



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

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



RETAIL PROPERTY FOR LEASE

RESTAURANT OPPORTUNITY NEXT TO SEGRA STADIUM  
466 Hay St, Fayetteville, NC 28301

*for more information*

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge

O: 910.829.1617 x202

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### OFFERING SUMMARY

<b>Available SF:</b>	4,426 SF
<b>Lease Rate:</b>	\$22.00 SF/yr NNN
<b>Year Built:</b>	2020
<b>Zoning:</b>	DT/CZ
<b>TI Allowance:</b>	Available
<b>Patio Seating:</b>	Yes

### PROPERTY OVERVIEW

This 4,426 SF retail condo is now available for lease at 466 Hay St within the first level of the new parking deck and next to Segra Stadium. The space is currently in shell condition with a tenant improvement allowance available (amount to be determined). There is a large outdoor seating area in front of the space. This is a great opportunity for a unique restaurant or brewery to have access to the foot traffic generated by the baseball games and other downtown events.

### LOCATION OVERVIEW

The retail space is located next to the ticketing and entrance gates of Segra Stadium, home of Fayetteville's new minor league baseball team the Woodpeckers. Next to the stadium is a recently renovated 59-unit apartment building (Prince Charles Hotel) which adds to the growing number of downtown residents moving into the area. Hay Street has many other restaurants, shops, offices, and lofts which all help to create a vibrant, walkable community.

*for more information*

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Restaurant Opportunity Next to Segra Stadium  
466 HAY ST, FAYETTEVILLE, NC 28301

ADDITIONAL PHOTOS



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FLOOR PLANS



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LOCATION MAPS



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# Executive Summary

466 Hay St, Fayetteville, North Carolina, 28301  
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.05522  
Longitude: -78.88387

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,154	37,958	96,049
2010 Population	4,767	36,285	95,059
2020 Population	4,514	34,843	94,196
2025 Population	4,525	34,746	94,588
2000-2010 Annual Rate	-0.78%	-0.45%	-0.10%
2010-2020 Annual Rate	-0.53%	-0.39%	-0.09%
2020-2025 Annual Rate	0.05%	-0.06%	0.08%
2020 Male Population	50.6%	45.7%	46.7%
2020 Female Population	49.4%	54.3%	53.3%
2020 Median Age	38.7	39.4	37.2

In the identified area, the current year population is 94,196. In 2010, the Census count in the area was 95,059. The rate of change since 2010 was -0.09% annually. The five-year projection for the population in the area is 94,588 representing a change of 0.08% annually from 2020 to 2025. Currently, the population is 46.7% male and 53.3% female.

## Median Age

The median age in this area is 38.7, compared to U.S. median age of 38.5.

## Race and Ethnicity

2020 White Alone	31.6%	41.4%	40.7%
2020 Black Alone	61.8%	49.3%	46.8%
2020 American Indian/Alaska Native Alone	1.4%	1.7%	1.7%
2020 Asian Alone	0.9%	2.0%	2.7%
2020 Pacific Islander Alone	0.0%	0.1%	0.2%
2020 Other Race	0.9%	1.7%	3.1%
2020 Two or More Races	3.3%	3.7%	4.8%
2020 Hispanic Origin (Any Race)	4.4%	5.9%	9.2%

Persons of Hispanic origin represent 9.2% 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 67.9 in the identified area, compared to 65.1 for the U.S. as a whole.

## Households

2020 Wealth Index	38	53	52
2000 Households	2,100	15,789	38,975
2010 Households	1,925	15,605	40,063
2020 Total Households	1,845	15,178	40,170
2025 Total Households	1,859	15,183	40,458
2000-2010 Annual Rate	-0.87%	-0.12%	0.28%
2010-2020 Annual Rate	-0.41%	-0.27%	0.03%
2020-2025 Annual Rate	0.15%	0.01%	0.14%
2020 Average Household Size	2.07	2.15	2.27

The household count in this area has changed from 40,063 in 2010 to 40,170 in the current year, a change of 0.03% annually. The five-year projection of households is 40,458, a change of 0.14% 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 23,716 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.

October 27, 2020



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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	23.3%	18.1%	14.3%
<b>Median Household Income</b>			
2020 Median Household Income	\$32,301	\$38,160	\$39,935
2025 Median Household Income	\$33,562	\$39,752	\$41,790
2020-2025 Annual Rate	0.77%	0.82%	0.91%
<b>Average Household Income</b>			
2020 Average Household Income	\$53,205	\$59,520	\$58,747
2025 Average Household Income	\$54,417	\$63,325	\$63,247
2020-2025 Annual Rate	0.45%	1.25%	1.49%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$22,487	\$26,209	\$25,073
2025 Per Capita Income	\$23,108	\$27,974	\$27,073
2020-2025 Annual Rate	0.55%	1.31%	1.55%

### Households by Income

Current median household income is \$39,935 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$41,790 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$58,747 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$63,247 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$25,073 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,073 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	94	119	151
2000 Total Housing Units	2,498	17,642	43,421
2000 Owner Occupied Housing Units	809	8,149	21,772
2000 Renter Occupied Housing Units	1,291	7,641	17,204
2000 Vacant Housing Units	398	1,852	4,445
2010 Total Housing Units	2,338	17,646	44,841
2010 Owner Occupied Housing Units	707	7,439	20,441
2010 Renter Occupied Housing Units	1,218	8,166	19,622
2010 Vacant Housing Units	413	2,041	4,778
2020 Total Housing Units	2,449	18,074	46,932
2020 Owner Occupied Housing Units	530	5,924	16,895
2020 Renter Occupied Housing Units	1,315	9,254	23,275
2020 Vacant Housing Units	604	2,896	6,762
2025 Total Housing Units	2,514	18,444	48,150
2025 Owner Occupied Housing Units	542	5,934	16,956
2025 Renter Occupied Housing Units	1,316	9,249	23,503
2025 Vacant Housing Units	655	3,261	7,692

Currently, 36.0% of the 46,932 housing units in the area are owner occupied; 49.6%, renter occupied; and 14.4% 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 44,841 housing units in the area - 45.6% owner occupied, 43.8% renter occupied, and 10.7% vacant. The annual rate of change in housing units since 2010 is 2.05%. Median home value in the area is \$136,285, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.06% annually to \$143,651.

**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.