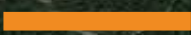




MONCURE PITTSBORO ROAD AND SANFORD ROAD

PITTSBORO, NC 27312



AVAILABLE | ±1.61 AC

AVAILABLE | ±1.61 AC

MONCURE PITTSBORO ROAD AND SANFORD ROAD, PITTSBORO, NC 27312



PROPERTY FEATURES

- Fully signalized intersection
- Benefits from close proximity to Chatham Park and Triangle Innovation Point
- Location will serve as a gateway into Triangle Innovation Point for thousands of employees

DEMOGRAPHICS

3 MILE RADIUS

	6,491 ESTIMATED POPULATION 2023
	44.2 MEDIAN AGE
	\$77,077 MEDIAN HOUSEHOLD INCOME
	2,500 TOTAL EMPLOYEES
	\$321,775 MEDIAN HOME VALUE 2023

5 MILE RADIUS

	9,160 ESTIMATED POPULATION 2023
	44.6 MEDIAN AGE
	\$79,649 MEDIAN HOUSEHOLD INCOME
	2,971 TOTAL EMPLOYEES
	\$344,184 MEDIAN HOME VALUE 2023

7 MILE RADIUS

	15,633 ESTIMATED POPULATION 2023
	45.6 MEDIAN AGE
	\$89,729 MEDIAN HOUSEHOLD INCOME

	3,626 TOTAL EMPLOYEES
	\$392,942 MEDIAN HOME VALUE 2023

FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.576.2696

James.Mattox@foundrycommercial.com

Licensed Real Estate Broker

ROSS DIACHENKO | 919.576.2683

Ross.Diachenko@foundrycommercial.com

Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL

foundrycommercial.com



FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.576.2696
James.Mattox@foundrycommercial.com
Licensed Real Estate Broker

ROSS DIACHENKO | 919.576.2683
Ross.Diachenko@foundrycommercial.com
Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDry
COMMERCIAL

foundrycommercial.com

foundrycommercial.com

AVAILABLE | ±1.61 AC

MONCURE PITTSBORO ROAD AND SANFORD ROAD, PITTSBORO, NC 27312



TRIANGLE INNOVATION POINT WEST

TIP West provides 450+ acres of industrially zoned land and is planned for over 8M SF of life science, advanced manufacturing, and industrial space. The first building within TIP is slated for delivery in Q2 2023 and consists of 342k SF of warehouse space pre-leased by FedEx.



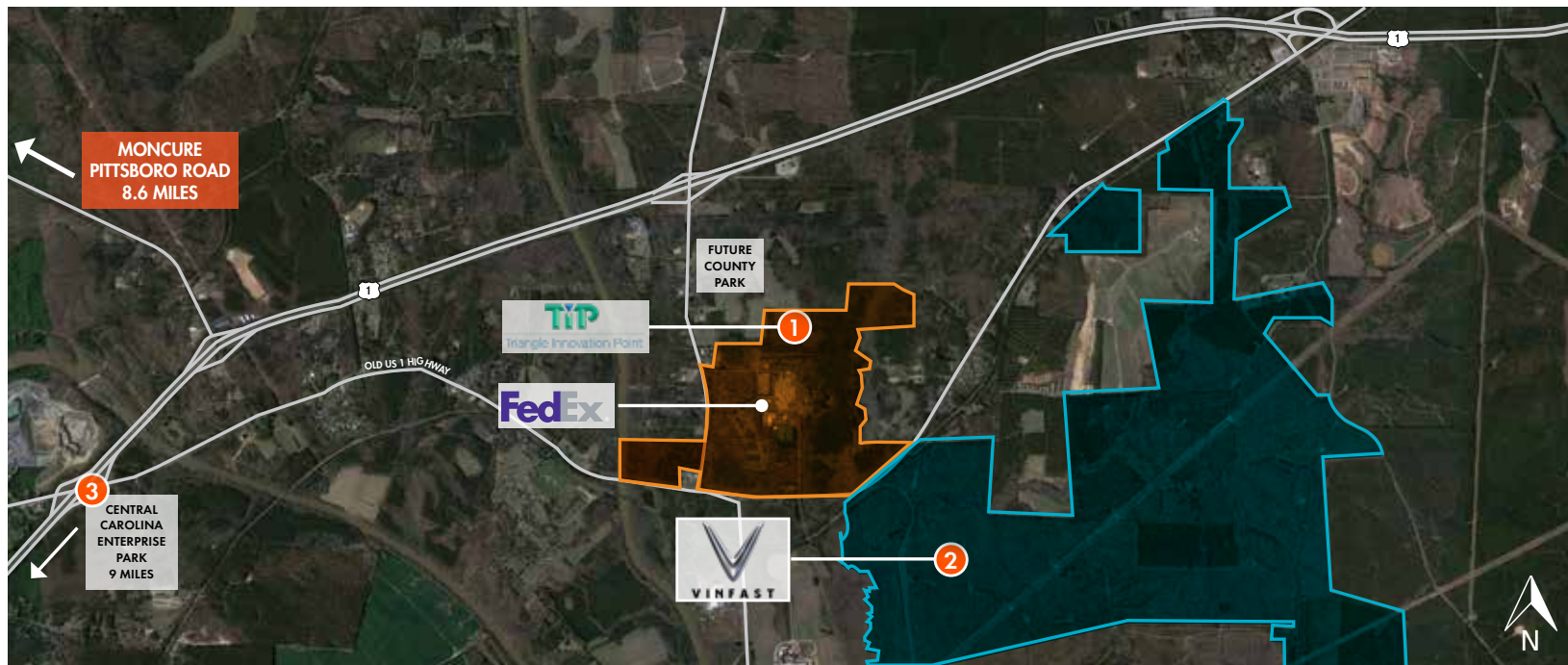
FUTURE VINFAST ELECTRIC VEHICLE MANUFACTURING

VinFast, an electric vehicle company with headquarters in Los Angeles, California has recently announced a \$4B investment on approximately 1,765 acres of land within TIP to develop an electric vehicle manufacturing facility. The facility will bring 7,500 additional jobs and is slated to start in 2025.



CENTRAL CAROLINA ENTERPRISE PARK

Central Carolina Enterprise Park (CCEP) is located 9 miles to the southwest and is one of eleven state-certified sites in the state. Current occupants of the park include Pfizer (234k SF), Astellas Pharma (177k SF), and Liberty Tire Recycling (117k SF).



FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.576.2696

James.Mattox@foundrycommercial.com

Licensed Real Estate Broker

ROSS DIACHENKO | 919.576.2683

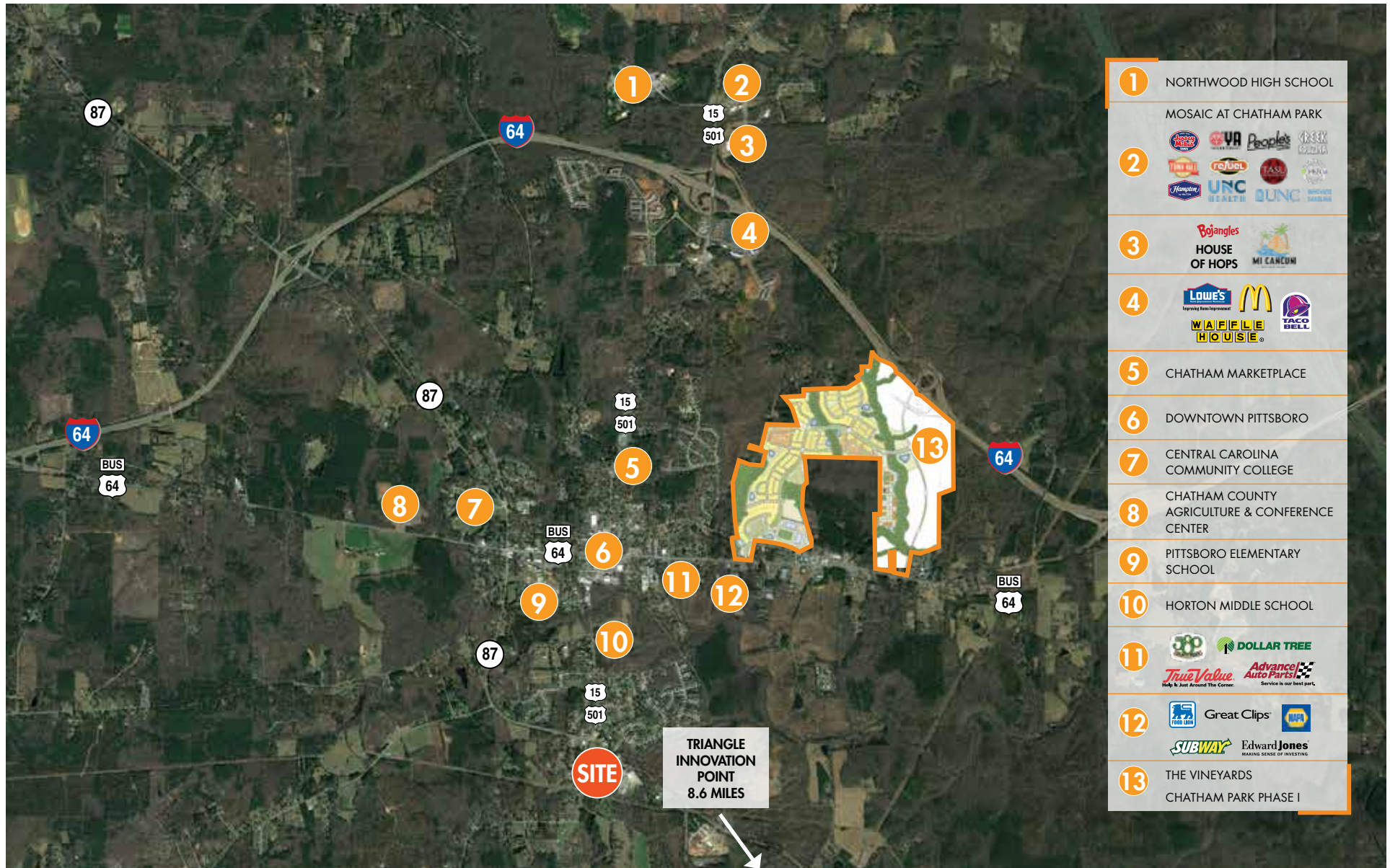
Ross.Diachenko@foundrycommercial.com

Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDry
COMMERCIAL

foundrycommercial.com



FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.576.2696

James.Mattox@foundrycommercial.com

Licensed Real Estate Broker

ROSS DIACHENKO | 919.576.2683

Ross.Diachenko@foundrycommercial.com

Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL

foundrycommercial.com