



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



RETAIL PROPERTY FOR LEASE

CROWN SQUARE SHOPPING CENTER 2956 Owen Dr, Fayetteville, NC 28306

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:	1,400 - 2,800 SF
Lease Rate:	\$12.00 - 14.50 SF/yr (NNN)
TICAM:	\$2.75/SF
Lot Size:	1.1 Acres
Year Built:	2000
Building Size:	15,400
Zoning:	LC
Traffic Count:	37,000

PROPERTY OVERVIEW

The Crown Square Shopping Center is a 15,000+ SF center located along Owen Dr just minutes away from Cape Fear Valley Medical Center, the Crown Coliseum, and I-95/Business 95. The center has great visibility along Owen Dr and has a large pylon sign with space available for a new tenant. A 1,400 SF endcap is available as well as a 1,400 SF space next to it which was previously occupied by a church. The 2,800 SF inline space is available which has over 1,500 SF of office and 1,000 SF of warehouse space. The office includes a large reception and waiting room, file room, three private offices, and a break room.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
112-116	\$12.00 SF/yr	2,800 SF
136	\$13.00 SF/yr	1,400 SF
140	\$14.50 SF/yr	1,400 SF

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AVAILABLE SPACES

LEASE TYPE | NNN-\$2.75

TOTAL SPACE | 1,400 - 2,800 SF

LEASE TERM | 36 months

LEASE RATE | \$12.00 - \$14.50 SF/yr



UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
112-116	Available	2,800 SF	NNN	\$12.00 SF/yr	Office/Warehouse
136	Available	1,400 SF	NNN	\$13.00 SF/yr	Former church
140	Available	1,400 SF	NNN	\$14.50 SF/yr	Endcap

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ADDITIONAL PHOTOS



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Crown Square Shopping Center
2956 OWEN DR, FAYETTEVILLE, NC 28306

ADDITIONAL PHOTOS

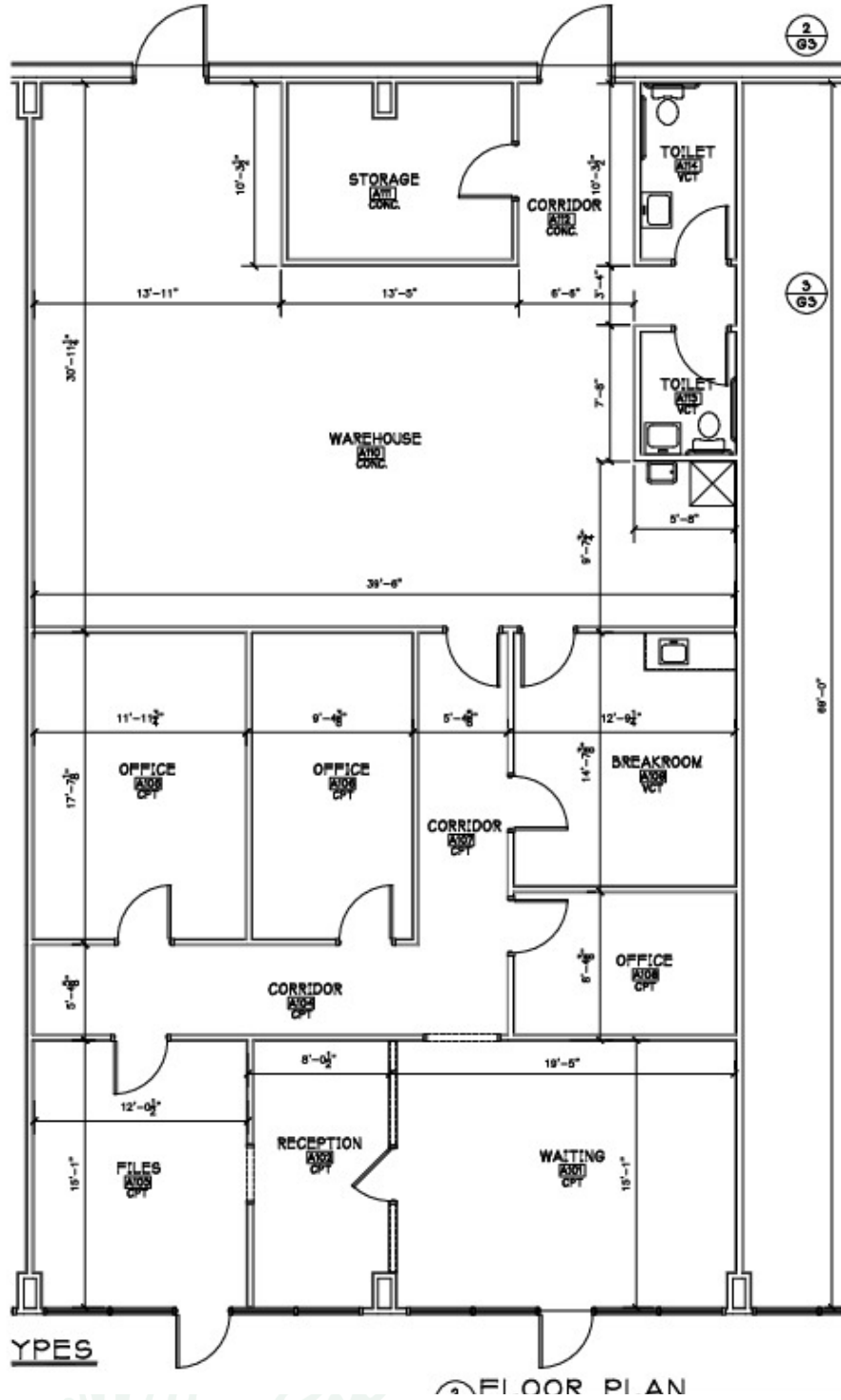


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FLOOR PLANS-SUITE 112



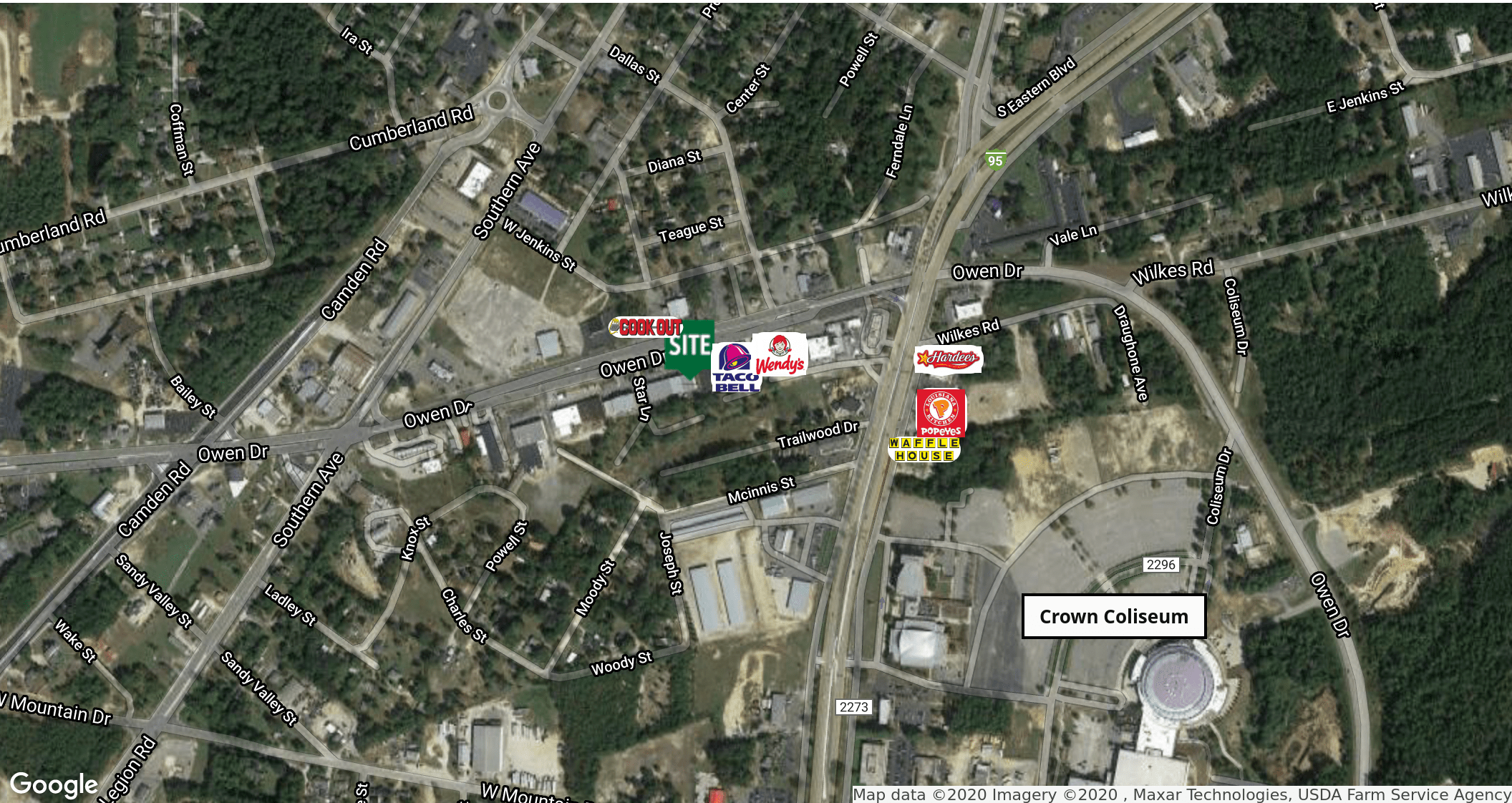
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Executive Summary

2956 Owen Dr, Fayetteville, North Carolina, 28306
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.01927
Longitude: -78.89950

	1 mile	3 miles	5 miles
Population			
2000 Population	3,578	36,127	94,181
2010 Population	3,272	38,295	99,966
2018 Population	3,164	38,740	99,056
2023 Population	3,233	39,246	99,732
2000-2010 Annual Rate	-0.89%	0.58%	0.60%
2010-2018 Annual Rate	-0.41%	0.14%	-0.11%
2018-2023 Annual Rate	0.43%	0.26%	0.14%
2018 Male Population	47.0%	46.9%	46.7%
2018 Female Population	53.0%	53.1%	53.3%
2018 Median Age	40.3	37.0	35.7

In the identified area, the current year population is 99,056. In 2010, the Census count in the area was 99,966. The rate of change since 2010 was -0.11% annually. The five-year projection for the population in the area is 99,732 representing a change of 0.14% annually from 2018 to 2023. Currently, the population is 46.7% male and 53.3% female.

Median Age

The median age in this area is 40.3, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	47.9%	50.3%	47.0%
2018 Black Alone	38.7%	37.5%	39.8%
2018 American Indian/Alaska Native Alone	3.9%	2.3%	2.0%
2018 Asian Alone	1.8%	2.1%	2.6%
2018 Pacific Islander Alone	0.4%	0.3%	0.3%
2018 Other Race	3.5%	3.3%	3.5%
2018 Two or More Races	3.8%	4.3%	4.8%
2018 Hispanic Origin (Any Race)	8.3%	9.7%	10.4%

Persons of Hispanic origin represent 10.4% of the population in the identified area compared to 18.3% 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 69.0 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,463	14,657	37,218
2010 Households	1,380	15,800	40,714
2018 Total Households	1,354	16,087	40,637
2023 Total Households	1,390	16,324	40,986
2000-2010 Annual Rate	-0.58%	0.75%	0.90%
2010-2018 Annual Rate	-0.23%	0.22%	-0.02%
2018-2023 Annual Rate	0.53%	0.29%	0.17%
2018 Average Household Size	2.29	2.34	2.38

The household count in this area has changed from 40,714 in 2010 to 40,637 in the current year, a change of -0.02% annually. The five-year projection of households is 40,986, a change of 0.17% annually from the current year total. Average household size is currently 2.38, compared to 2.39 in the year 2010. The number of families in the current year is 24,997 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

January 16, 2019



Executive Summary

2956 Owen Dr, Fayetteville, North Carolina, 28306
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.01927
Longitude: -78.89950

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$30,745	\$41,205	\$42,794
2023 Median Household Income	\$35,918	\$47,317	\$48,813
2018-2023 Annual Rate	3.16%	2.80%	2.67%
Average Household Income			
2018 Average Household Income	\$42,886	\$59,899	\$60,554
2023 Average Household Income	\$49,667	\$67,905	\$68,008
2018-2023 Annual Rate	2.98%	2.54%	2.35%
Per Capita Income			
2018 Per Capita Income	\$19,147	\$25,401	\$25,239
2023 Per Capita Income	\$22,234	\$28,772	\$28,343
2018-2023 Annual Rate	3.03%	2.52%	2.35%
Households by Income			

Current median household income is \$42,794 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$48,813 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$60,554 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$68,008 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,239 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$28,343 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,691	16,340	41,290
2000 Owner Occupied Housing Units	812	8,708	21,826
2000 Renter Occupied Housing Units	650	5,949	15,392
2000 Vacant Housing Units	229	1,683	4,072
2010 Total Housing Units	1,567	17,456	45,063
2010 Owner Occupied Housing Units	707	8,705	21,974
2010 Renter Occupied Housing Units	673	7,095	18,740
2010 Vacant Housing Units	187	1,656	4,349
2018 Total Housing Units	1,619	18,437	46,900
2018 Owner Occupied Housing Units	569	7,726	19,255
2018 Renter Occupied Housing Units	786	8,361	21,382
2018 Vacant Housing Units	265	2,350	6,263
2023 Total Housing Units	1,695	19,062	48,218
2023 Owner Occupied Housing Units	607	8,096	20,023
2023 Renter Occupied Housing Units	783	8,228	20,963
2023 Vacant Housing Units	305	2,738	7,232

Currently, 41.1% of the 46,900 housing units in the area are owner occupied; 45.6%, renter occupied; and 13.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 45,063 housing units in the area - 48.8% owner occupied, 41.6% renter occupied, and 9.7% vacant. The annual rate of change in housing units since 2010 is 1.79%. Median home value in the area is \$128,668, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.99% annually to \$141,966.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

APPLY NOW!

2956 Owen Dr, Fayetteville, NC 28306

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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