



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



RETAIL PROPERTY FOR LEASE

RIVER LANDING SHOPPING CENTER

3616-3650 Ramsey St, Fayetteville, NC 28311

for more information

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge

O: 910.829.1617 x202

C: 910.988.5284

patrick@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,317-1,400 SF
Lease Rate:	\$16.00/SF NNN
Lot Size:	5.35 Acres
GLA:	52,200 SF
Year Built/Renovated:	1980/2012
Parking:	216 (4.1/1,000)
Zoning:	LC
Traffic Count:	36,500

PROPERTY OVERVIEW

Join junior anchors It's Fashion Metro, Dollar Tree, and Badcock Furniture at the River Landing Shopping Center in north Fayetteville. The center is accessible from Ramsey St and from Law Rd with a pylon sign along Ramsey St. The center has a large parking field with great visibility for the 36,500 vehicles that pass by daily.

LOCATION OVERVIEW

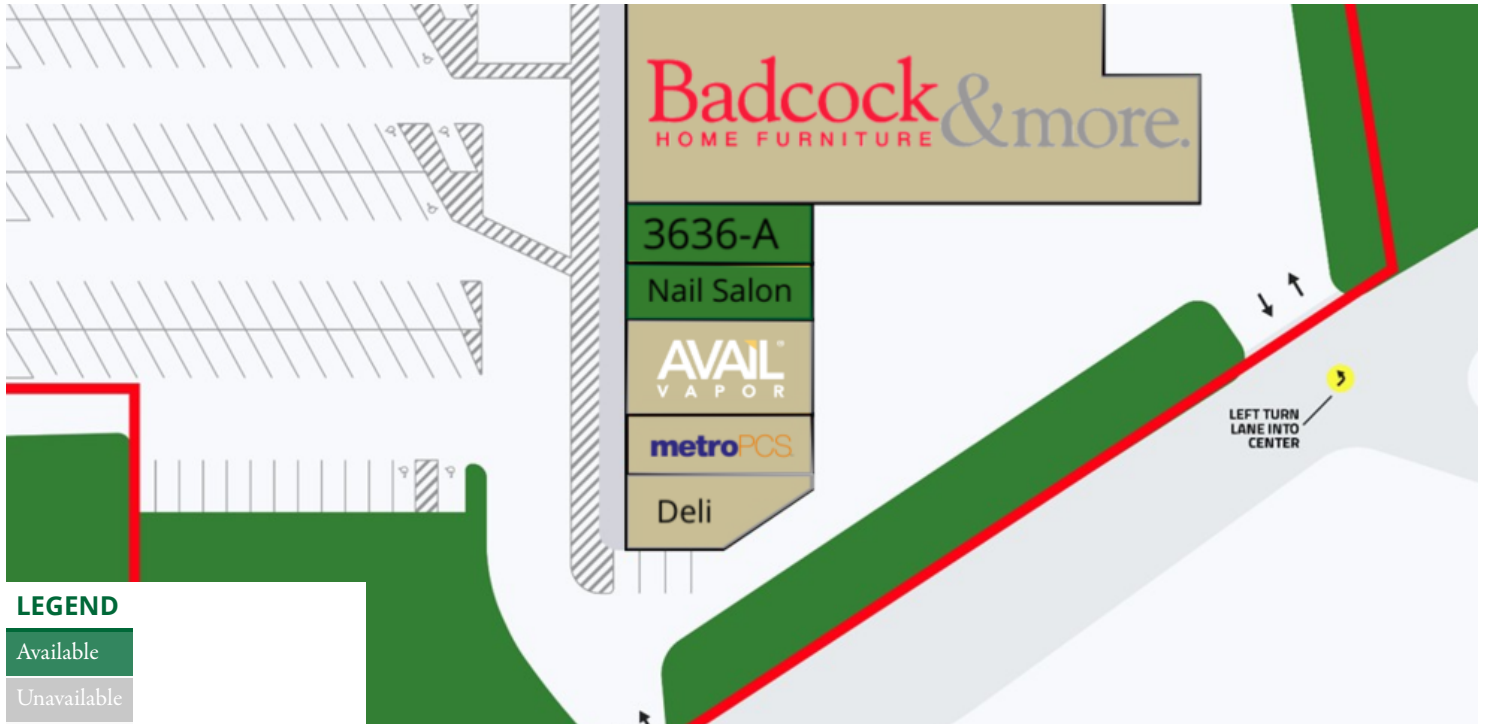
The River Landing Shopping Center is located along northbound Ramsey St at the signalized intersection of Ramsey St and Law Rd. The area is surrounded by numerous national retailers and fast food restaurants as well as close to Methodist University and the I-295 bypass. Within a three mile radius are 38,339 residents with an average household income of \$57,535 and a daytime population of 36,193.

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AVAILABLE SPACE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,317 - 1,400 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
3636-A	Available	1,317 SF	NNN	\$16.00 SF/yr
3636-B	Available	1,400 SF	NNN	\$16.00 SF/yr

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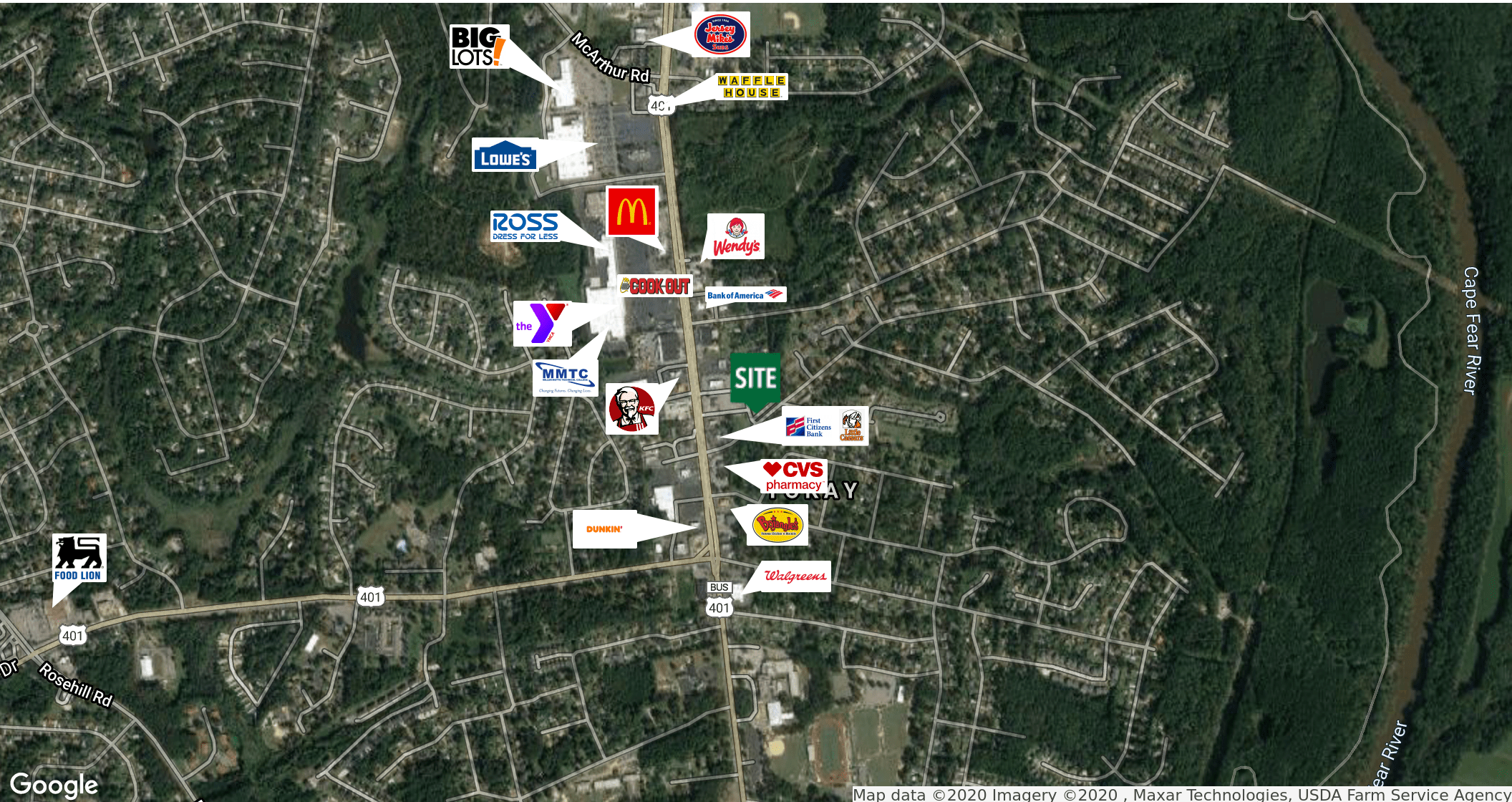


ADDITIONAL PHOTOS



for more information

PATRICK MURRAY, CCIM, CLS
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Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency

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LOCATION MAPS



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Executive Summary

3616 Ramsey St, Fayetteville, North Carolina, 28311
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.10876
Longitude: -78.87724

	1 mile	3 miles	5 miles
Population			
2000 Population	5,613	38,794	75,298
2010 Population	5,934	38,359	74,138
2020 Population	5,858	38,339	75,098
2025 Population	5,949	38,810	76,106
2000-2010 Annual Rate	0.56%	-0.11%	-0.16%
2010-2020 Annual Rate	-0.13%	-0.01%	0.13%
2020-2025 Annual Rate	0.31%	0.24%	0.27%
2020 Male Population	45.9%	46.6%	47.0%
2020 Female Population	54.1%	53.4%	53.0%
2020 Median Age	37.6	35.1	36.2

In the identified area, the current year population is 75,098. In 2010, the Census count in the area was 74,138. The rate of change since 2010 was 0.13% annually. The five-year projection for the population in the area is 76,106 representing a change of 0.27% annually from 2020 to 2025. Currently, the population is 47.0% male and 53.0% female.

Median Age

The median age in this area is 37.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	36.3%	31.3%	39.3%
2020 Black Alone	53.0%	59.0%	49.9%
2020 American Indian/Alaska Native Alone	0.7%	0.7%	1.0%
2020 Asian Alone	2.0%	1.8%	2.5%
2020 Pacific Islander Alone	0.2%	0.2%	0.2%
2020 Other Race	2.6%	2.5%	2.6%
2020 Two or More Races	5.2%	4.5%	4.5%
2020 Hispanic Origin (Any Race)	8.6%	7.9%	8.3%

Persons of Hispanic origin represent 8.3% 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 65.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	52	49	55
2000 Households	2,266	14,599	30,180
2010 Households	2,514	15,322	31,007
2020 Total Households	2,497	15,528	31,756
2025 Total Households	2,535	15,758	32,255
2000-2010 Annual Rate	1.04%	0.48%	0.27%
2010-2020 Annual Rate	-0.07%	0.13%	0.23%
2020-2025 Annual Rate	0.30%	0.29%	0.31%
2020 Average Household Size	2.23	2.33	2.27

The household count in this area has changed from 31,007 in 2010 to 31,756 in the current year, a change of 0.23% annually. The five-year projection of households is 32,255, a change of 0.31% annually from the current year total. Average household size is currently 2.27, compared to 2.29 in the year 2010. The number of families in the current year is 18,773 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.

August 19, 2020



Executive Summary

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Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.10876
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	13.0%	13.5%	15.7%
Median Household Income			
2020 Median Household Income	\$43,098	\$41,653	\$41,857
2025 Median Household Income	\$47,055	\$44,278	\$44,013
2020-2025 Annual Rate	1.77%	1.23%	1.01%
Average Household Income			
2020 Average Household Income	\$63,170	\$57,535	\$61,714
2025 Average Household Income	\$69,528	\$63,233	\$67,012
2020-2025 Annual Rate	1.94%	1.91%	1.66%
Per Capita Income			
2020 Per Capita Income	\$27,036	\$23,621	\$26,095
2025 Per Capita Income	\$29,833	\$26,028	\$28,394
2020-2025 Annual Rate	1.99%	1.96%	1.70%

Households by Income

Current median household income is \$41,857 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$44,013 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$61,714 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$67,012 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,095 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,394 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	167	159	138
2000 Total Housing Units	2,337	16,115	34,055
2000 Owner Occupied Housing Units	1,282	8,039	16,127
2000 Renter Occupied Housing Units	984	6,560	14,053
2000 Vacant Housing Units	71	1,516	3,875
2010 Total Housing Units	2,696	17,372	35,304
2010 Owner Occupied Housing Units	1,374	7,733	15,484
2010 Renter Occupied Housing Units	1,140	7,589	15,523
2010 Vacant Housing Units	182	2,050	4,297
2020 Total Housing Units	2,798	18,329	37,536
2020 Owner Occupied Housing Units	1,122	6,473	13,258
2020 Renter Occupied Housing Units	1,375	9,054	18,498
2020 Vacant Housing Units	301	2,801	5,780
2025 Total Housing Units	2,885	18,919	38,748
2025 Owner Occupied Housing Units	1,133	6,571	13,501
2025 Renter Occupied Housing Units	1,402	9,187	18,754
2025 Vacant Housing Units	350	3,161	6,493

Currently, 35.3% of the 37,536 housing units in the area are owner occupied; 49.3%, renter occupied; and 15.4% 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 35,304 housing units in the area - 43.9% owner occupied, 44.0% renter occupied, and 12.2% vacant. The annual rate of change in housing units since 2010 is 2.76%. Median home value in the area is \$157,122, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.64% annually to \$170,401.

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.

APPLY NOW!

3636 Ramsey St, Fayetteville, NC 28311

Patrick Murray

 (910) 829-1617  patrick@grantmurrayre.com

Grant-Murray Real Estate, LLC
License # 231098

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- Eviction Report



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