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

LEASING CONTACT

Mark Porter
Mobile (803) 338-6004
mporter@phillipsedison.com

MORE INFO

www.phillipsedison.com

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.

PHILLIPS EDISON & COMPANY®

TRAMWAY CROSSING

2242 Jefferson Davis Road | Sanford, NC 27330

SPACE	TENANT	SQ. FT.
ATM	Truist Bank	
OUT-1	Harbour Car Wash	
OUT-2	Dogwood State Bank	
OUT-3	Sanford ABC Board	
OUT-4	Tramway Diner	
2224	Family Dollar	7,200 SF

2226	H&R Block	1,400 SF
2228	Great Clips	1,400 SF
2230	AVAILABLE	1,400 SF
2234	San Felipe Mexican Restaurant	2,800 SF
2238	Subway	1,400 SF
2240	Advance Auto Parts	8,450 SF
2242	Food Lion	29,000 SF

2250	Love Nails	1,400 SF
2254	Tobacco Road Outlet	1,400 SF
2258	Domino's Pizza	1,400 SF
2262	The Healthy Hangout	1,400 SF
2266	Golden China	1,348 SF
2270	Kid's Kingdom	1,244 SF
2274	#1 Hibachi	1,140 SF
	TOTAL SQ. FT.	62,382

SITE LEGEND

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

SITE BOUNDARY

CENTER CHURCH RD (NC 78) (10,959) VPD

N

Tramway Diner

Domino's Pizza

FOOD LION

Advance Auto Parts

FAMILY DOLLAR
my family, my family dollar

Great Clips

2274 2270 2266 2262 2254 2250

2234 2230

SUBWAY

H&R BLOCK

OUT-3

OUT-1

PYLON SIGN

JEFFERSON DAVIS HIGHWAY/ U.S. HIGHWAY #1   (30,122) VPD
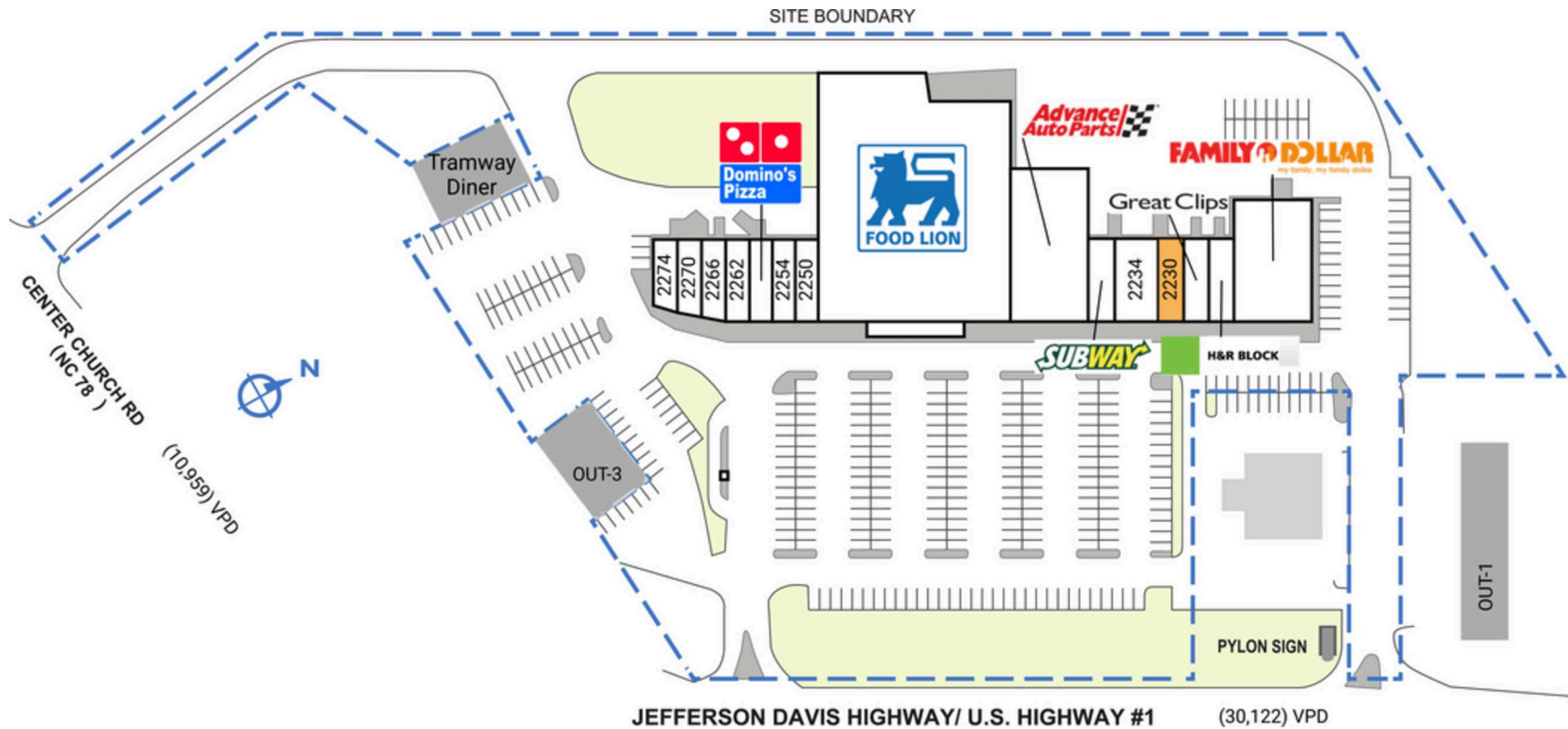
DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.
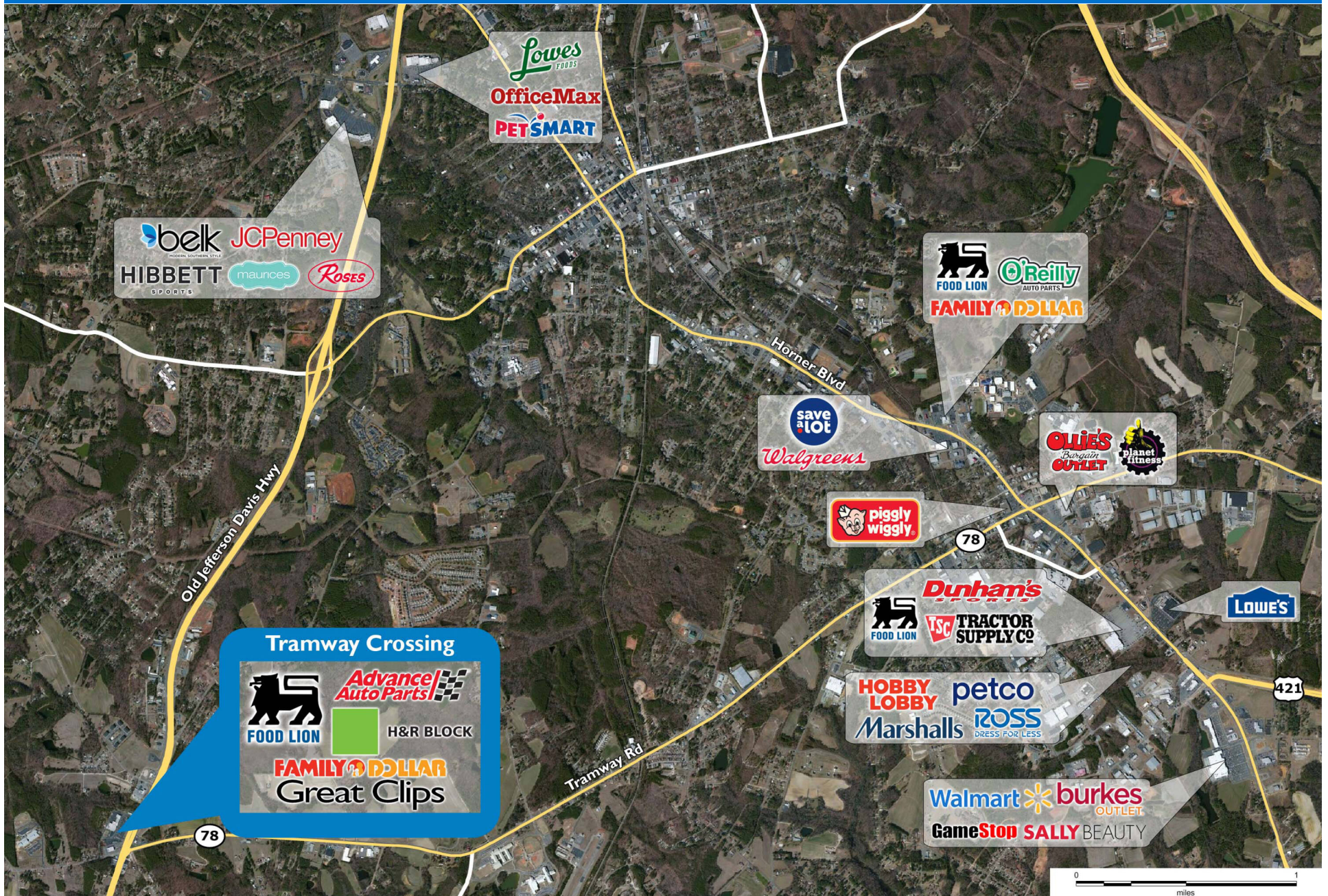
PHILLIPS EDISON & COMPANY®

Walgreens

Domino's Pizza

FOOD LION

H&R BLOCK

FAMILY DOLLAR
my family, my family dollar.

McDonald's

Lowes FOODS
OfficeMax
PETSMART

belk MODERN. SOUTHERN STYLE   JCPenney
HIBBETT SPORTS   maurices   Roses

FOOD LION   O'Reilly AUTO PARTS
FAMILY DOLLAR

Horner Blvd

save a lot
Walgreens

Ollie's Bargain OUTLET   planet fitness

piggly wiggly

78

Dunham's SPORTS
FOOD LION   TSC TRACTOR SUPPLY CO

LOWE'S

Old Jefferson Davis Hwy

Tramway Crossing

FOOD LION   Advance Auto Parts
H&R BLOCK
FAMILY DOLLAR
Great Clips

78

Tramway Rd

HOBBY LOBBY   petco
Marshalls   ROSS DRESS FOR LESS

421

Walmart   burkes OUTLET
GameStop   SALLY BEAUTY

0 — miles — 1

PHILLIPS EDISON & COMPANY®

Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval Retrieval

Apr 17, 2024

Latitude: 35.438798   Longitude: -79.21952

PHILLIPS EDISON & COMPANY

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 to2023	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