



## 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@triprop.com

For Sale  
Office

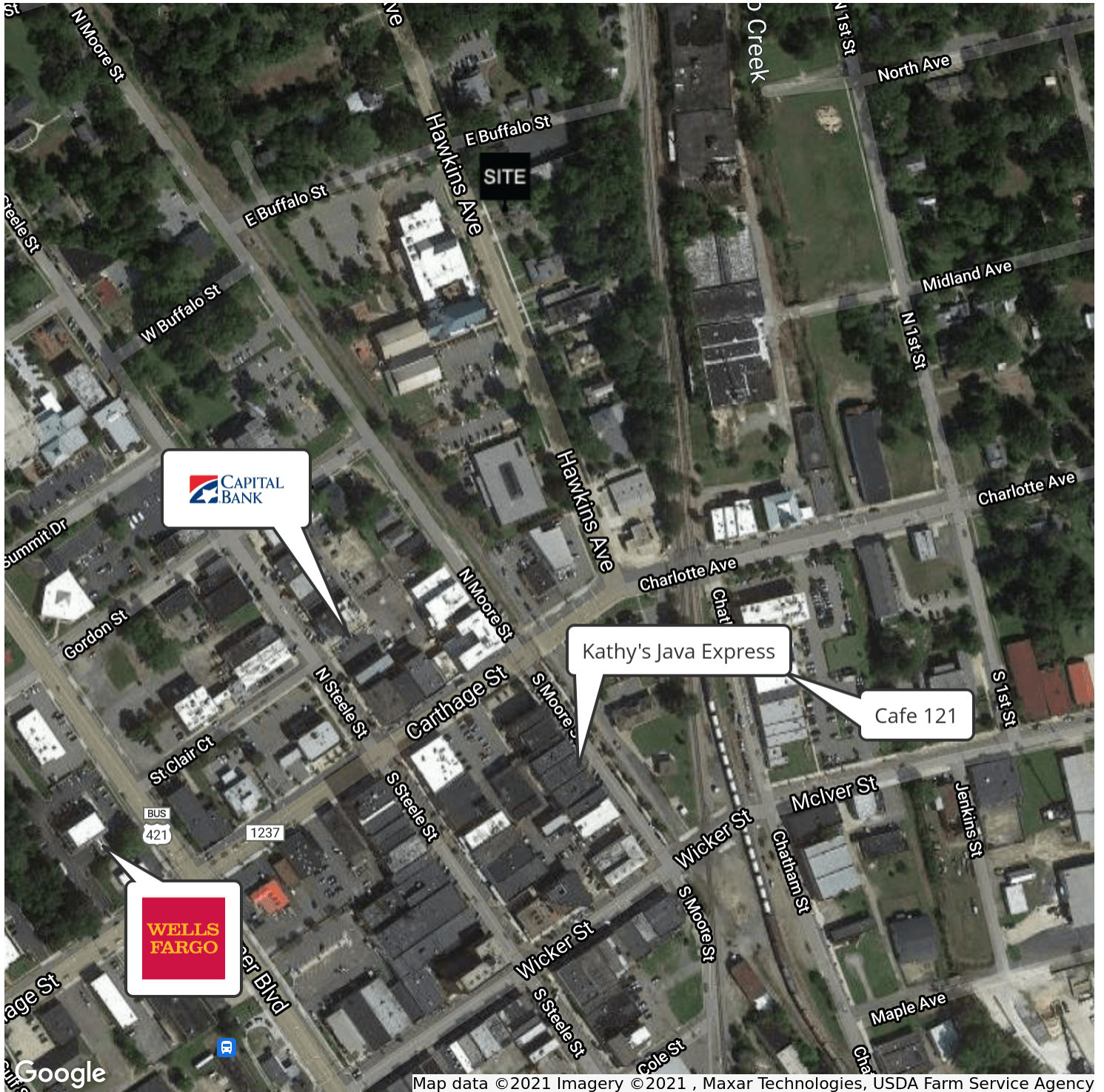


**NAI TRI PROPERTIES**

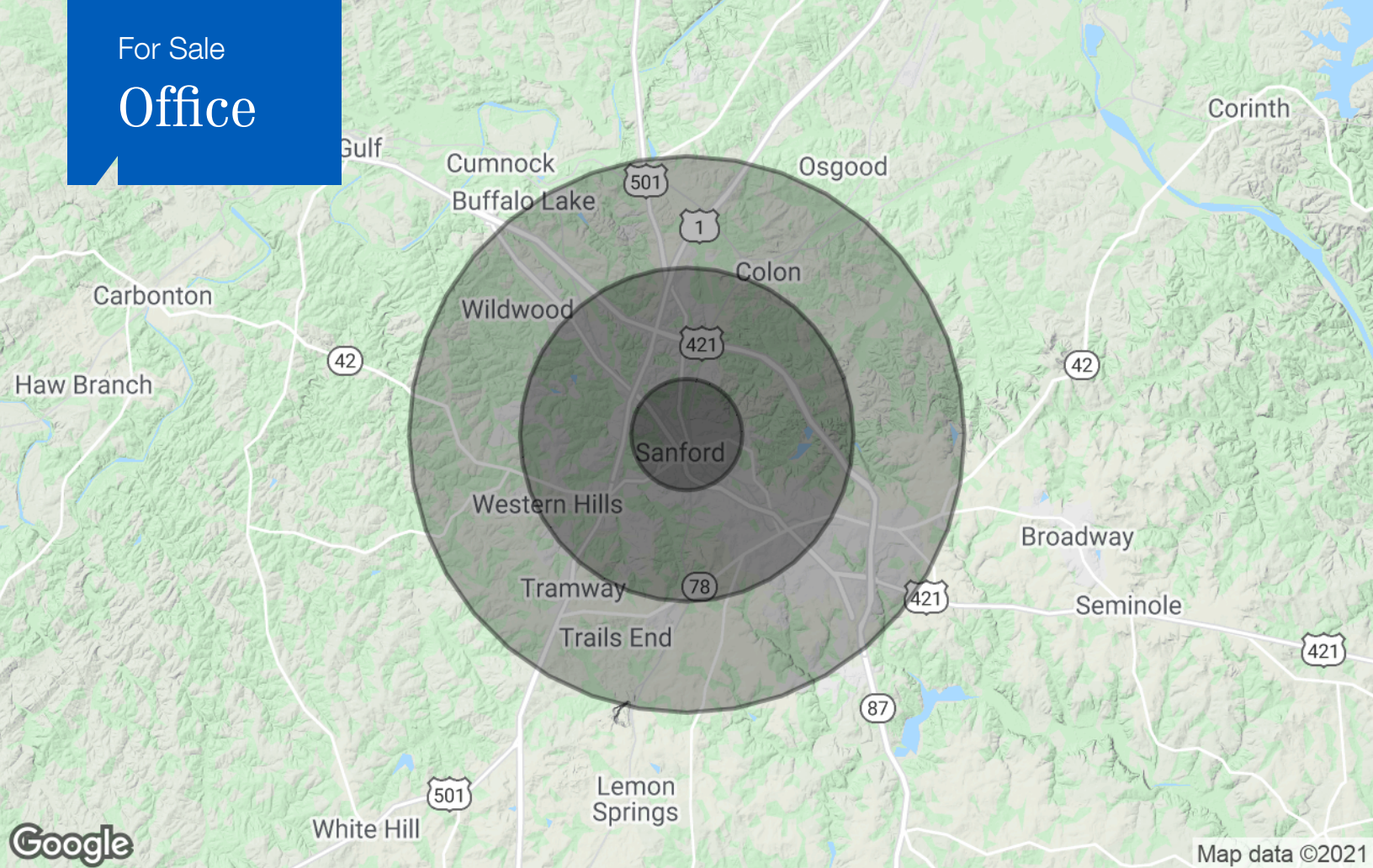
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5121 Kingdom Way, Suite 200  
Raleigh, NC 27607  
919.832.0594  
[triprop.com](http://triprop.com)

in



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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
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
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
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
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% 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%
<b>Ethnicity</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% HISPANIC	32.4%	23.9%	23.0%

\* Demographic data derived from 2010 US Census