



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



OFFICE BUILDING FOR SALE

OFFICE AND WAREHOUSE ON GILLESPIE
525 Gillespie St, Fayetteville, NC 28301

for more information

NEIL GRANT

Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com

JORDANA LEGGETT

Broker
O: 910.829.1617 x205
C: 910.964.0626
jordana@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$259,000
Lot Size:	0.66 Acres
Year Built:	1947
Building Size:	8,000
Zoning:	CC
Market:	Fayetteville
Submarket:	Downtown
Price / SF:	\$32.38

PROPERTY OVERVIEW

Downtown 2 story metal wrapped building with office/showroom upstairs and warehouse downstairs. 2 entrance/exits, 1 from Gillespie Street in front of building, 2nd entrance in back up brand new steels stairs. Welcoming entry with reception office and dividing glass window, large conference room, 6 large offices, 1 workstation office, showroom, small kitchen/ break area, large storage room and 2 bathrooms. Downstairs has a roll up door in the back of building with a bathroom and great open space for production, storage, manufacturing. The property has a new gas furnace, 4 HVAC units, and an alarm system. The roof is 7 years old. The property includes a .38 acre lot behind the building which provides ample parking. Within minutes from the Fayetteville Market House and the brand new Baseball Stadium under construction now. Great opportunity for start up business.

LOCATION OVERVIEW

Easy access to Highway 87, located off Gillespie St minutes from the Market House in Downtown Fayetteville. The property is also accessible from I-95.

for more information

NEIL GRANT

Principal / Broker
 O: 910.829.1617 x206
 C: 910.818.3252
 neil@grantmurrayre.com

JORDANA LEGGETT

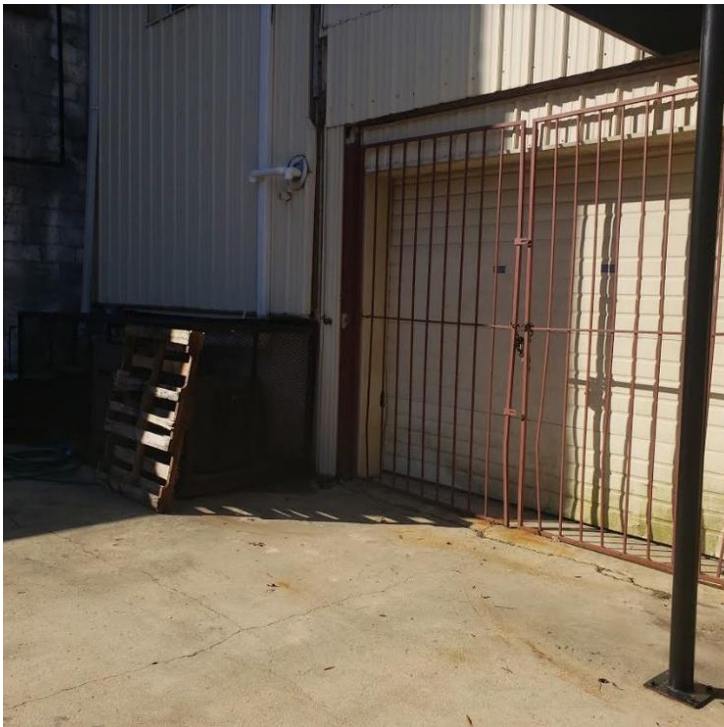
Broker
 O: 910.829.1617 x205
 C: 910.964.0626
 jordana@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

Office / Showroom / Distribution Building
525 GILLESPIE ST, FAYETTEVILLE, NC 28301

ADDITIONAL PHOTOS



for more information

NEIL GRANT

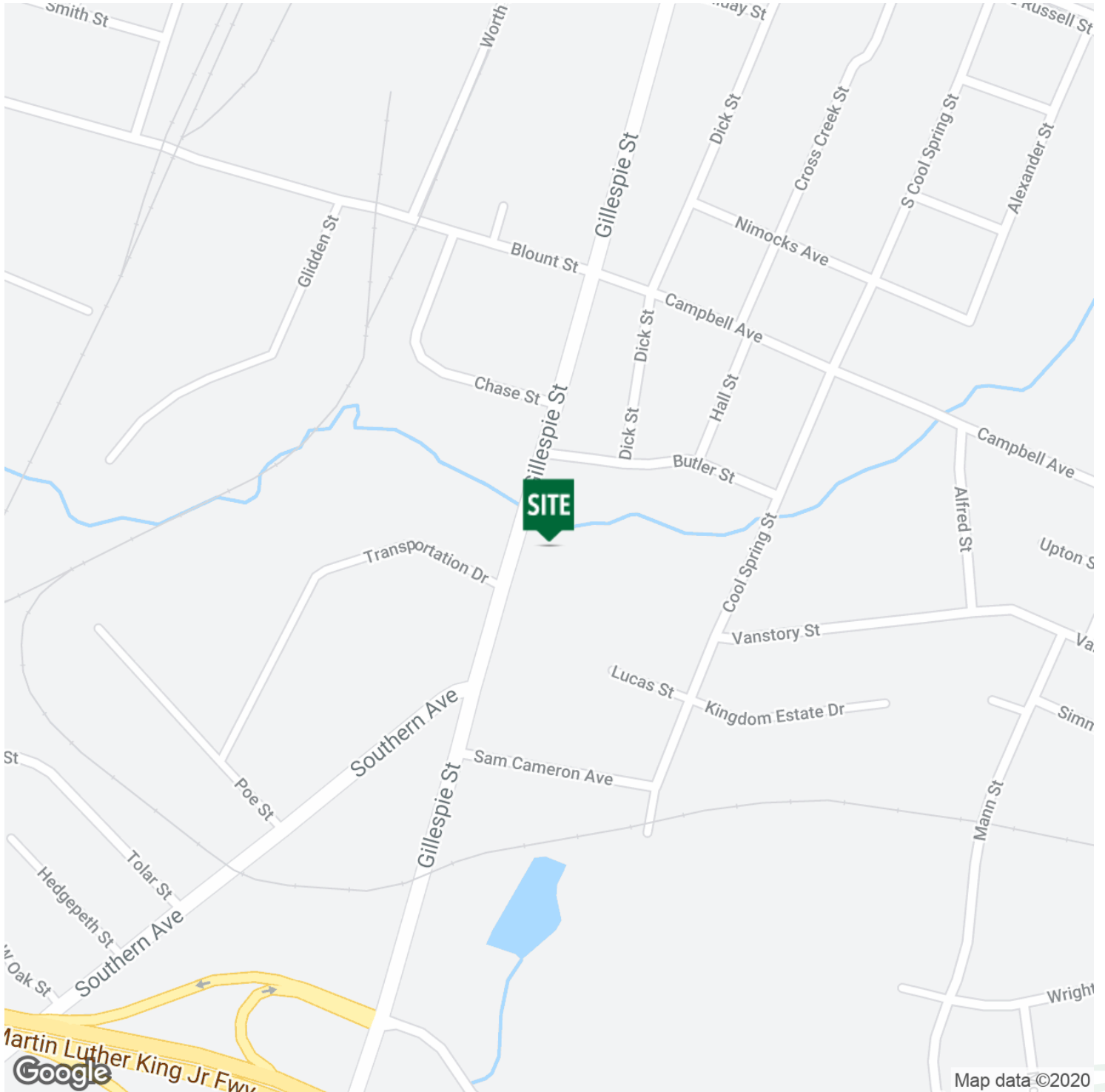
Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com

JORDANA LEGGETT

Broker
O: 910.829.1617 x205
C: 910.964.0626
jordana@grantmurrayre.com



LOCATION MAPS



for more information

NEIL GRANT

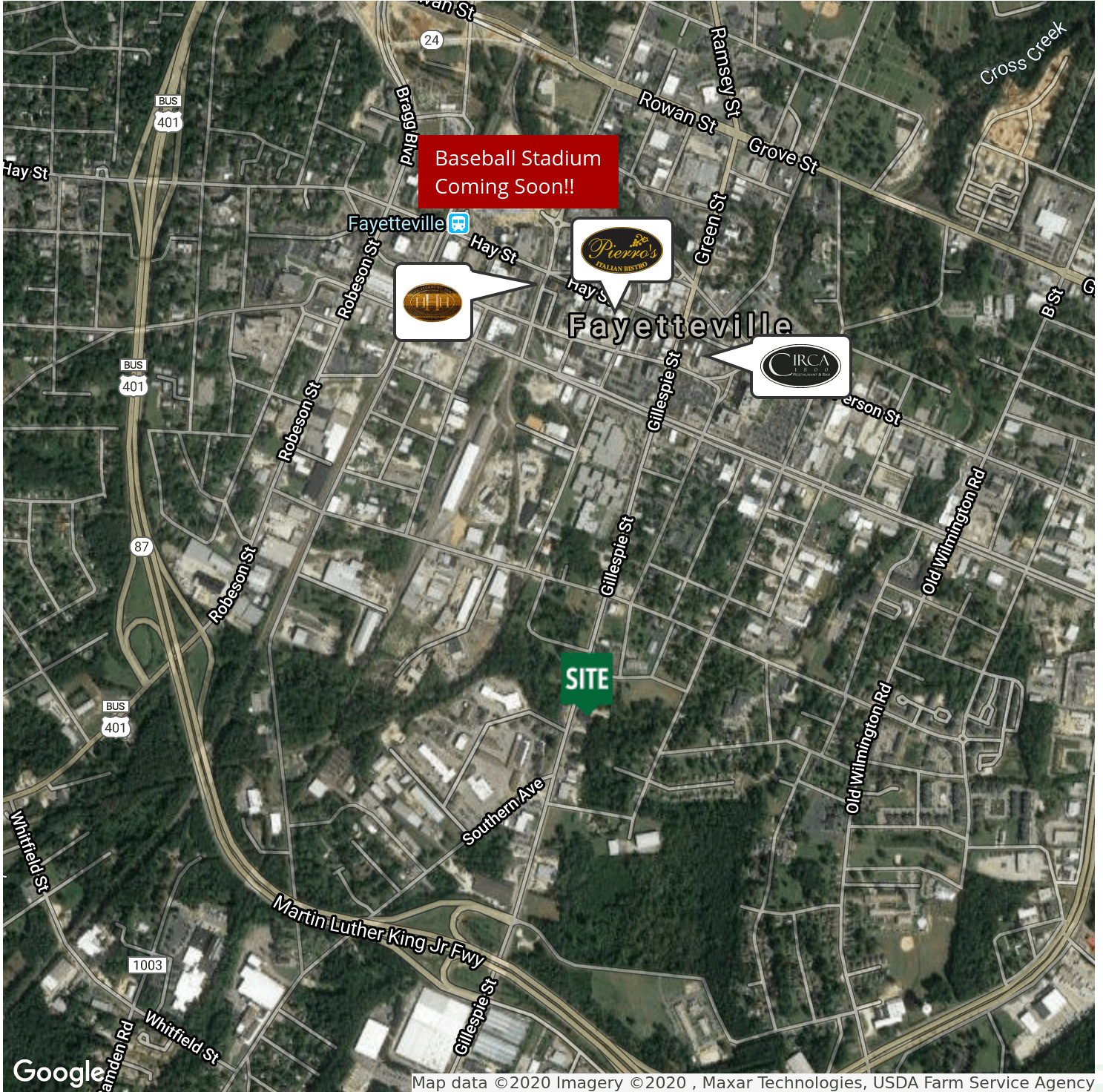
Principal / Broker
 O: 910.829.1617 x206
 C: 910.818.3252
 neil@grantmurrayre.com

JORDANA LEGGETT

Broker
 O: 910.829.1617 x205
 C: 910.964.0626
 jordana@grantmurrayre.com



RETAILER MAP



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

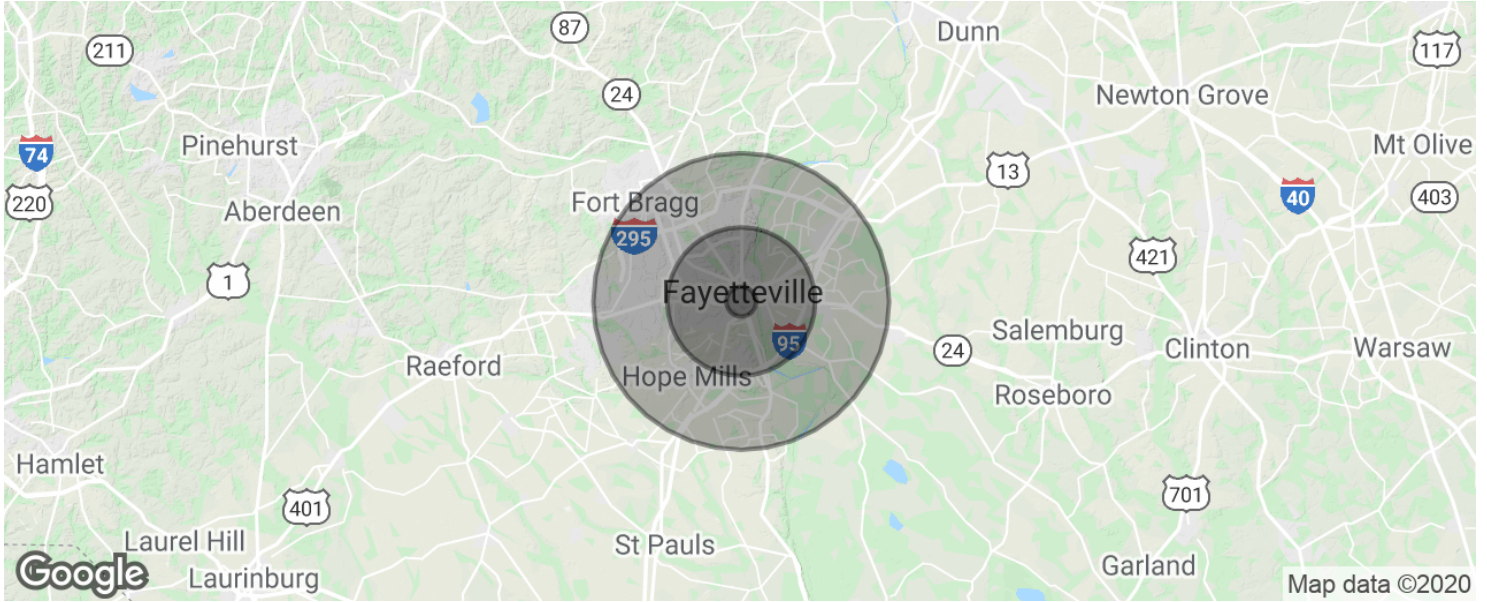
for more information

NEIL GRANT
 Principal / Broker
 O: 910.829.1617 x206
 C: 910.818.3252
 neil@grantmurrayre.com

JORDANA LEGGETT
 Broker
 O: 910.829.1617 x205
 C: 910.964.0626
 jordana@grantmurrayre.com



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,526	83,170	272,591
Median age	34.9	36.2	32.9
Median age (Male)	35.3	35.2	31.7
Median age (Female)	37.5	37.5	34.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,033	34,387	106,834
# of persons per HH	2.4	2.4	2.6
Average HH income	\$25,728	\$55,687	\$54,826
Average house value	\$54,193	\$118,899	\$129,751

* Demographic data derived from 2010 US Census

for more information

NEIL GRANT
 Principal / Broker
 O: 910.829.1617 x206
 C: 910.818.3252
 neil@grantmurrayre.com

JORDANA LEGGETT
 Broker
 O: 910.829.1617 x205
 C: 910.964.0626
 jordana@grantmurrayre.com