



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



LEASE BROCHURE

JOIN LIDL GROCERY, AMC THEATER, & PLANET FITNESS  
MARKETFAIR-1916 Skibo Rd, Fayetteville, NC

*for more information*

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge

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EXECUTIVE SUMMARY



**OFFERING SUMMARY**

<b>Available SF:</b>	2,072 SF
<b>Lease Rate (NNN):</b>	\$30.00/SF
<b>Lot Size:</b>	23.38 Acres
<b>GLA:</b>	218,890 SF
<b>Year Built:</b>	1985
<b>Renovated:</b>	2013
<b>Zoning:</b>	CC
<b>Traffic Count:</b>	43,000 AADT

**PROPERTY OVERVIEW**

Marketfair is a recently redeveloped shopping center along busy Skibo Rd with 218,000+ SF of space that is anchored by a new Lidl grocery store (now open), a fifteen screen AMC Theater, and Planet Fitness. The 2,072 SF suite is a finished, open retail space next to the AMC entrance and will be available after January 2021 with a 90 day notice.

**LOCATION OVERVIEW**

Marketfair is located at the intersection of Skibo Rd and Morganton Rd in the midst of the trade area's busy retail corridor. The center is easily accessible from Skibo Rd, Morganton Rd, and Campground Rd. The shopping center is less than ten minutes from the gates of Fort Bragg and it is surrounded by many other retail centers, hotels, office users, and neighborhoods. The daytime population in a three mile radius is 74,432 and the average household income is \$59,543.

*for more information*

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AVAILABLE SPACES



UNAVAILABLE  AVAILABLE

**LEASE TYPE** NNN | **TOTAL SPACE** 2,072 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** \$30.00 SF/YR

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
A7	Available	2,072 SF	NNN	\$30.00 SF/yr	Currently occupied by Rocket Fizz-Do not disturb tenant

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**SITE PLAN**



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Marketfair  
1916 SKIBO RD, FAYETTEVILLE, NC 28314

AERIAL PHOTO



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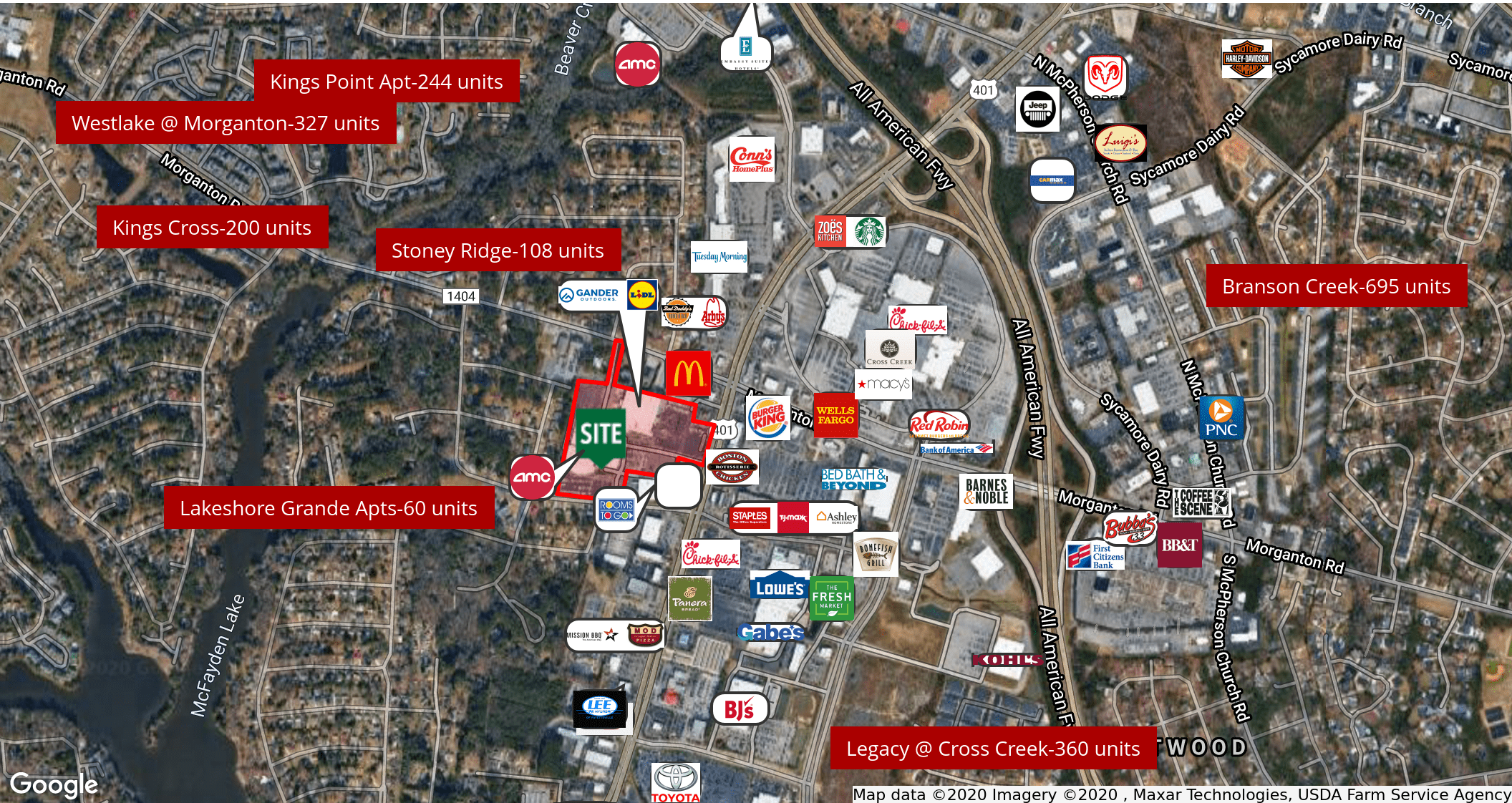
**Marketfair**  
1916 SKIBO RD, FAYETTEVILLE, NC 28314

ADDITIONAL PHOTOS



*for more information*

**PATRICK MURRAY, CCIM, CLS**  
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Google

Map data ©2020 Imagery ©2020 , Maxar Technologies, USDA Farm Service Agency

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## FAYETTEVILLE MSA

Fayetteville, NC is the county seat of Cumberland County, the fifth-most populous county in North Carolina. The Fayetteville metro area is the largest in southeastern North Carolina and the fifth-largest in the state with a population of 300,000+ people. Suburban areas include Fort Bragg, Hope Mills, Spring Lake, Raeford, Pope Field, Rockfish, Stedman, and Eastover. Fayetteville serves as the region's hub for shops, restaurants, services, lodging, health care, and entertainment. The city has received the All-America City Award from the National Civic League three times and boasts one of the most diverse populations in the nation. Fayetteville enjoys a low unemployment rate of 4.5% with a large labor pool of trained professionals.

The backbone of the economy, Fayetteville is best known as the home of Fort Bragg military base, the largest military installation in the world with more than 50,000 active duty personnel. Fort Bragg & Pope Field pump about \$4.5 billion a year into the region's economy, making Fayetteville one of the best retail markets in the country. The area has a large and growing defense industry, ranking in the Top 5 Defense Industry Development areas in the US with 8 of the 10 top American defense contractors located in the area, including Lockheed Martin, Boeing, Northrop Grumman, General Dynamics, and L-3 Communications.

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# Executive Summary

Marketfair  
1916 Skibo Rd, Fayetteville, North Carolina, 28314  
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS  
Latitude: 35.06887  
Longitude: -78.96630

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,538	66,051	150,688
2010 Population	7,253	68,861	151,515
2020 Population	7,382	70,539	154,123
2025 Population	7,455	71,296	155,126
2000-2010 Annual Rate	1.04%	0.42%	0.05%
2010-2020 Annual Rate	0.17%	0.24%	0.17%
2020-2025 Annual Rate	0.20%	0.21%	0.13%
2020 Male Population	50.8%	48.0%	48.2%
2020 Female Population	49.2%	52.0%	51.8%
2020 Median Age	31.5	33.5	33.2

In the identified area, the current year population is 154,123. In 2010, the Census count in the area was 151,515. The rate of change since 2010 was 0.17% annually. The five-year projection for the population in the area is 155,126 representing a change of 0.13% annually from 2020 to 2025. Currently, the population is 48.2% male and 51.8% female.

### Median Age

The median age in this area is 31.5, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	44.5%	40.4%	39.4%
2020 Black Alone	37.2%	43.0%	45.2%
2020 American Indian/Alaska Native Alone	1.1%	1.0%	1.2%
2020 Asian Alone	5.1%	4.6%	3.6%
2020 Pacific Islander Alone	0.5%	0.4%	0.4%
2020 Other Race	5.1%	4.6%	4.3%
2020 Two or More Races	6.5%	6.0%	5.9%
2020 Hispanic Origin (Any Race)	16.3%	13.6%	13.0%

Persons of Hispanic origin represent 13.0% 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 72.1 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	39	50	49
2000 Households	2,902	26,607	56,517
2010 Households	3,522	29,827	61,799
2020 Total Households	3,619	30,866	62,890
2025 Total Households	3,666	31,310	63,530
2000-2010 Annual Rate	1.96%	1.15%	0.90%
2010-2020 Annual Rate	0.27%	0.33%	0.17%
2020-2025 Annual Rate	0.26%	0.29%	0.20%
2020 Average Household Size	2.04	2.28	2.37

The household count in this area has changed from 61,799 in 2010 to 62,890 in the current year, a change of 0.17% annually. The five-year projection of households is 63,530, a change of 0.20% annually from the current year total. Average household size is currently 2.37, compared to 2.39 in the year 2010. The number of families in the current year is 39,052 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.



# Executive Summary

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	12.3%	12.8%	12.8%
<b>Median Household Income</b>			
2020 Median Household Income	\$44,531	\$42,893	\$43,564
2025 Median Household Income	\$46,860	\$44,620	\$45,717
2020-2025 Annual Rate	1.02%	0.79%	0.97%
<b>Average Household Income</b>			
2020 Average Household Income	\$58,769	\$59,543	\$59,305
2025 Average Household Income	\$62,903	\$63,937	\$64,086
2020-2025 Annual Rate	1.37%	1.43%	1.56%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$28,479	\$26,041	\$24,583
2025 Per Capita Income	\$30,587	\$28,066	\$26,624
2020-2025 Annual Rate	1.44%	1.51%	1.61%

### Households by Income

Current median household income is \$43,564 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$45,717 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$59,305 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$64,086 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$24,583 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$26,624 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	177	167	167
2000 Total Housing Units	3,142	29,352	62,463
2000 Owner Occupied Housing Units	1,310	14,384	31,165
2000 Renter Occupied Housing Units	1,591	12,222	25,352
2000 Vacant Housing Units	241	2,746	5,946
2010 Total Housing Units	3,939	33,154	68,617
2010 Owner Occupied Housing Units	1,125	13,651	30,543
2010 Renter Occupied Housing Units	2,397	16,176	31,256
2010 Vacant Housing Units	417	3,327	6,818
2020 Total Housing Units	4,099	35,279	72,356
2020 Owner Occupied Housing Units	872	11,210	25,282
2020 Renter Occupied Housing Units	2,747	19,656	37,608
2020 Vacant Housing Units	480	4,413	9,466
2025 Total Housing Units	4,206	36,329	74,358
2025 Owner Occupied Housing Units	871	11,170	25,309
2025 Renter Occupied Housing Units	2,795	20,140	38,220
2025 Vacant Housing Units	540	5,019	10,828

Currently, 34.9% of the 72,356 housing units in the area are owner occupied; 52.0%, renter occupied; and 13.1% 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 68,617 housing units in the area - 44.5% owner occupied, 45.6% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 2.39%. Median home value in the area is \$133,560, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.89% annually to \$139,640.

**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.