



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

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



OFFICE BUILDING FOR SALE

# OFFICE PROPERTY FOR SALE

## 230 Donaldson St , Fayetteville, NC 28301

*for more information*

NEIL GRANT

Principal / Broker  
O: 910.829.1617 x206  
C: 910.818.3252  
[neil@grantmurrayre.com](mailto:neil@grantmurrayre.com)

SUSAN EVANS

Broker  
O: 910.829.1617 x208  
C: 919.920.2140  
[susan@grantmurrayre.com](mailto:susan@grantmurrayre.com)



**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

**Sale Price:** \$1,999,900

**Lot Size:** 0.44 Acres

**Year Built:** 1961

**Building Size:** 24,000

**Zoning:** DT

**Market:** Fayetteville

**Price / SF:** \$83.33

**PROPERTY OVERVIEW**

Five story beautiful newly renovated top to bottom office building in Downtown Fayetteville. Each floor has many offices with a variety of configurations. Plenty of parking on site. Additional parking is available. New ceilings, floors ,hvac , elevator, paint, and much more. Fiber optics and all other services. Wi-Fi building. Generator back up in building. Security card access. Every floor has own Restrooms as well. New lighting and windows.

**AVAILABLE SPACES**

SPACE	LEASE RATE	SIZE (SF)
230 Donaldson St - 1st Floor	\$16.00 SF/yr	3,000 SF
230 Donaldson St.- 2nd Floor	\$16.00 SF/yr	1,500 - 3,825 SF
230 Donaldson St - 3rd Floor	\$16.00 SF/yr	600 SF
230 Donaldson St - 4th Floor	\$16.00 SF/yr	1,500 - 3,825 SF
230 Donaldson St - 5th Floor	\$16.00 SF/yr	1,259 - 24,000 SF

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**Downtown Executive Tower**  
230 DONALDSON ST , FAYETTEVILLE, NC 28301

ADDITIONAL PHOTOS



*for more information*

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LOCATION MAPS



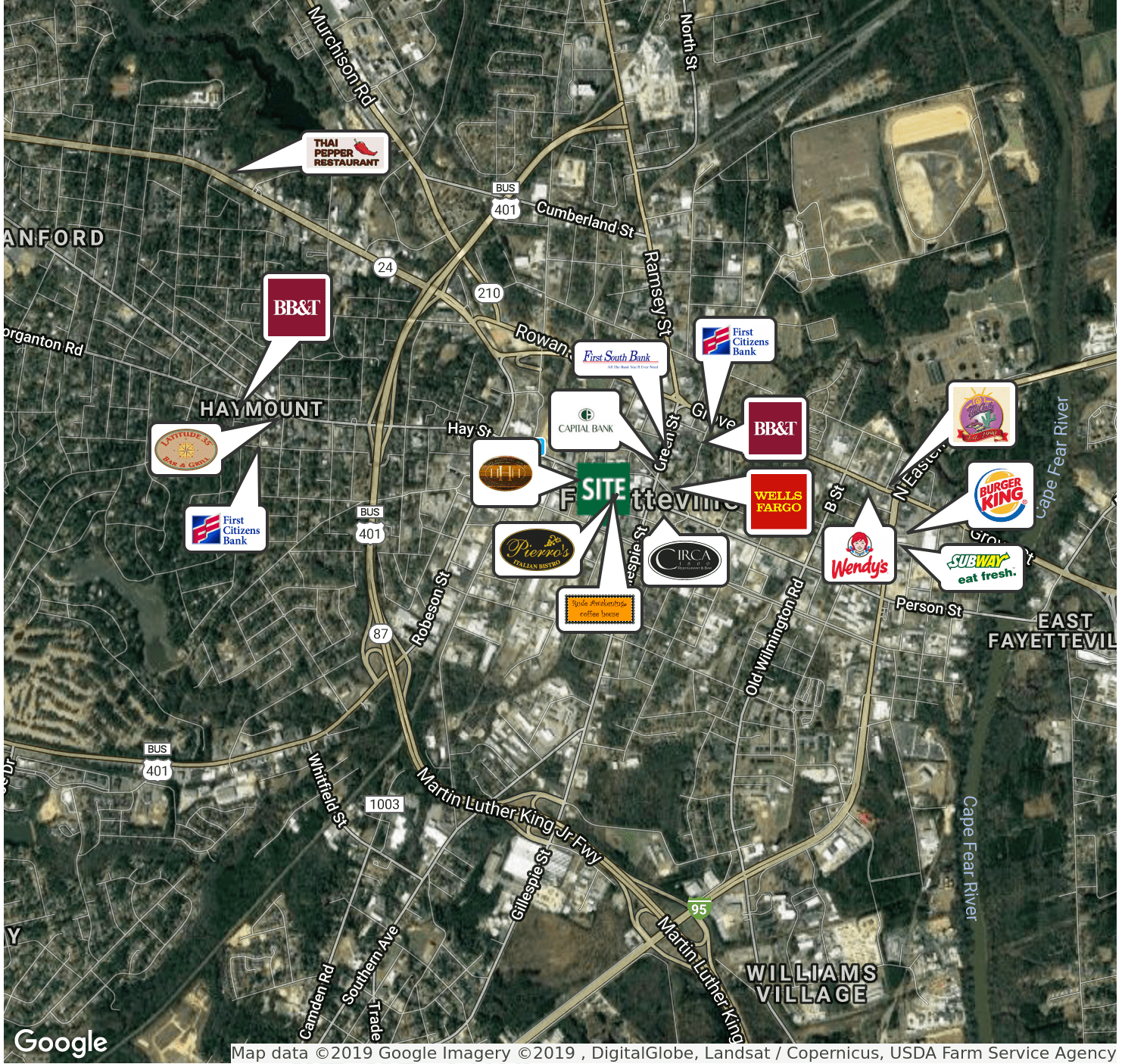
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RETAILER MAP



Google

Map data ©2019 Google Imagery ©2019 , DigitalGlobe, Landsat / Copernicus, USDA Farm Service Agency

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# Executive Summary

230 Donaldson St, Fayetteville, North Carolina, 28301  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.05146  
Longitude: -78.88053

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,141	35,703	90,770
2010 Population	3,708	34,086	90,959
2017 Population	3,587	33,352	90,838
2022 Population	3,624	33,546	91,967
2000-2010 Annual Rate	-1.10%	-0.46%	0.02%
2010-2017 Annual Rate	-0.46%	-0.30%	-0.02%
2017-2022 Annual Rate	0.21%	0.12%	0.25%
2017 Male Population	50.4%	45.7%	46.5%
2017 Female Population	49.6%	54.3%	53.5%
2017 Median Age	37.4	39.3	36.8

In the identified area, the current year population is 90,838. In 2010, the Census count in the area was 90,959. The rate of change since 2010 was -0.02% annually. The five-year projection for the population in the area is 91,967 representing a change of 0.25% annually from 2017 to 2022. Currently, the population is 46.5% male and 53.5% female.

### Median Age

The median age in this area is 37.4, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	27.2%	43.5%	43.9%
2017 Black Alone	66.0%	47.6%	44.2%
2017 American Indian/Alaska Native Alone	1.8%	1.8%	1.7%
2017 Asian Alone	1.3%	1.9%	2.6%
2017 Pacific Islander Alone	0.1%	0.1%	0.2%
2017 Other Race	0.8%	1.7%	2.9%
2017 Two or More Races	2.9%	3.4%	4.4%
2017 Hispanic Origin (Any Race)	3.8%	5.7%	8.8%

Persons of Hispanic origin represent 8.8% of the population in the identified area compared to 18.1% 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 67.3 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	1,631	14,835	36,830
2010 Households	1,423	14,598	38,263
2017 Total Households	1,442	14,562	38,632
2022 Total Households	1,459	14,674	39,186
2000-2010 Annual Rate	-1.35%	-0.16%	0.38%
2010-2017 Annual Rate	0.18%	-0.03%	0.13%
2017-2022 Annual Rate	0.23%	0.15%	0.29%
2017 Average Household Size	2.08	2.17	2.29

The household count in this area has changed from 38,263 in 2010 to 38,632 in the current year, a change of 0.13% annually. The five-year projection of households is 39,186, a change of 0.29% 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 22,897 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

August 30, 2017



# Executive Summary

230 Donaldson St, Fayetteville, North Carolina, 28301  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.05146  
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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$26,543	\$36,949	\$38,146
2022 Median Household Income	\$26,865	\$38,872	\$40,319
2017-2022 Annual Rate	0.24%	1.02%	1.11%
<b>Average Household Income</b>			
2017 Average Household Income	\$40,702	\$56,275	\$58,576
2022 Average Household Income	\$44,942	\$62,794	\$65,512
2017-2022 Annual Rate	2.00%	2.22%	2.26%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$18,495	\$25,249	\$25,317
2022 Per Capita Income	\$20,172	\$28,132	\$28,324
2017-2022 Annual Rate	1.75%	2.19%	2.27%

Current median household income is \$38,146 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$40,319 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$58,576 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$65,512 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,317 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,324 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,943	16,629	40,669
2000 Owner Occupied Housing Units	560	7,771	20,833
2000 Renter Occupied Housing Units	1,071	7,064	15,996
2000 Vacant Housing Units	312	1,794	3,840
2010 Total Housing Units	1,771	16,605	42,553
2010 Owner Occupied Housing Units	485	7,049	19,769
2010 Renter Occupied Housing Units	938	7,549	18,494
2010 Vacant Housing Units	348	2,007	4,290
2017 Total Housing Units	1,899	17,337	44,871
2017 Owner Occupied Housing Units	455	6,460	18,440
2017 Renter Occupied Housing Units	987	8,101	20,192
2017 Vacant Housing Units	457	2,775	6,239
2022 Total Housing Units	1,972	17,863	46,530
2022 Owner Occupied Housing Units	459	6,485	18,635
2022 Renter Occupied Housing Units	1,001	8,189	20,552
2022 Vacant Housing Units	513	3,189	7,344

Currently, 41.1% of the 44,871 housing units in the area are owner occupied; 45.0%, renter occupied; and 13.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 42,553 housing units in the area - 46.5% owner occupied, 43.5% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 2.39%. Median home value in the area is \$124,631, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.28% annually to \$132,819.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.