



SIZE

62,382 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	1,869	11,841	37,556
Households	764	4,771	14,349
Median HH Income (\$)	67,311	63,789	59,125

MAJOR TENANT(S)

Food Lion
Advance Auto Parts
Family Dollar



LOCATION

2242 Jefferson Davis Road | Sanford, NC 27330

PROPERTY HIGHLIGHTS

- Anchored by Food Lion with Family Dollar and H&R Block
- Strong manufacturing base in the trade area with Pfizer, Caterpillar, Tyson Foods, Moen and five other Fortune 500 companies operating locally
- Population exceeds 37,500 within a five-mile radius with an average household income over \$75,200
- Traffic of more than 30,100 cars per day on Jefferson Davis Highway, with an additional 10,900 cars per day on Tramway Rd.

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



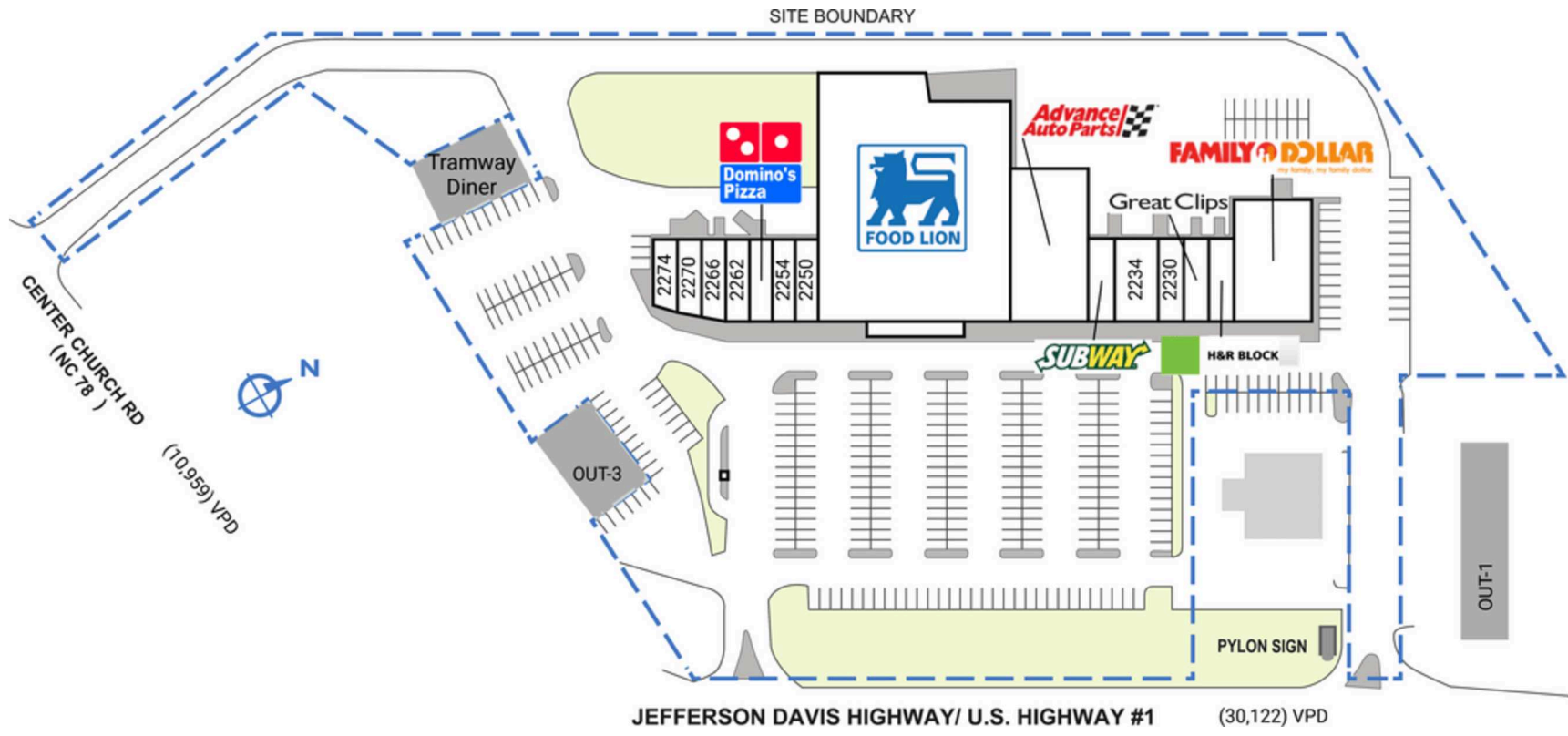
TRAMWAY CROSSING

2242 Jefferson Davis Road | Sanford, NC 27330

SPACE	TENANT	SQ. FT.				
ATM	Truist Bank		2228 Great Clips	1,400 SF	2254 Tobacco Road Outlet	1,400 SF
OUT-1	Harbour Car Wash		2230 Mattress by Appointment	1,400 SF	2258 Domino's Pizza	1,400 SF
OUT-2	Dogwood State Bank		2234 San Felipe Mexican Restaurant	2,800 SF	2262 The Healthy Hangout	1,400 SF
OUT-3	Sanford ABC Board		2238 Subway	1,400 SF	2266 Golden China	1,348 SF
OUT-4	Tramway Diner		2240 Advance Auto Parts	8,450 SF	2270 Kid's Kingdom	1,244 SF
2224	Family Dollar	7,200 SF	2242 Food Lion	29,000 SF	2274 #1 Hibachi	1,140 SF
2226	H&R Block	1,400 SF	2250 Love Nails	1,400 SF	TOTAL SQ. FT.	62,382

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

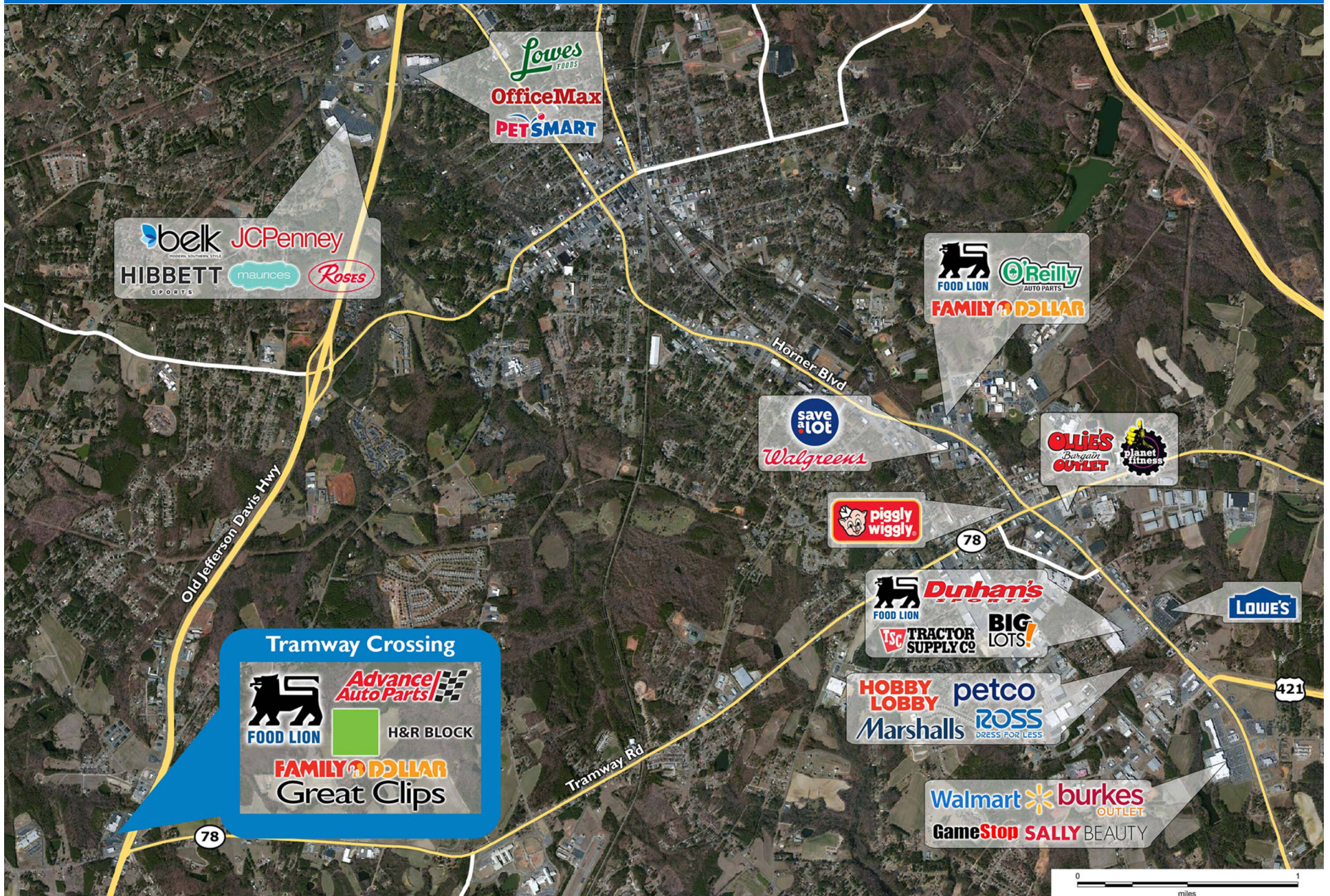
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 35.438798

Longitude: -79.21952

Tramway Crossing Sanford, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	1,869	11,841	37,556
	2028 Projected Population	1,908	12,023	38,160
	2010 Census Population	1,557	10,216	34,184
	2000 Census Population	1,241	7,790	29,326
	1990 Census Population	1,080	6,695	25,689
	Historical Annual Growth 1990 to 2000	1.40%	1.53%	1.33%
	Historical Annual Growth 2000 to 2010	2.29%	2.75%	1.54%
	Estimated Annual Growth 2010 to 2023	1.34%	1.08%	0.69%
	Projected Annual Growth 2023 to 2028	0.42%	0.30%	0.32%
	Median Age	39.8	39.4	38.6
Households	Q4 2023 Estimated Households	764	4,771	14,349
	2028 Projected Households	780	4,845	14,583
	2010 Census Households	623	4,095	12,912
	2000 Census Households	460	3,010	10,916
	1990 Census Households	385	2,474	9,799
	Historical Annual Growth 1990 to 2000	1.80%	1.98%	1.09%
	Historical Annual Growth 2000 to 2010	3.08%	3.12%	1.69%
	Estimated Annual Growth 2010 to 2023	1.49%	1.12%	0.77%
	Projected Annual Growth 2023 to 2028	0.42%	0.31%	0.32%
	Population per Household	2.43	2.45	2.56
Population by Race	White	65.2%	59.5%	49.5%
	Black or African American	16.4%	19.1%	21.5%
	Asian & Pacific Islander	1.3%	1.7%	1.3%
	Other Races	4.6%	4.3%	3.6%
	Hispanic Population	12.5%	15.4%	24.1%
Income	Average Household Income	\$84,701	\$78,941	\$75,254
	Median Household Income	\$67,311	\$63,789	\$59,125
	Per Capita Income	\$34,730	\$32,156	\$29,100
Education (Age 25+)	Elementary	2.6%	4.0%	8.0%
	Some High School	7.8%	7.6%	9.0%
	High School Graduate	22.8%	26.0%	28.2%
	Some College	27.9%	24.4%	22.7%
	Associates Degree Only	15.1%	16.3%	13.0%
	Bachelors Degree Only	18.6%	16.3%	13.6%
	Graduate Degree	5.2%	5.3%	5.5%
Business	Number of Businesses	48	297	1,225
	Total Number of Employees	736	4,190	16,363
	Employees per Business	15.36	14.09	13.35
	Residential Population per Business	38.98	39.81	30.65

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.