



## SIZE

62,382 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	1,876	11,726	38,363
<b>Households</b>	751	4,662	14,538
<b>Median HH Income (\$)</b>	59,767	57,908	53,694

## 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 38,300 within a five-mile radius with an average household income over \$69,500
- 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](http://www.phillipsedison.com)



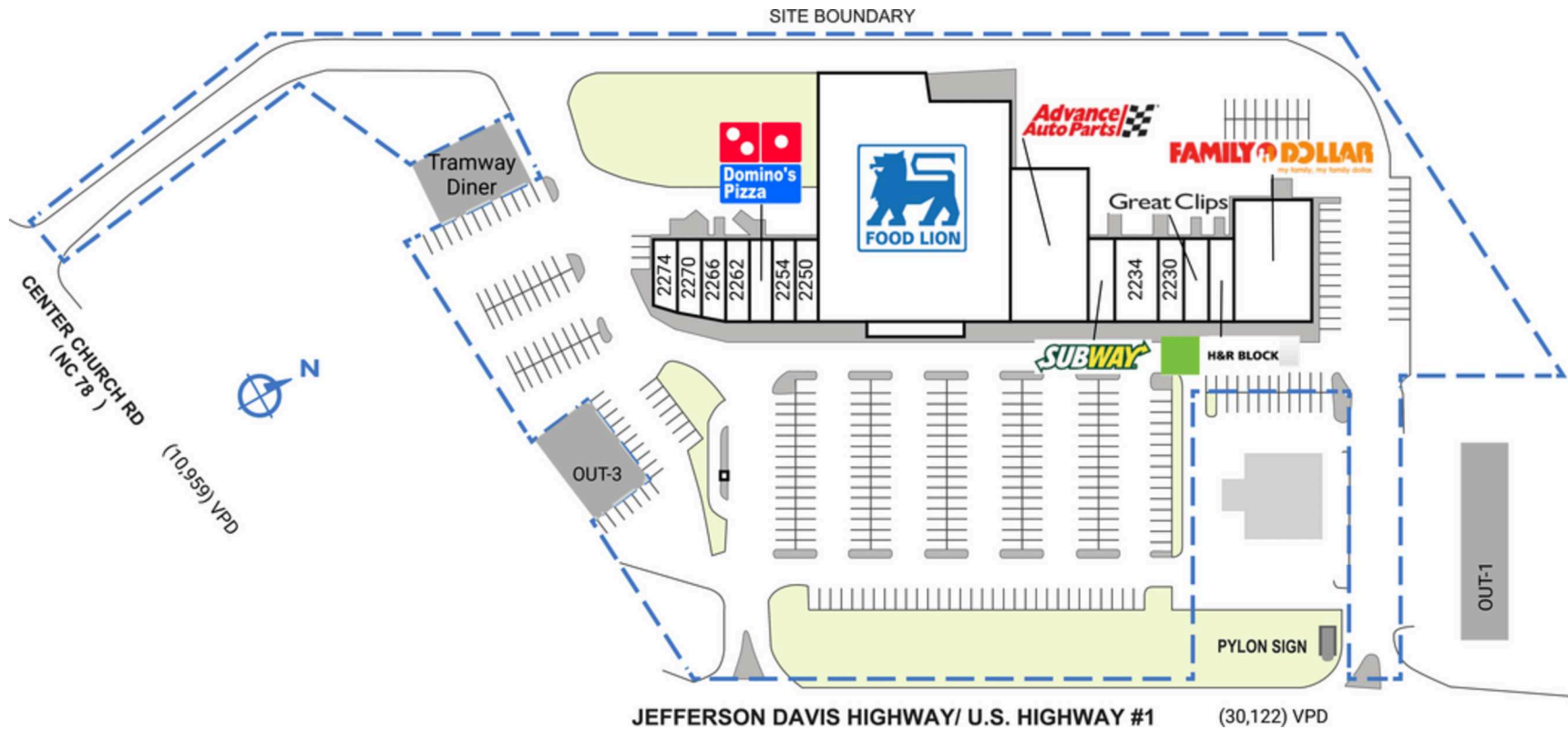
# TRAMWAY CROSSING

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	Capital 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	<b>TOTAL SQ. FT.</b>	<b>62,382</b>

**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.

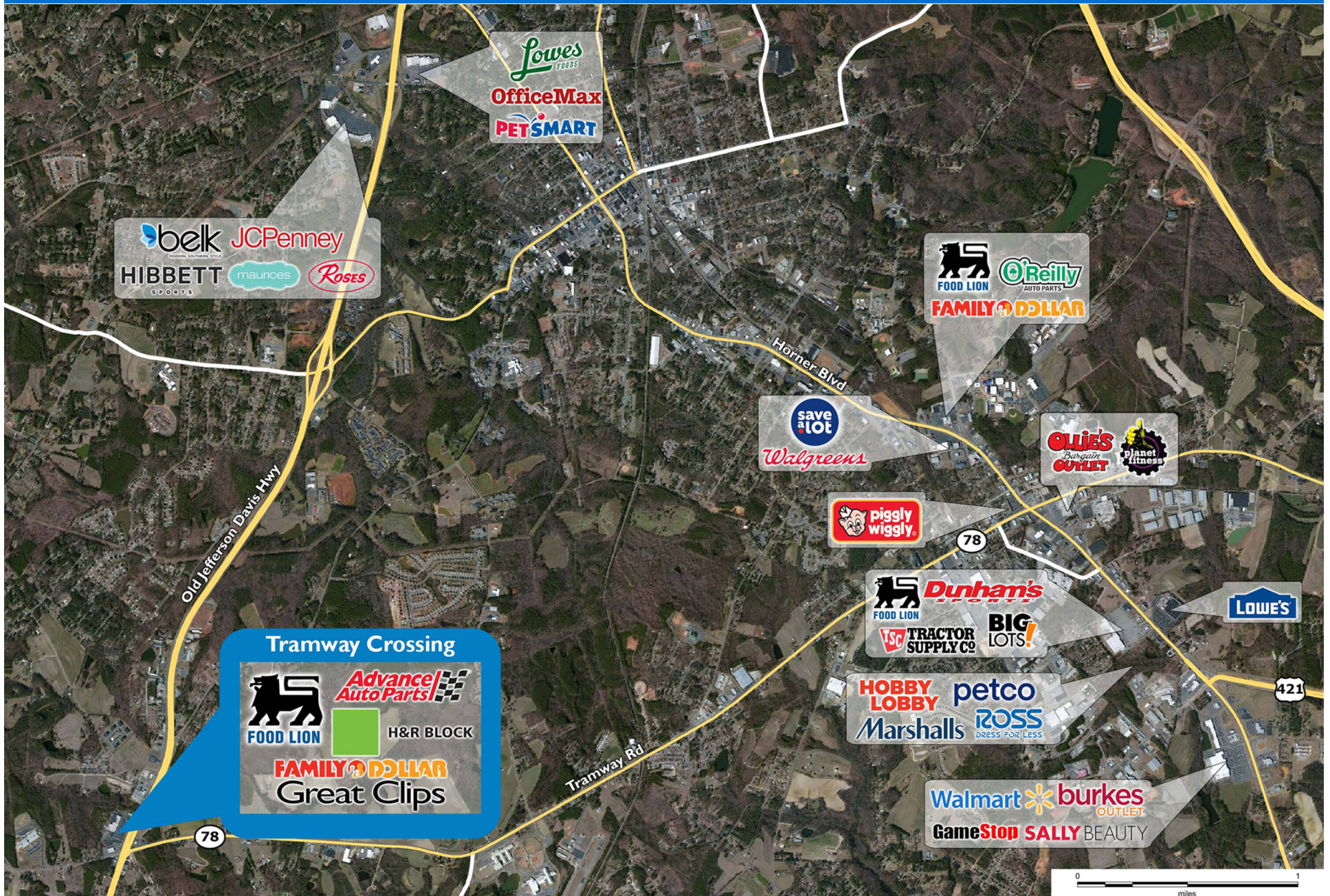
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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Tramway Crossing Sanford, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	1,876	11,726	38,363
	2027 Projected Population	1,962	12,098	39,202
	2010 Census Population	1,517	10,075	34,413
	2000 Census Population	1,231	7,857	29,564
	1990 Census Population	1,075	6,778	25,656
	Historical Annual Growth 1990 to 2000	1.37%	1.49%	1.43%
	Historical Annual Growth 2000 to 2010	2.11%	2.52%	1.53%
	Estimated Annual Growth 2010 to 2022	1.68%	1.20%	0.86%
	Projected Annual Growth 2022 to 2027	0.90%	0.63%	0.43%
	Median Age	40.7	39.5	38.0
Households	Q2 2022 Estimated Households	751	4,662	14,538
	2027 Projected Households	785	4,813	14,868
	2010 Census Households	605	3,997	12,988
	2000 Census Households	460	2,997	11,029
	1990 Census Households	405	2,602	9,924
	Historical Annual Growth 1990 to 2000	1.28%	1.42%	1.06%
	Historical Annual Growth 2000 to 2010	2.79%	2.92%	1.65%
	Estimated Annual Growth 2010 to 2022	1.70%	1.22%	0.89%
	Projected Annual Growth 2022 to 2027	0.91%	0.64%	0.45%
	Population per Household	2.48	2.49	2.58
Population by Race	White	69.4%	63.4%	51.3%
	Black or African American	14.6%	17.8%	22.9%
	Asian & Pacific Islander	1.4%	1.7%	1.2%
	Other Races	4.7%	3.5%	2.6%
	Hispanic Population	9.9%	13.5%	22.0%
Income	Average Household Income	\$74,814	\$72,855	\$69,532
	Median Household Income	\$59,767	\$57,908	\$53,694
	Per Capita Income	\$30,231	\$29,283	\$26,722
Education (Age 25+)	Elementary	2.9%	4.3%	7.5%
	Some High School	6.0%	6.2%	9.1%
	High School Graduate	23.6%	26.9%	28.1%
	Some College	28.3%	26.1%	23.2%
	Associates Degree Only	17.2%	16.2%	12.9%
	Bachelors Degree Only	15.8%	14.4%	13.0%
	Graduate Degree	6.2%	5.8%	6.2%
Business	Number of Businesses	31	248	1,227
	Total Number of Employees	514	4,092	19,326
	Employees per Business	16.78	16.53	15.75
	Residential Population per Business	61.26	47.37	31.26

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