



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



RETAIL PROPERTY FOR SALE

GREAT RETAIL SITE CLOSE TO BASE
6216 Yadkin Rd , Fayetteville, NC 28303

for more information

ROGER SHAH, CCIM

Broker

O: 910.829.1617 x212

C: 910.578.8039

roger@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$ 8.25 SF/YR
Lot Size:	1.83 Acres
Year Built:	1987
Building Size:	14,000
Zoning:	C1P
Price / SF:	\$85.71

PROPERTY OVERVIEW

On Yadkin Road, Going Work side, Traffic ± 19500 VPD, minutes to base. Site enjoys great demographics. ± 2087 people in .5 mile radius and 926 homes in .5 mile radius. Currently building used as a furniture store.

Total building is close to 14000 SF with approximately 2000 SF in office space, 4000 SF (Ceiling height 20') warehouse space with 2 roll up doors & approximately ± 9000 SF showroom space. Ample Parking.

Zoning is Community Commercial. Perfect for use such as Furniture or Matrass store, retail Dollar store.

Huge backyard for lots of outdoor storage with secured fence gated each side of the building. Retail showroom is ± 9375 SF, with ceiling height from 12' 5 " to 17'.Two story warehouse with 20' ceiling height with 2 12' roll up doors on each side of the building. downstairs warehouse is ± 3850 SF, upstairs warehouse is ± 1500 SF. Mezzanine has 2 restrooms , 5 offices and a breakroom

PROPERTY HIGHLIGHTS

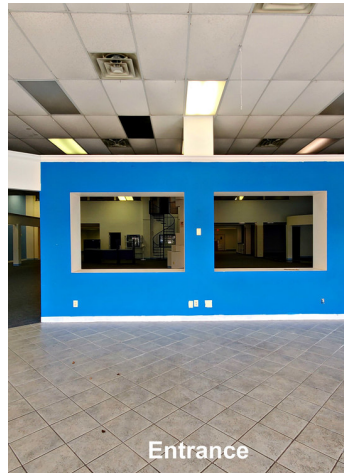
- Located on Yadkin Rd
- Going to work side off the road
- 14,000 SF
- Great demographics

for more information

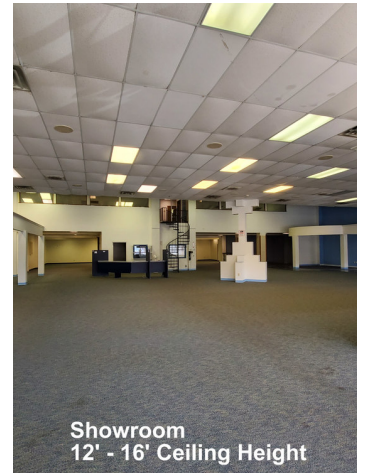
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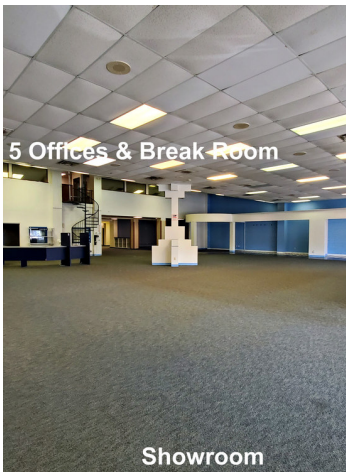
ADDITIONAL PHOTOS



Entrance

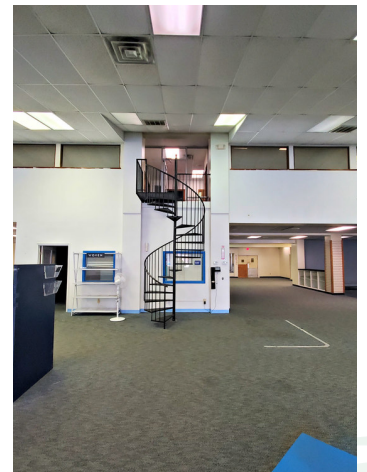
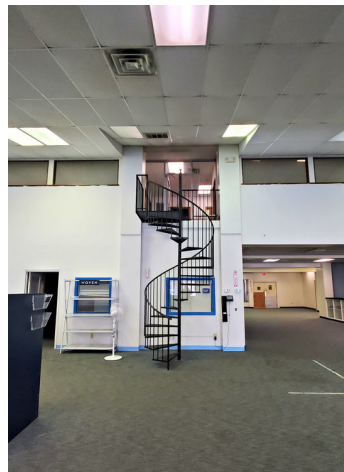
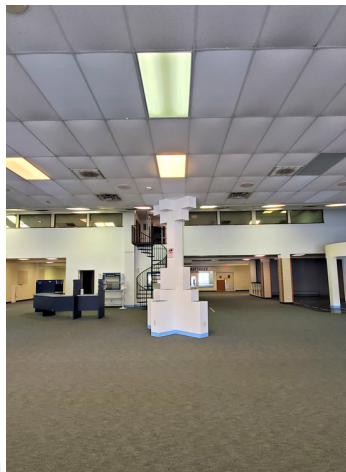


Showroom
12' - 16' Ceiling Height



5 Offices & Break Room

Showroom



for more information

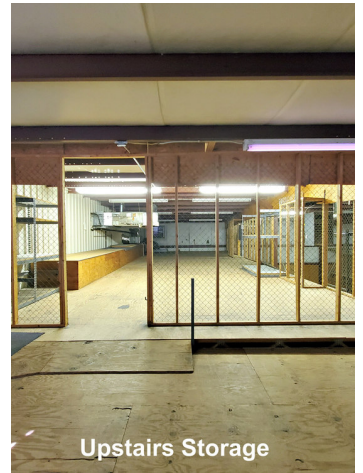
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ADDITIONAL PHOTOS



Upstairs



Upstairs Storage



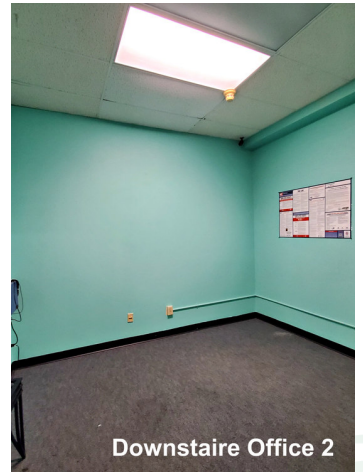
Office Downstairs



Upstairs Break Room



Office 3



Downstairs Office 2

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Executive Summary

6216 Yadkin Rd, Fayetteville, North Carolina, 28303
 Rings: 0.5, 1, 3 mile radii

Prepared by Esri
 Latitude: 35.09988
 Longitude: -78.98894

	0.5 miles	1 mile	3 miles
Population			
2000 Population	2,162	6,752	48,922
2010 Population	2,107	6,834	44,526
2020 Population	2,086	7,487	48,121
2025 Population	2,087	7,697	48,957
2000-2010 Annual Rate	-0.26%	0.12%	-0.94%
2010-2020 Annual Rate	-0.10%	0.89%	0.76%
2020-2025 Annual Rate	0.01%	0.55%	0.35%
2020 Male Population	47.8%	51.2%	51.2%
2020 Female Population	52.2%	48.8%	48.8%
2020 Median Age	38.8	31.8	28.9

In the identified area, the current year population is 48,121. In 2010, the Census count in the area was 44,526. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 48,957 representing a change of 0.35% annually from 2020 to 2025. Currently, the population is 51.2% male and 48.8% female.

Median Age

The median age in this area is 38.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	38.9%	37.6%	40.7%
2020 Black Alone	44.3%	44.2%	40.7%
2020 American Indian/Alaska Native Alone	0.6%	0.7%	1.0%
2020 Asian Alone	5.5%	4.9%	4.4%
2020 Pacific Islander Alone	0.5%	0.5%	0.6%
2020 Other Race	4.6%	5.4%	5.6%
2020 Two or More Races	5.6%	6.5%	7.0%
2020 Hispanic Origin (Any Race)	14.4%	16.9%	17.3%

Persons of Hispanic origin represent 17.3% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	59	48	38
2000 Households	807	2,410	16,626
2010 Households	835	2,540	17,760
2020 Total Households	839	2,824	18,858
2025 Total Households	844	2,918	19,296
2000-2010 Annual Rate	0.34%	0.53%	0.66%
2010-2020 Annual Rate	0.05%	1.04%	0.59%
2020-2025 Annual Rate	0.12%	0.66%	0.46%
2020 Average Household Size	2.49	2.37	2.37

The household count in this area has changed from 17,760 in 2010 to 18,858 in the current year, a change of 0.59% annually. The five-year projection of households is 19,296, a change of 0.46% annually from the current year total. Average household size is currently 2.37, compared to 2.40 in the year 2010. The number of families in the current year is 11,811 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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6216 Yadkin Rd, Fayetteville, North Carolina, 28303
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	0.5 miles	1 mile	3 miles
Mortgage Income			
2020 Percent of Income for Mortgage	10.1%	12.0%	12.2%
Median Household Income			
2020 Median Household Income	\$55,292	\$44,937	\$42,172
2025 Median Household Income	\$57,055	\$46,671	\$44,171
2020-2025 Annual Rate	0.63%	0.76%	0.93%
Average Household Income			
2020 Average Household Income	\$65,847	\$56,266	\$53,770
2025 Average Household Income	\$70,688	\$60,347	\$58,058
2020-2025 Annual Rate	1.43%	1.41%	1.55%
Per Capita Income			
2020 Per Capita Income	\$26,333	\$21,900	\$22,304
2025 Per Capita Income	\$28,419	\$23,377	\$24,081
2020-2025 Annual Rate	1.54%	1.31%	1.54%

Households by Income

Current median household income is \$42,172 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$44,171 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$53,770 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$58,058 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$22,304 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$24,081 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	211	181	177
2000 Total Housing Units	850	2,542	18,309
2000 Owner Occupied Housing Units	582	1,457	7,378
2000 Renter Occupied Housing Units	226	953	9,248
2000 Vacant Housing Units	42	132	1,683
2010 Total Housing Units	919	2,783	19,948
2010 Owner Occupied Housing Units	521	1,319	6,754
2010 Renter Occupied Housing Units	314	1,221	11,006
2010 Vacant Housing Units	84	243	2,188
2020 Total Housing Units	926	3,133	21,624
2020 Owner Occupied Housing Units	444	1,118	5,459
2020 Renter Occupied Housing Units	395	1,706	13,399
2020 Vacant Housing Units	87	309	2,766
2025 Total Housing Units	940	3,267	22,414
2025 Owner Occupied Housing Units	441	1,123	5,481
2025 Renter Occupied Housing Units	402	1,795	13,815
2025 Vacant Housing Units	96	349	3,118

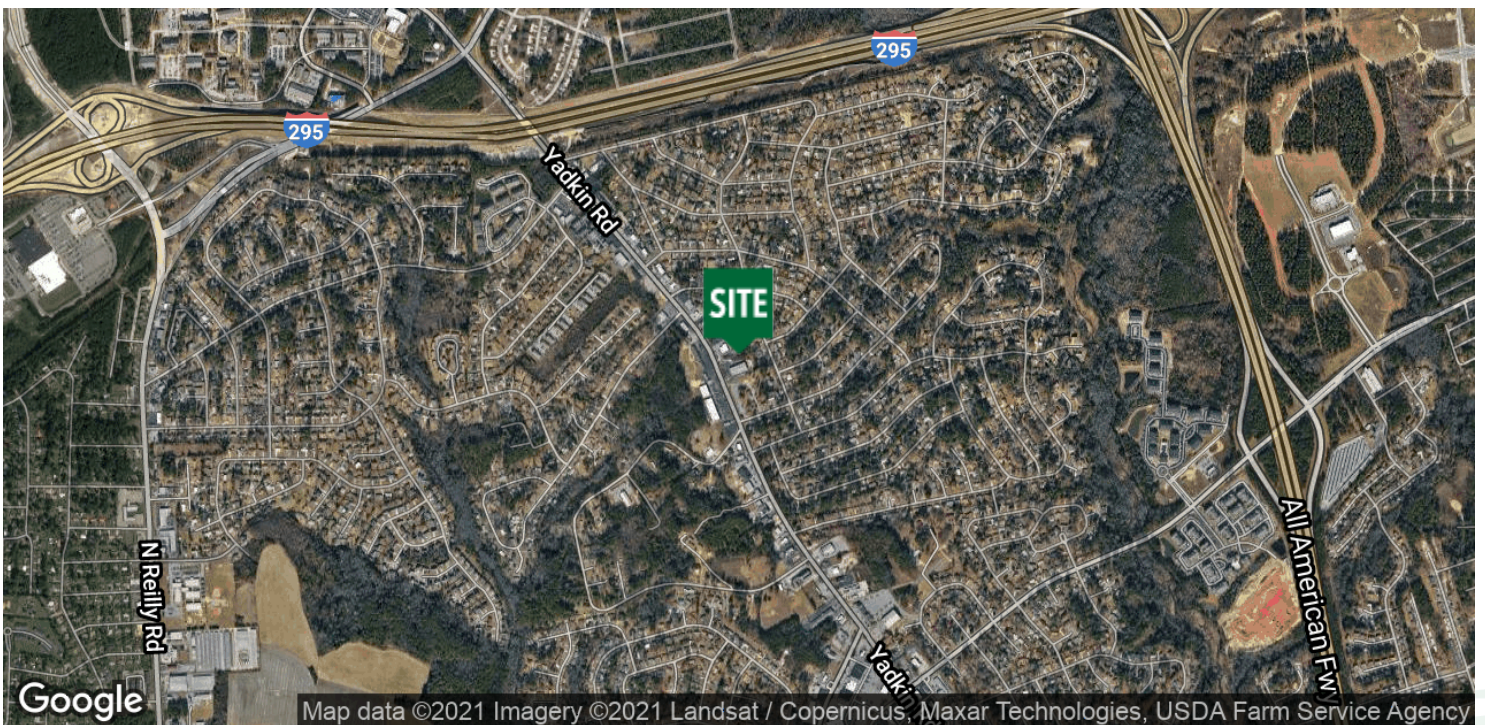
Currently, 25.2% of the 21,624 housing units in the area are owner occupied; 62.0%, renter occupied; and 12.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 19,948 housing units in the area - 33.9% owner occupied, 55.2% renter occupied, and 11.0% vacant. The annual rate of change in housing units since 2010 is 3.65%. Median home value in the area is \$122,881, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.79% annually to \$127,788.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



LOCATION MAPS

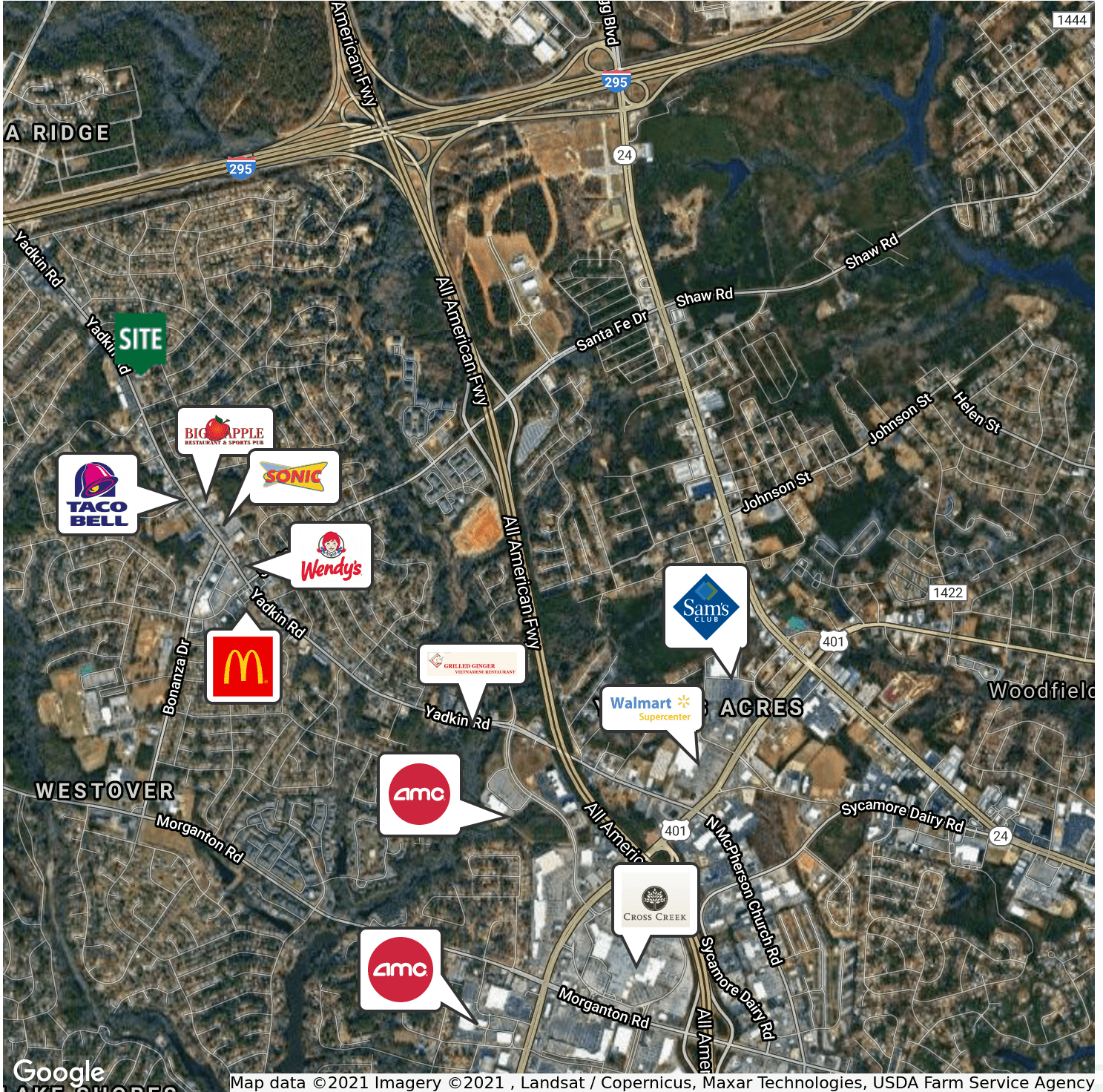


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RETAILER MAP



Google
 Map data ©2021 Imagery ©2021 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

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