 4,172 SF

Compass Group 4,372 SF



SANFORD'S
RETAIL CENTER
1 MILE

COMMERCIAL COURT

SURROUNDING AMENITIES

This site has a wealth of amenities within 1 mile. Located between downtown Sanford and Sanford's epicenter of shopping, Stadium Center sits at an ideal crossroads of S. Homer Blvd and Bragg Street.

FOOD

ALDI
Arby's
Aye! Toro Mexican Restaurant & Cantina
Biscuitville
Brass Kettle Family Restaurant
Brick City Boba
Brick City Grill
Bubba's Subs and Pizza
Burger King
Café Vesuvio
Chick-fil-A
Coach's Neighborhood Grill
Cook Out
Cracker Barrel
Crossroads Grill of Sanford
Dairy Queen Grill & Chill
Dodge City Steakhouse
Domino's Pizza
Dunkin'
El Molcajete Authentic Mexican Cuisine
Firehouse Subs
Fonda Lupita
Food Lion

Golden Corral Buffet
Goodfellas
Hardee's
Jersey Mike's Subs
Jose's Bakery
King Chinese Buffet
Landmark Restaurant
Lidl
Little Caesars Pizza
McDonald's
Meranda's Soul Food Kitchen
PD Quix
Pelican's SnoBalls
Pizza Hut
Ron's Barn Barbecue & Seafood
Ruby Tuesday
San Felipe Mexican
Schooly's Bar & Billiards
Smithfield's Chicken 'n Bar-BQ
Smoothie King
Sonic
Starbucks
Subway

Sweetfrog
Taco Bell
Tacos El Primo
Taste of China
Taste of India
Teriyaki Express
Tokyo Express
Wafflehouse
Wendy's
Yolanda's Cake Shoppe
Zaxby's Chicken Fingers

PLAY

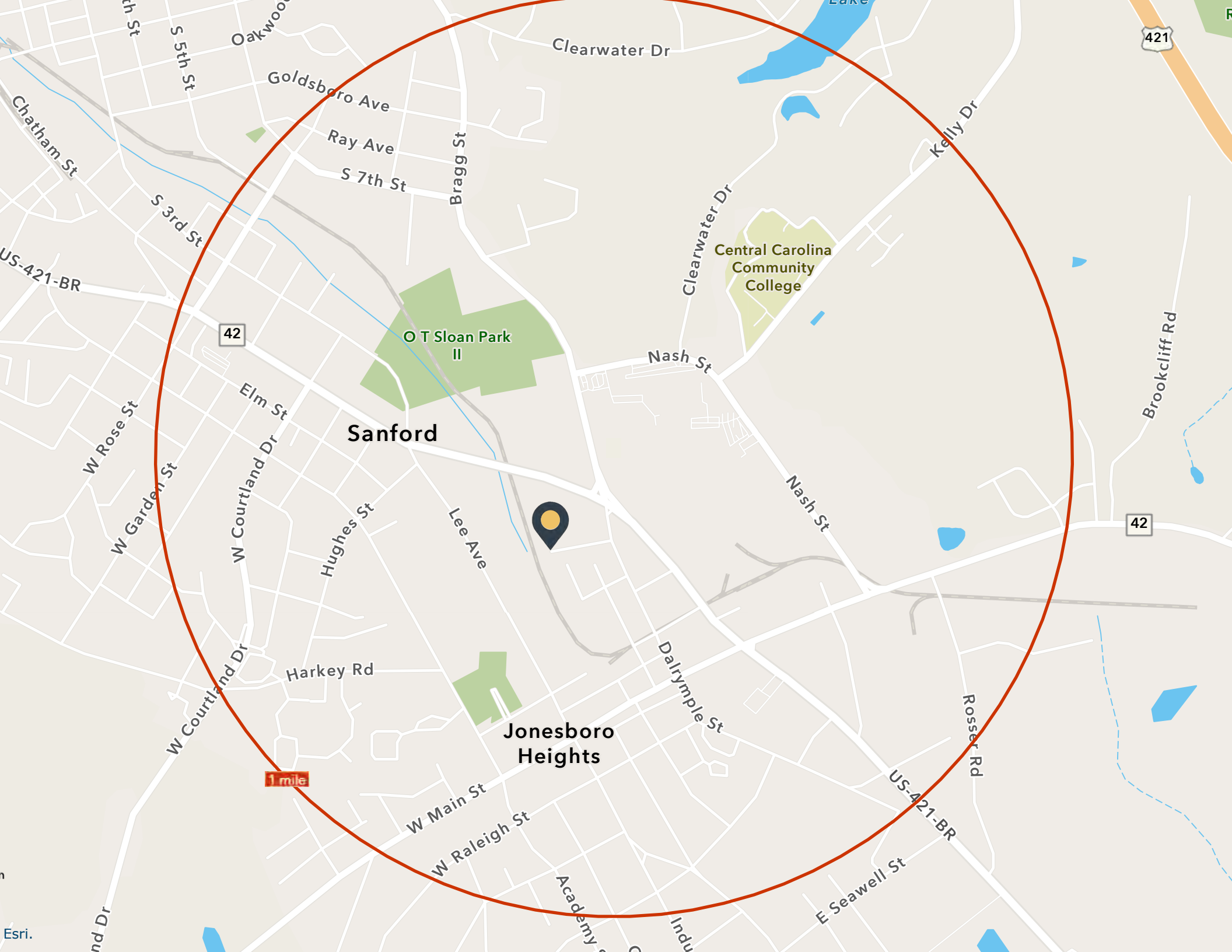
Divine Fitness
HiTONE Fitness
Lee County Ingram Center
O.T. Sloan Park
Planet Fitness
Roofener Fitness
SNR Express Fitness Center

STAY

Baymont by Wyndham
Comfort Suites
Hampton Inn
Holiday Inn Express

BANKING

BB&T
Carter Bank & Trust
Fidelity Bank
First Bank South Homer
First Citizens
First Horizon Bank
PNC Bank
Western Union



421

42

42

1 mile

Sanford

Jonesboro Heights

Central Carolina Community College

O T Sloan Park II



MOORE BUSINESS PARK



COMMERCIAL COURT

SURROUNDING AMENITIES

This site has shopping and service amenities of all kinds within 1 mile.
Below is a sample of the range of this range from many big box retailers to local retailers.

SHOPPING & SERVICES



- ABC Stores
- Adelas Beauty Salon
- Allstate
- Atlantic Auto & Tire
- Big Lots
- Boost Mobile
- C&C Thrift
- Cagle's Home Furnishings
- Carquest Auto Parts
- Cato Fashions
- Cricket Wireless
- CVS
- Dix Car Wash
- Dollar General
- Dunham's Sports
- Enterprise Rent-A-Car
- Exxon
- Family Dollar
- Farmers Home Furniture
- Hobby Lobby
- House of Lights
- It's Fashion Metro
- It's Party Time
- Johnson & Riggs Home Furniture
- K Discount Beauty Supply
- Kangaroo Express
- Key's Upholstery
- Liberty Tax
- Lucas Jewelry & Repair
- Marathon Gas
- Mariner Finance
- Marshalls
- Mattress Firm
- Mattress Warehouse
- Mirandas
- Nail Palace & Spa
- Nail Time 2
- O'Reilly Auto Parts
- Petco
- Pretty Nails
- Q Auto Sales
- Rack Room Shoes
- Red Diamond Tattoo
- Ross Dress for Less
- S&H Beauty Supply
- Sanford Barber Shop
- Sanford Laundromat
- Sanford Tobacco Shed
- Save A Lot
- Sherwin-Williams Paint Store
- Sweet Dreams Mattresses & More
- T-Mobile
- Tractor Supply Co
- U-Haul
- UPS Store
- USPS
- Verizon
- Vivid Salon of Sanford
- VN Nails
- Walgreens
- Walker Appliance Parts & Service
- Walmart
- Willow Creek Animal Hospital



Contacts:

CARSON WILSON

919.356.9254

cwilson@naicarolantic.com

JOAQUIN CANALS

919.247.8833

jcanals@naicarolantic.com

NAITRI PROPERTIES

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.