

RETAIL PROPERTY FOR LEASE

# SKIBO MARKETPLACE

1946 Skibo Rd, Fayetteville, NC 28314



*for more information*

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge

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Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

# PROPERTY OVERVIEW

<b>Available SF:</b>	1,021 SF
<b>Lease Rate:</b>	\$27.00 SF/yr (NNN)
<b>Lot Size:</b>	3.57 Acres
<b>Year Built:</b>	2016
<b>Building Size:</b>	27,552 SF
<b>Zoning:</b>	CC
<b>Traffic Count:</b>	41,500

## Property Description

SKIBO MARKETPLACE IS A 27,000+ SF SHOPPING CENTER ON SKIBO RD IN FAYETTEVILLE, NC WITH A GREAT LINE UP OF NATIONAL TENANTS LIKE MOD PIZZA, WORLD OF BEER, MCALISTER'S DELI, MISSION BBQ, AND MANY OTHERS. ONE 1,021 SF SPACE IS AVAILABLE FOR LEASE WHICH IS CURRENTLY OCCUPIED BY MENCHIE'S (DO NOT DISTURB TENANT).

SKIBO MARKETPLACE IS LOCATED IN THE HEART OF THE BUSY SKIBO RD CORRIDOR JUST MINUTES FROM CROSS CREEK MALL AND MANY OTHER RETAILERS. THE CENTER IS EASILY ACCESSIBLE WITH A TRAFFIC LIGHT ON SKIBO AS WELL AS A RIGHT IN/OUT IN FRONT OF THE CENTER. FORT BRAGG, ONE OF THE LARGEST MILITARY INSTALLATIONS IN THE US, IS TEN MINUTES FROM THE CENTER. THE TRAFFIC COUNT ALONG SKIBO RD IS 41,500 VEHICLES DAILY. WITHIN A THREE MILE RADIUS THE DAY TIME POPULATION IS 86,808 WITH AN AVERAGE HOUSEHOLD INCOME OF \$59,517.



**DXL**  
MENS APPAREL



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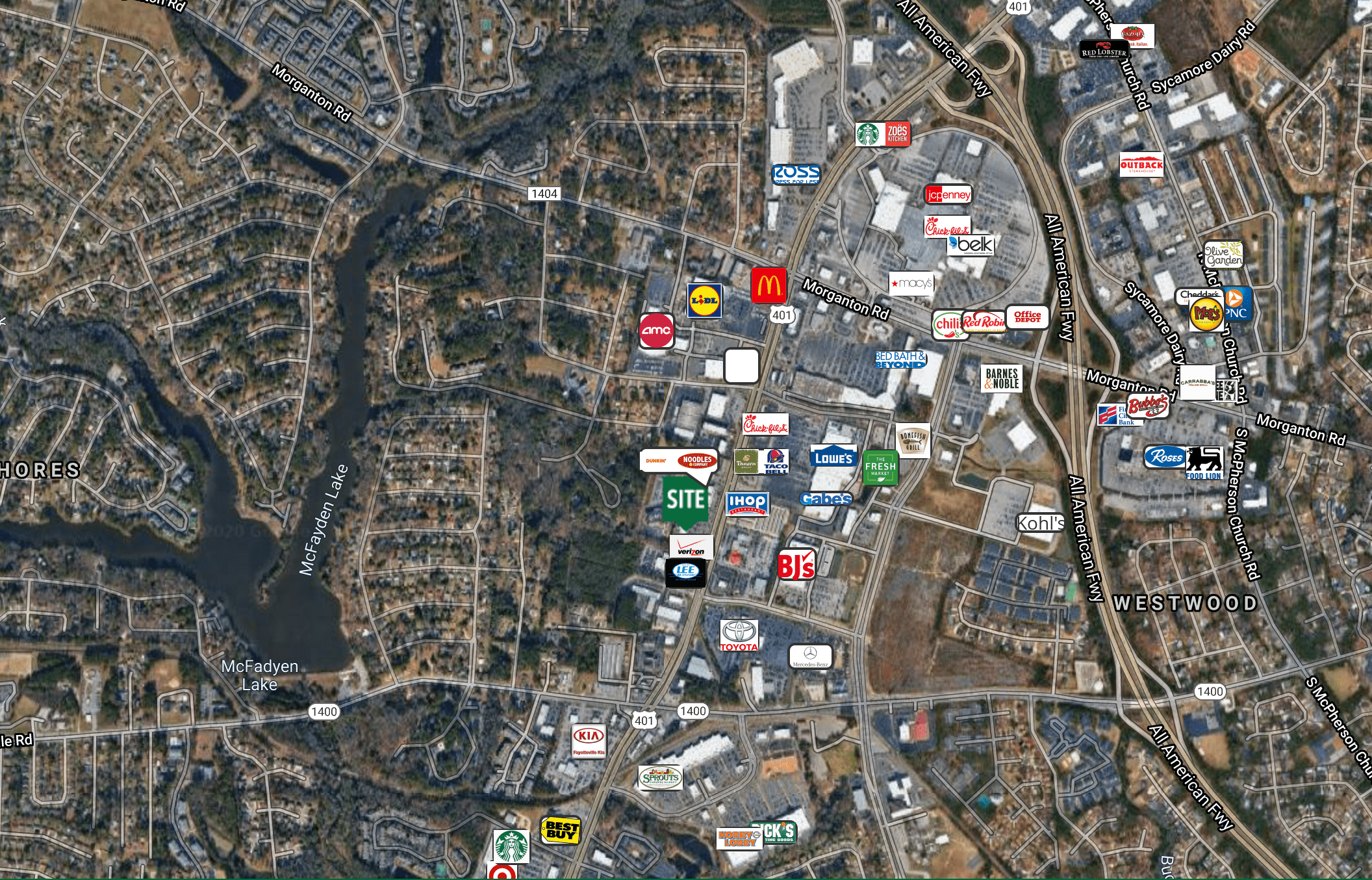
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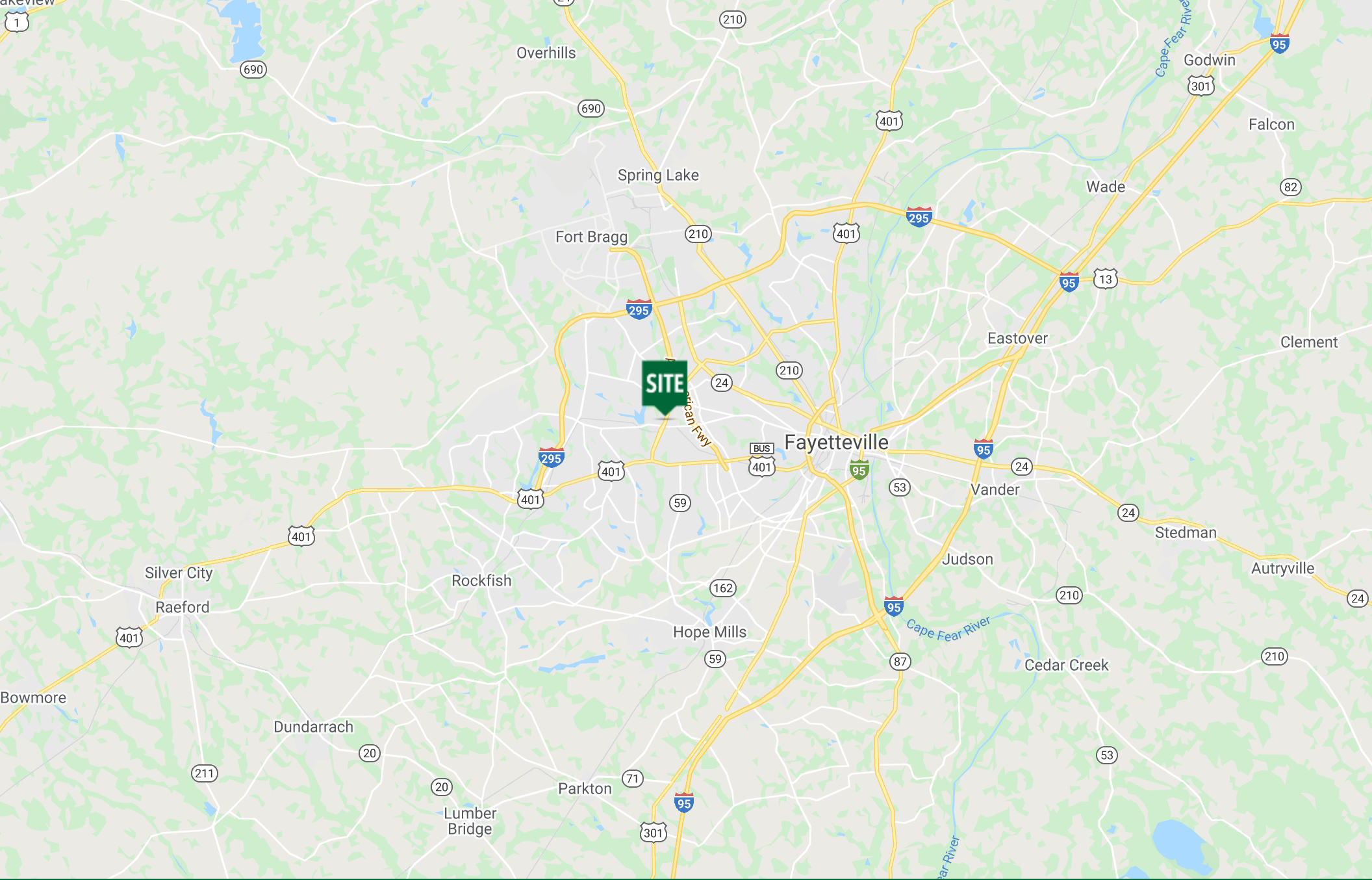


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# DEMOGRAPHICS

3 MILES RADIUS

**74,529**

TOTAL POPULATION

**86,808**

DAYTIME POPULATION

**\$59,517**

AVERAGE HOUSEHOLD INCOME

**\$43,065**

MEDIAN HOUSEHOLD INCOME

**32,387**

TOTAL HOUSEHOLDS

**33.5**

MEDIAN AGE

