

RETAIL
FOR LEASE!



143 - 147 S. STEELE ST.

RETAIL/RESTAURANT SPACE FOR LEASE
IN SANFORD, NC

BRIAN WALLACE

919.645.2773

brianwallace@yorkproperties.com



@yorkproperties1

york

PROPERTY DETAILS

143-147 S. Steele Street

AVAILABILITY

Ground Floor

Suite A | ± 2,882 SF

Suite B | ± 1,615 SF

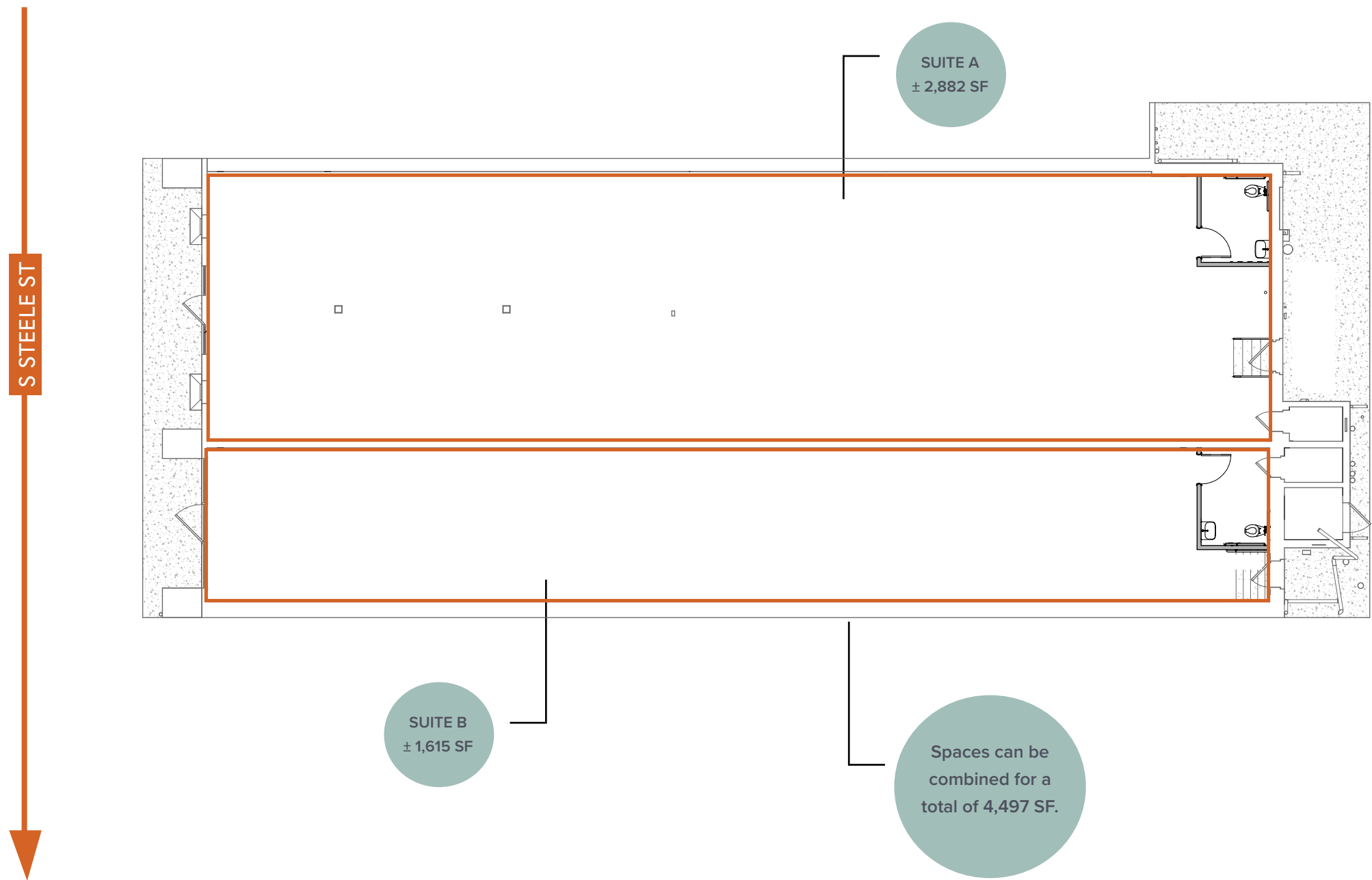
Combined: 4,497 SF

DETAILS

- **Great Restaurant Opportunity**
- Space delivered in warm vanilla box condition, bathrooms in place
- Located in the heart of Downtown Sanford on S. Steele St., this renovated retail space offers a prime opportunity to establish your business on the iconic “Main Street America” in newly renovated space
- Landlord to deliver new storefront facade

PRICING

Contact broker for details





ADDITIONAL PHOTOS

3





Applebee's

SECU

SPRING LANE GALLERIA
Shopping Center

Lowe's FOODS

PETSMART

FedEx Express

DOLLAR TREE

Starbucks logo

FAMILY DOLLAR
my family, my family dollar.

Auto Zone

FIRE DEPT

POLICE DEPARTMENT

SANFORD FAIRGROUNDS AND SOCCER FIELDS

RIVERBIRCH CORNER
Shopping Center

belk

BATH & BODY WORKS

ROSES

**143-147
S. STEELE ST**

DOWNTOWN AMENITIES

Experience the historic charm of downtown Sanford, North Carolina's picturesque city center. Depot Park, once the site of the bustling Raleigh & Augusta Air Line Railroad depot, now hosts community events amid its green spaces and amphitheater. Just steps away, the Sanford Murals Trail allows you to admire colorful works of public art celebrating the town's heritage. Be sure to also visit the Sanford Zombie Park - a quirky outdoor gallery displaying sculptures made from repurposed materials. And don't miss the Temple Theatre, an elegant 1925 vaudeville house that has been beautifully restored as a performing arts venue. Downtown Sanford blends past and present seamlessly.



DOWNTOWN
SANFORD INC.

143-147
S. STEELE ST

TEMPLE
THEATRE

DEPOT
PARK

SANFORD
TOWN HALL

AGRICULTURAL
MARKETPLACE

UMMITT DRIVE

GORDON STREET

HORNER BOULEVARD

ST. CLAIR COURT

CARTHAGE STREET

MOORE STREET

CHARLOTTE AVENUE

RIVER STREET

WICKER STREET

SANFORD, NC

CITY PROFILE



PEOPLE
PER
SQUARE
MILE

1,032.6



POPULATION
31,478



MEDIAN
PROPERTY VALUE
\$245,400

MEDIAN AGE
34.7



AVG. COMMUTE
23.3 MIN

MEDIAN
HOUSEHOLD
INCOME \$57,586



ABOUT SANFORD

Centered in the heart of North Carolina, Sanford offers residents and visitors a unique blend of small town charm and big city amenities. Sanford boasts an active, energized downtown with custom boutiques and cafes, as well as plenty of community events and festivals to keep you busy -- but it's easy to find peace and quiet, too. With day spas, golf courses, and lush natural resources, you're never more than 10 minutes away from relaxation. *Source: sanfordnc.net/650/About-Sanford*

MAJOR EMPLOYERS

- Pfizer
- Bharat Forge
- Through6
- Audentes Therapeutics
- Pilgrim's
- Caterpillar
- Tyson Foods
- Coty
- Pentair
- Moen
- GKN
- LifePoint Health
- Americold
- US Venture
- Eurofins

ACCOLADES

#14 MOST DIVERSE PLACES TO
LIVE IN NORTH CAROLINA
Niche · 2026

#29 BEST COUNTIES FOR FAMILIES IN
NORTH CAROLINA
Niche · 2026

#15 BEST NORTH CAROLINA CIT-
IES FOR SMALL BUSINESSES
B2B Reviews · 2025

#17 MOST DIVERSE COUNTIES IN
NORTH CAROLINA
Niche · 2026

GROWTH ON THE HORIZON

SANFORD GROWTH STREAK ATTRACTS NEW HOTEL · JUNE 2026

A partnership between Holmes Legacy Partners and Keller Development, Champion Hospitality LLC, has purchased more than eight acres east of downtown Sanford by U.S. 421 Bypass to build a 98-room Tru by Hilton Hotel.

The project is influenced by the success of nearby Lee County Athletic Park, hoping to provide “a convenient option for athletes, families, tournament organizers, business travelers and their visitors, while contributing to the area's ongoing economic growth.”

*Source: bizjournals.com/triangle/news/2026/06/17/sanford-nc-tru-hil-
ton-hotel-development-land.html*

SANFORD APPROVES ANOTHER SUBDIVISION AS BUYERS SEEK AFFORDABILITY · APRIL 2026

Sanford City Council has unanimously approved a 202-home subdivision, over 50 acres off of Deep River Road.

“Lee County's growth is now above 70,000 after adding approximately 1,500 residents between 2024 and 2025... its year-over-year growth rate of 2.1% makes it the No. 12 fastest-growing county in the state.”

*Source: bizjournals.com/triangle/news/2026/04/15/sanford-nc-
approves-subdivision-200-homes.html*

DEVELOPMENT FOR HELIX INNOVATION PARK AT THE BRICKYARD · AUGUST 2026

Global healthcare company STERIS has submitted plans for more than 615,000 square feet of development in Sanford's Helix Innovation Park within the Brickyard Conditional Zoning District.

The company plans to invest \$600 million and create approximately 335 jobs at the campus, marking the largest single-site investment in STERIS history.

The campus will serve as a formulated chemistries manufacturing and distribution “Center of Excellence”, producing infection-prevention and contamination-control products for healthcare and pharmaceutical customers.

The facility is expected to expand capacity, accelerate innovation, and optimize STERIS' U.S. manufacturing and distribution network.

*Source: bizjournals.com/triangle/news/2026/08/11/steris-north-car-
olina-sanford-plant-expansion-plan.html*

143 - 147 S. STEELE ST

SANFORD, NC

LEASING

Brian Wallace | 919 645 2773
brianwallace@yorkproperties.com

MARKETING

Gardenia Buendia
gardeniabuendia@yorkproperties.com

YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

ADDRESS

2108 Clark Avenue
Raleigh, NC 27605

ONLINE

[@yorkproperties1](https://www.yorkproperties.com)
www.yorkproperties.com

The logo for York Properties, featuring the word "york" in a bold, lowercase, sans-serif font. The letters are white and set against a dark gray background.