



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



RETAIL PROPERTY FOR LEASE

FORMER WALMART NEIGHBORHOOD MARKET FOR SUBLEASE
3421 Murchison Rd, Fayetteville, NC 28311

for more information

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge
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CODY PERSYN

Principal
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cody.persyn@srsre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	41,921 SF
Lease Rate:	\$9.00 SF/yr (NNN)
Lot Size:	4.47 Acres
Year Built:	2015
Building Size:	41,921
Zoning:	CC
Submarket:	Murchison Rd
Master Lease Expiration:	November 2035

PROPERTY OVERVIEW

Now available for sublease is this former Walmart Neighborhood Market space along Murchison Rd close to Fort Bragg and many neighborhoods. The space is part of a larger shopping center that was completely renovated in 2015. The center has access and signage along both Murchison Rd and Pamalee Dr.

LOCATION OVERVIEW

The Murchison Marketplace Shopping Center is located at the intersection of Murchison Rd (Hwy 210) and Pamalee Dr (Hwy 401 Business). The center is two miles from the I-295 interchange to the north and the gates of Fort Bragg, one of the largest military installations in the world, is about five miles to the north. Traffic counts on Pamalee Dr are at 34,000 daily and 16,000 daily on Murchison Rd. Within a three mile radius of the site the population is 50,365 with an average household income of \$61,873 and a daytime population of 56,086.

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Former Walmart Neighborhood Market for Sublease
3421 MURCHISON RD, FAYETTEVILLE, NC 28311

ADDITIONAL PHOTOS

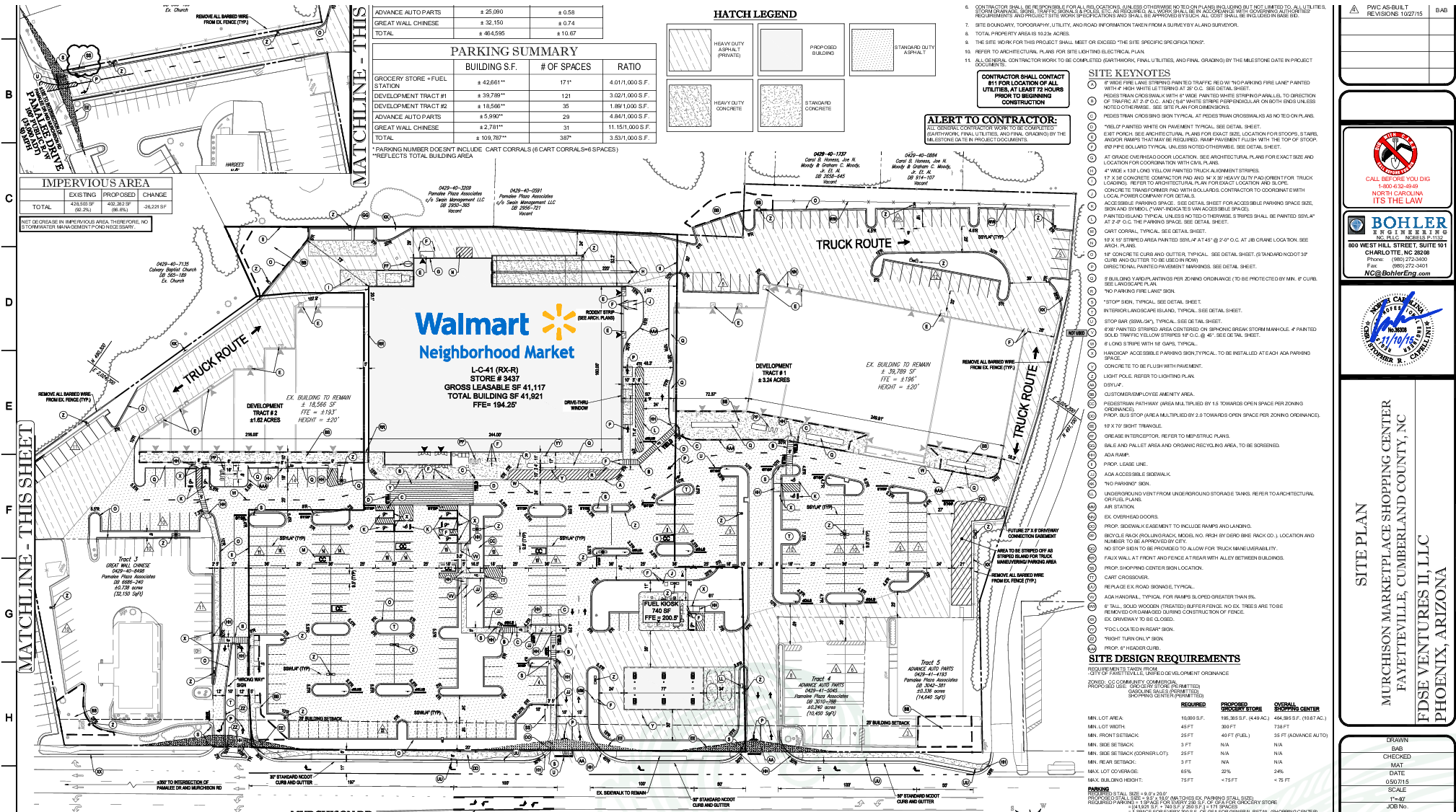


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SITE PLAN



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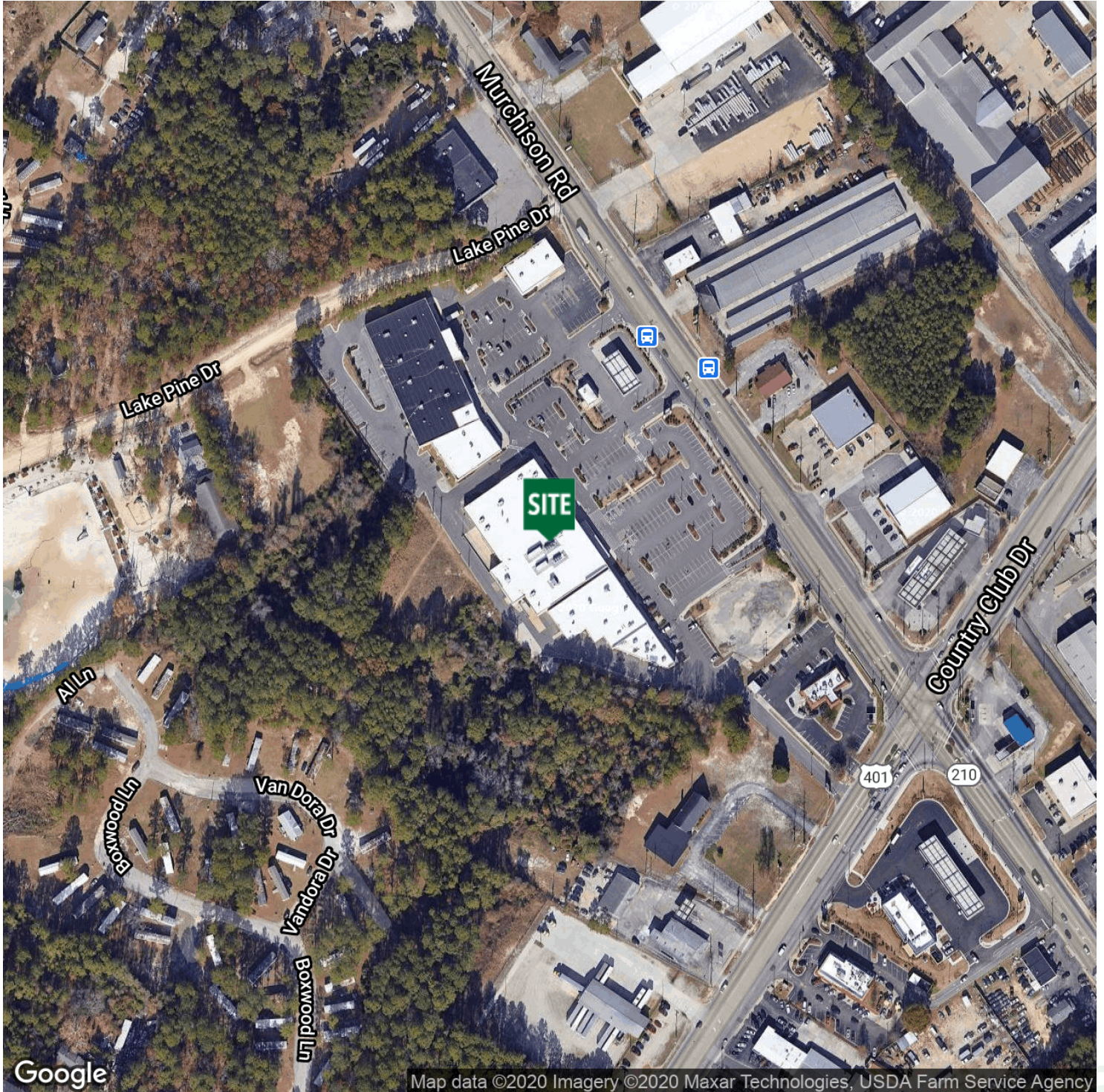
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<p>△ PVC AS-BUILT REVISIONS 10/27/15</p> <p>△ B48</p>
<p>CALL BEFORE YOU DIG 1-800-432-0949 NORTH CAROLINA IT'S THE LAW</p>
<p>BOHLER ENGINEERING & ARCHITECTURE 800 WEST HILL STREET, SUITE 101 CHARLOTTE, NC 28206 Phone: (980) 272-3400 Fax: (980) 272-3401 NC@BohlerEng.com</p>
<p>STATE OF NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 11309 EXPIRES 12/31/18 CODY PERSYN FAYETTEVILLE, NC</p>
<p>SITE PLAN MURCHISON MARKETPLACE SHOPPING CENTER FAYETTEVILLE, CUMBERLAND COUNTY, NC FDSE VENTURES II, LLC PHOENIX, ARIZONA</p>
<p>DRAWN: B48 CHECKED: B48 DATE: 05/07/15 SCALE: 1"=67' JOB NO.:</p>



LOCATION MAPS



for more information

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Executive Summary

3421 Murchison Rd, Fayetteville, North Carolina, 28311
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.09892
Longitude: -78.91722

	1 mile	3 miles	5 miles
Population			
2000 Population	6,945	52,541	117,050
2010 Population	6,557	49,739	114,258
2018 Population	6,770	50,365	116,438
2023 Population	6,915	51,188	118,396
2000-2010 Annual Rate	-0.57%	-0.55%	-0.24%
2010-2018 Annual Rate	0.39%	0.15%	0.23%
2018-2023 Annual Rate	0.42%	0.32%	0.33%
2018 Male Population	46.2%	46.3%	47.7%
2018 Female Population	53.8%	53.7%	52.3%
2018 Median Age	37.3	36.3	33.9

In the identified area, the current year population is 116,438. In 2010, the Census count in the area was 114,258. The rate of change since 2010 was 0.23% annually. The five-year projection for the population in the area is 118,396 representing a change of 0.33% annually from 2018 to 2023. Currently, the population is 47.7% male and 52.3% female.

Median Age

The median age in this area is 37.3, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	20.0%	35.8%	43.1%
2018 Black Alone	71.1%	53.8%	43.9%
2018 American Indian/Alaska Native Alone	0.5%	0.8%	0.9%
2018 Asian Alone	1.5%	2.3%	3.3%
2018 Pacific Islander Alone	0.2%	0.2%	0.3%
2018 Other Race	2.2%	2.7%	3.4%
2018 Two or More Races	4.4%	4.5%	5.0%
2018 Hispanic Origin (Any Race)	6.7%	8.5%	10.9%

Persons of Hispanic origin represent 10.9% 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 69.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,821	21,173	45,304
2010 Households	2,778	21,072	47,650
2018 Total Households	2,912	21,483	48,949
2023 Total Households	2,991	21,859	49,858
2000-2010 Annual Rate	-0.15%	-0.05%	0.51%
2010-2018 Annual Rate	0.57%	0.23%	0.33%
2018-2023 Annual Rate	0.54%	0.35%	0.37%
2018 Average Household Size	2.27	2.27	2.29

The household count in this area has changed from 47,650 in 2010 to 48,949 in the current year, a change of 0.33% annually. The five-year projection of households is 49,858, a change of 0.37% annually from the current year total. Average household size is currently 2.29, compared to 2.30 in the year 2010. The number of families in the current year is 29,322 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.

October 30, 2018



Executive Summary

3421 Murchison Rd, Fayetteville, North Carolina, 28311
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.09892
Longitude: -78.91722

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$33,956	\$42,009	\$45,709
2023 Median Household Income	\$37,221	\$47,840	\$51,456
2018-2023 Annual Rate	1.85%	2.63%	2.40%
Average Household Income			
2018 Average Household Income	\$46,471	\$61,873	\$64,232
2023 Average Household Income	\$51,833	\$69,594	\$72,330
2018-2023 Annual Rate	2.21%	2.38%	2.40%
Per Capita Income			
2018 Per Capita Income	\$20,374	\$26,693	\$27,446
2023 Per Capita Income	\$22,770	\$30,009	\$30,888
2018-2023 Annual Rate	2.25%	2.37%	2.39%

Current median household income is \$45,709 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$51,456 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$64,232 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$72,330 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$27,446 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$30,888 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	3,162	23,988	50,086
2000 Owner Occupied Housing Units	1,217	11,266	23,566
2000 Renter Occupied Housing Units	1,604	9,906	21,738
2000 Vacant Housing Units	341	2,816	4,782
2010 Total Housing Units	3,144	23,840	53,631
2010 Owner Occupied Housing Units	1,273	10,415	22,565
2010 Renter Occupied Housing Units	1,505	10,657	25,085
2010 Vacant Housing Units	366	2,768	5,981
2018 Total Housing Units	3,417	25,130	56,973
2018 Owner Occupied Housing Units	1,128	9,147	19,936
2018 Renter Occupied Housing Units	1,785	12,336	29,014
2018 Vacant Housing Units	505	3,647	8,024
2023 Total Housing Units	3,566	26,072	59,144
2023 Owner Occupied Housing Units	1,171	9,574	20,943
2023 Renter Occupied Housing Units	1,820	12,285	28,915
2023 Vacant Housing Units	575	4,213	9,286

Currently, 35.0% of the 56,973 housing units in the area are owner occupied; 50.9%, renter occupied; and 14.1% 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 53,631 housing units in the area - 42.1% owner occupied, 46.8% renter occupied, and 11.2% vacant. The annual rate of change in housing units since 2010 is 2.72%. Median home value in the area is \$139,233, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.23% annually to \$155,473.

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.