



Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303

www.grantmurrayre.com



RETAIL PROPERTY FOR LEASE

AIRPORT PLAZA

2800 Gillespie St, Fayetteville, NC 28306

for more information

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge

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SUSAN EVANS

Broker

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,400 - 1,600 SF
Lease Rate:	\$22.00 - 24.00 SF NNN
TICAM	\$3.98/sf
Lot Size:	3.54 Acres
Year Built:	2016
Building Size:	41,000 SF
Zoning:	CC
Parking Spaces:	165 (4/1,000 SF)
Traffic Count:	23,4500 AADT

PROPERTY OVERVIEW

Airport Plaza is a newly constructed 41,000 SF shopping center shadow anchored by a Walmart Supercenter in Fayetteville, NC near the Fayetteville Regional Airport along Gillespie St. The shopping center has many great national retailers such as Dollar Tree, Shoe Show, Rue 21, GNC, and many others. The three vacancies currently with the a 1,400 SF and 1,600 SF that are in a vanilla shell condition. The other 1,400 SF space is a finished retail space with carpet and one restroom.

LOCATION OVERVIEW

The shopping center is located along Gillespie St/Business 95 across from the entrance to the Fayetteville Regional Airport serving the southeast submarket of Fayetteville, NC. It is easily accessible with traffic lights at Ash Rd and Black and Decker Rd with great visibility from Gillespie St. Within a three mile radius the population is 33,605 with an average household income of \$53,958 and the daytime population is 55,364. The traffic counts along Gillespie St are 23,500 vehicles daily.

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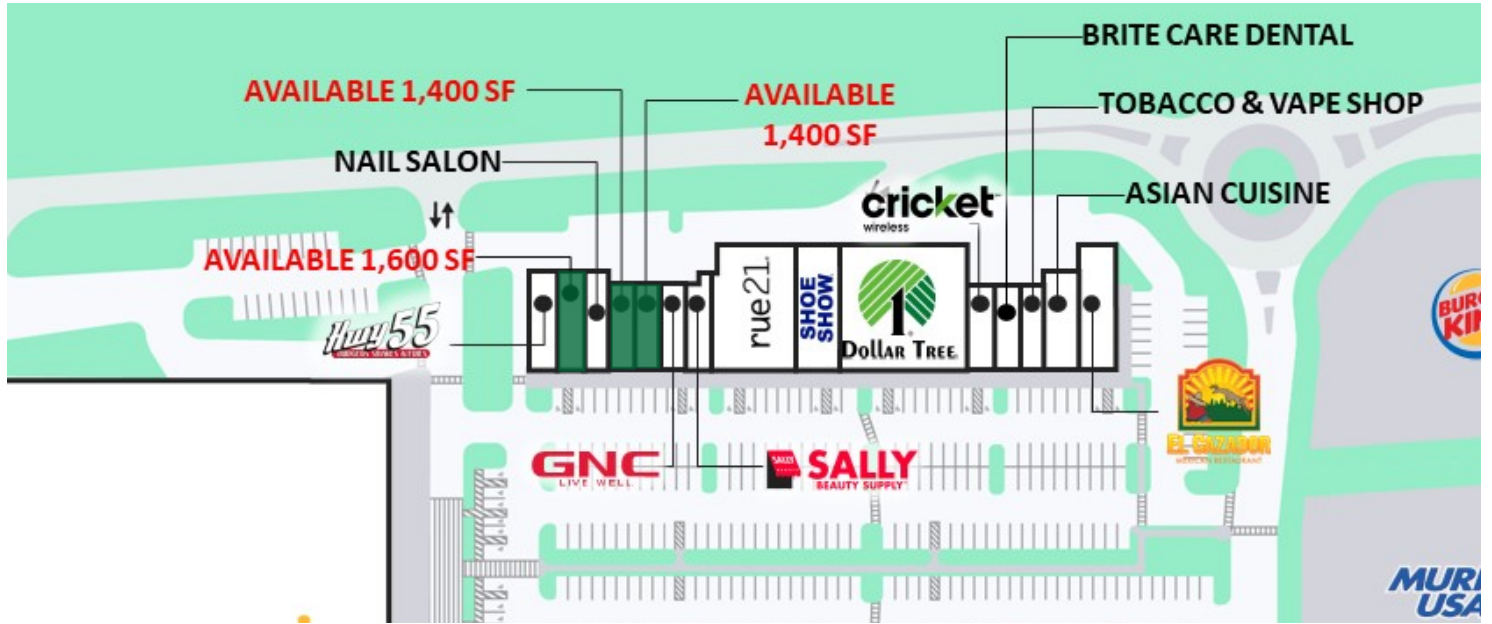
AVAILABLE SPACES

LEASE TYPE | NNN-3.98/SF

TOTAL SPACE | 1,400 - 1,600 SF

LEASE TERM | Negotiable

LEASE RATE | \$22.00 - \$24.00 SF/yr



AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 128	Available	1,400 SF	NNN	\$24.00 SF/yr	Former cell phone store; \$3,264.33/mo
Suite 130	Available	1,400 SF	NNN	\$22.00 SF/yr	Vanilla shell condition; \$3,031/mo
Suite 134	Available	1,600 SF	NNN	\$22.00 SF/yr	Vanilla shell condition; \$3,464/mo

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ADDITIONAL PHOTOS



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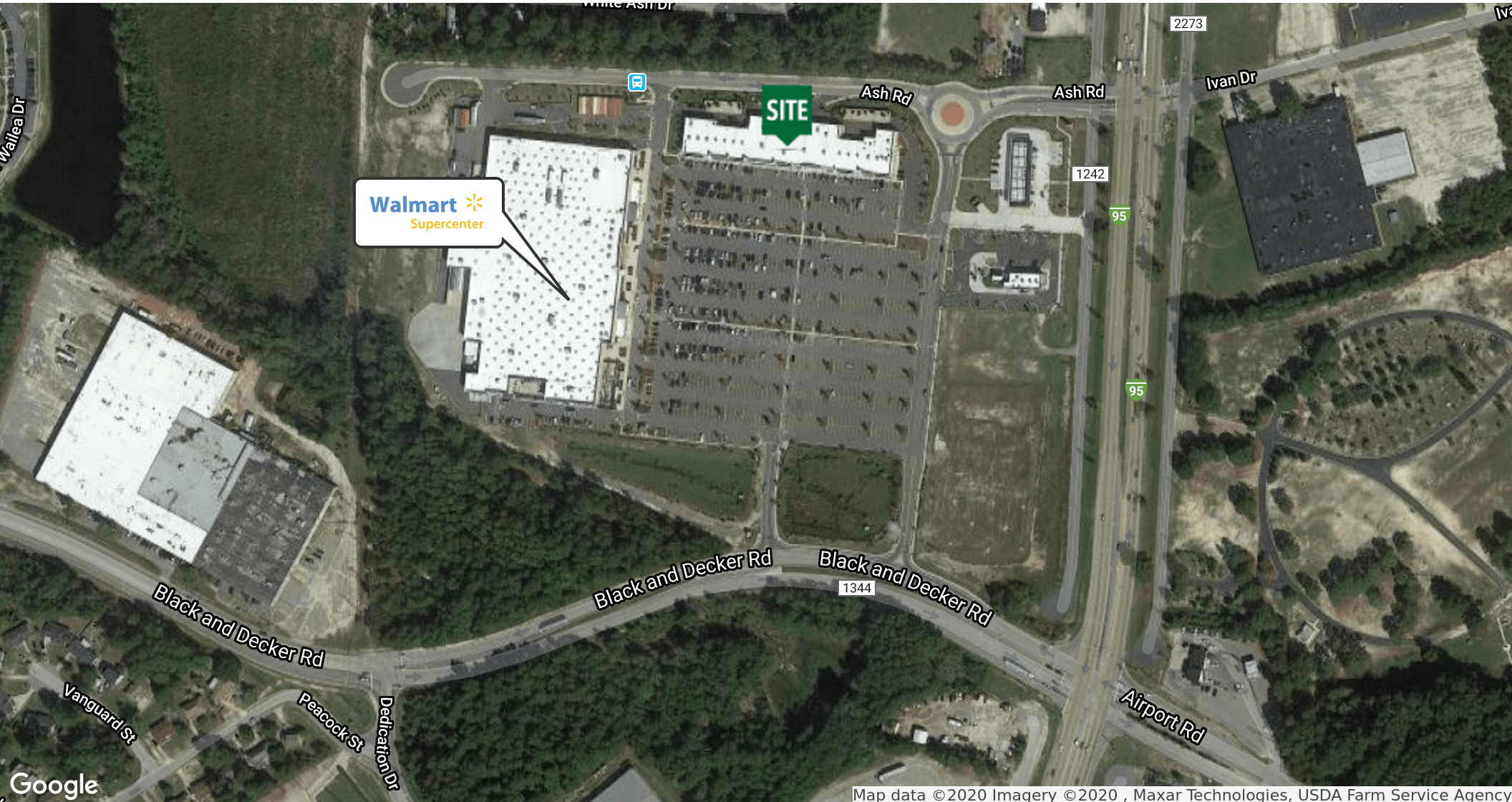
SITE PLAN



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

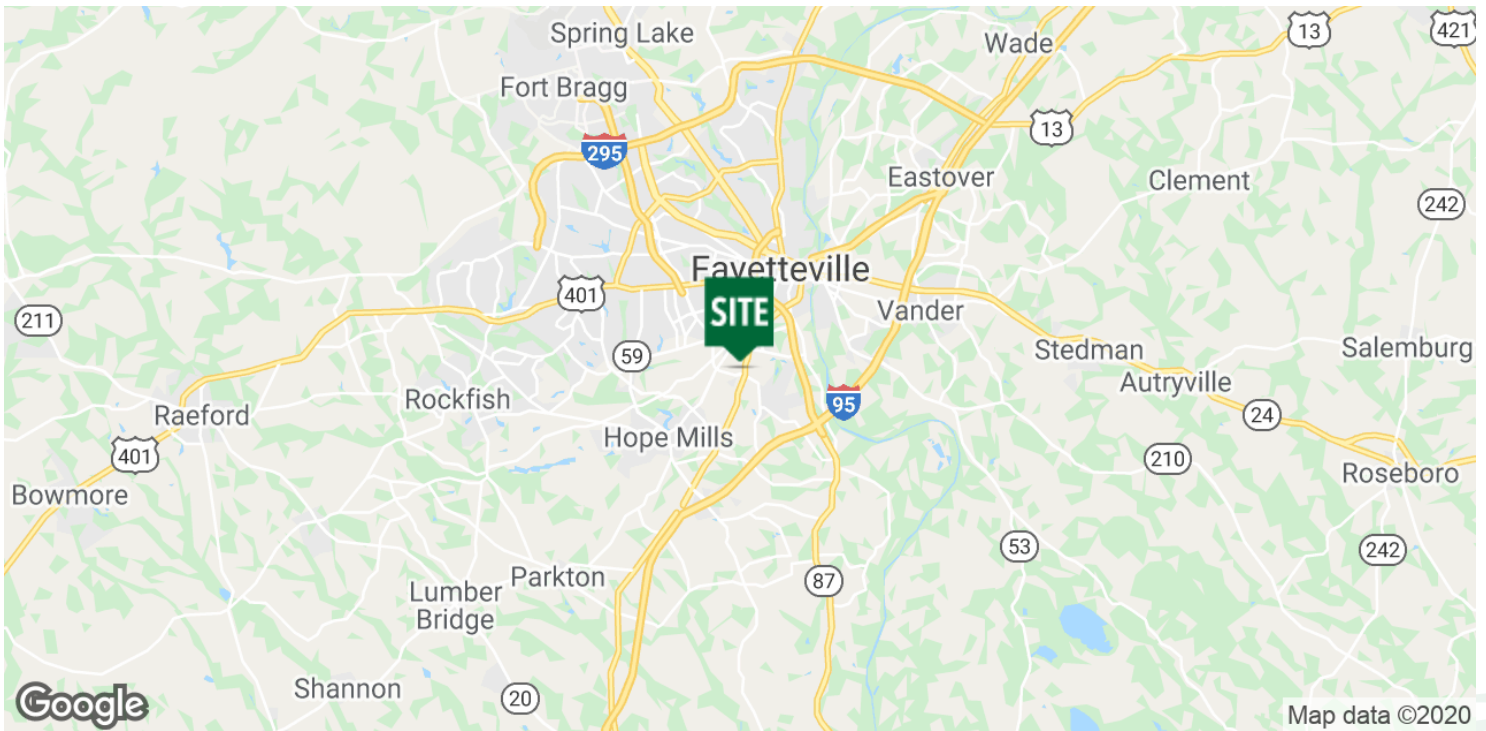
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LOCATION MAPS



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Executive Summary

28306, Fayetteville, North Carolina
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.00368
Longitude: -78.90198

	1 mile	3 miles	5 miles
Population			
2000 Population	3,018	27,836	89,740
2010 Population	3,517	33,190	96,832
2019 Population	3,846	33,605	96,077
2024 Population	4,077	34,064	96,916
2000-2010 Annual Rate	1.54%	1.77%	0.76%
2010-2019 Annual Rate	0.97%	0.13%	-0.08%
2019-2024 Annual Rate	1.17%	0.27%	0.17%
2019 Male Population	44.8%	46.7%	46.9%
2019 Female Population	55.2%	53.3%	53.1%
2019 Median Age	37.4	35.4	36.3

In the identified area, the current year population is 96,077. In 2010, the Census count in the area was 96,832. The rate of change since 2010 was -0.08% annually. The five-year projection for the population in the area is 96,916 representing a change of 0.17% annually from 2019 to 2024. Currently, the population is 46.9% male and 53.1% female.

Median Age

The median age in this area is 37.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	45.0%	47.6%	49.0%
2019 Black Alone	41.7%	38.5%	37.1%
2019 American Indian/Alaska Native Alone	3.4%	2.6%	2.4%
2019 Asian Alone	2.0%	2.1%	2.6%
2019 Pacific Islander Alone	0.5%	0.3%	0.2%
2019 Other Race	3.7%	4.1%	3.6%
2019 Two or More Races	3.7%	4.9%	5.1%
2019 Hispanic Origin (Any Race)	9.9%	11.4%	10.7%

Persons of Hispanic origin represent 10.7% of the population in the identified area compared to 18.6% 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 69.3 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	33	44	51
2000 Households	1,151	10,909	34,837
2010 Households	1,390	13,147	38,563
2019 Total Households	1,578	13,385	38,489
2024 Total Households	1,690	13,603	38,912
2000-2010 Annual Rate	1.90%	1.88%	1.02%
2010-2019 Annual Rate	1.38%	0.19%	-0.02%
2019-2024 Annual Rate	1.38%	0.32%	0.22%
2019 Average Household Size	2.35	2.48	2.44

The household count in this area has changed from 38,563 in 2010 to 38,489 in the current year, a change of -0.02% annually. The five-year projection of households is 38,912, a change of 0.22% annually from the current year total. Average household size is currently 2.44, compared to 2.46 in the year 2010. The number of families in the current year is 24,500 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

28306, Fayetteville, North Carolina
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.00368
Longitude: -78.90198

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	15.8%	17.5%	17.1%
Median Household Income			
2019 Median Household Income	\$31,107	\$38,880	\$40,515
2024 Median Household Income	\$35,261	\$44,746	\$46,123
2019-2024 Annual Rate	2.54%	2.85%	2.63%
Average Household Income			
2019 Average Household Income	\$44,288	\$53,958	\$56,999
2024 Average Household Income	\$51,808	\$62,265	\$64,891
2019-2024 Annual Rate	3.19%	2.91%	2.63%
Per Capita Income			
2019 Per Capita Income	\$18,438	\$21,678	\$23,049
2024 Per Capita Income	\$21,794	\$25,076	\$26,290
2019-2024 Annual Rate	3.40%	2.96%	2.67%

Households by Income

Current median household income is \$40,515 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$46,123 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$56,999 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$64,891 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$23,049 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$26,290 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	149	131	132
2000 Total Housing Units	1,358	12,177	38,524
2000 Owner Occupied Housing Units	808	6,892	21,395
2000 Renter Occupied Housing Units	343	4,016	13,443
2000 Vacant Housing Units	207	1,269	3,686
2010 Total Housing Units	1,537	14,289	42,466
2010 Owner Occupied Housing Units	760	7,637	22,218
2010 Renter Occupied Housing Units	630	5,510	16,345
2010 Vacant Housing Units	147	1,142	3,903
2019 Total Housing Units	1,800	14,977	43,912
2019 Owner Occupied Housing Units	668	6,720	19,355
2019 Renter Occupied Housing Units	911	6,665	19,134
2019 Vacant Housing Units	222	1,592	5,423
2024 Total Housing Units	1,949	15,438	45,075
2024 Owner Occupied Housing Units	713	6,901	19,849
2024 Renter Occupied Housing Units	977	6,701	19,063
2024 Vacant Housing Units	259	1,835	6,163

Currently, 44.1% of the 43,912 housing units in the area are owner occupied; 43.6%, renter occupied; and 12.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 42,466 housing units in the area - 52.3% owner occupied, 38.5% renter occupied, and 9.2% vacant. The annual rate of change in housing units since 2010 is 1.50%. Median home value in the area is \$141,308, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.08% annually to \$149,135.

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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

APPLY NOW!

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Patrick Murray

 (910) 829-1617  patrick@grantmurrayre.com

Grant-Murray Real Estate, LLC
License # 231098

You will submit your

- Rental Application
- Credit Report
- Background Check
- Eviction Report



or
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<https://apply.link/skat>



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