



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



LAND FOR SALE

RETAIL PAD FOR SALE ON SYCAMORE DAIRY RD
3701 Sycamore Dairy , Fayetteville, NC 28303

for more information

NEIL GRANT

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



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	0.7 Acres
Zoning:	Commercial
Market:	Fayetteville
Price / SF:	\$22.92

PROPERTY OVERVIEW

Excellent corner lot on very busy corridor connecting Skibo, Bragg Blvd and N. Mcpherson Church Rd. VW and BMW across street as well as Harley Davidson. This site is a functioning Batting Cage and can be bought or leased as a business or purchased and redeveloped. Best use is redevelopment for sure, McDonalds is just down the street at intersection of Bragg and Sycamore, in addition the busiest road in town Skibo, just just cut thru directly to Sycamore Dairy.

PROPERTY HIGHLIGHTS

- Corner site
- Busy corridor
- Multiplex cinemas behind site
- Excellent visibility
- National car dealers across street
- Priced to sell

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0.7 Acre Sycamore Dairy Rd
3701 SYCAMORE DAIRY , FAYETTEVILLE, NC 28303

ADDITIONAL PHOTOS

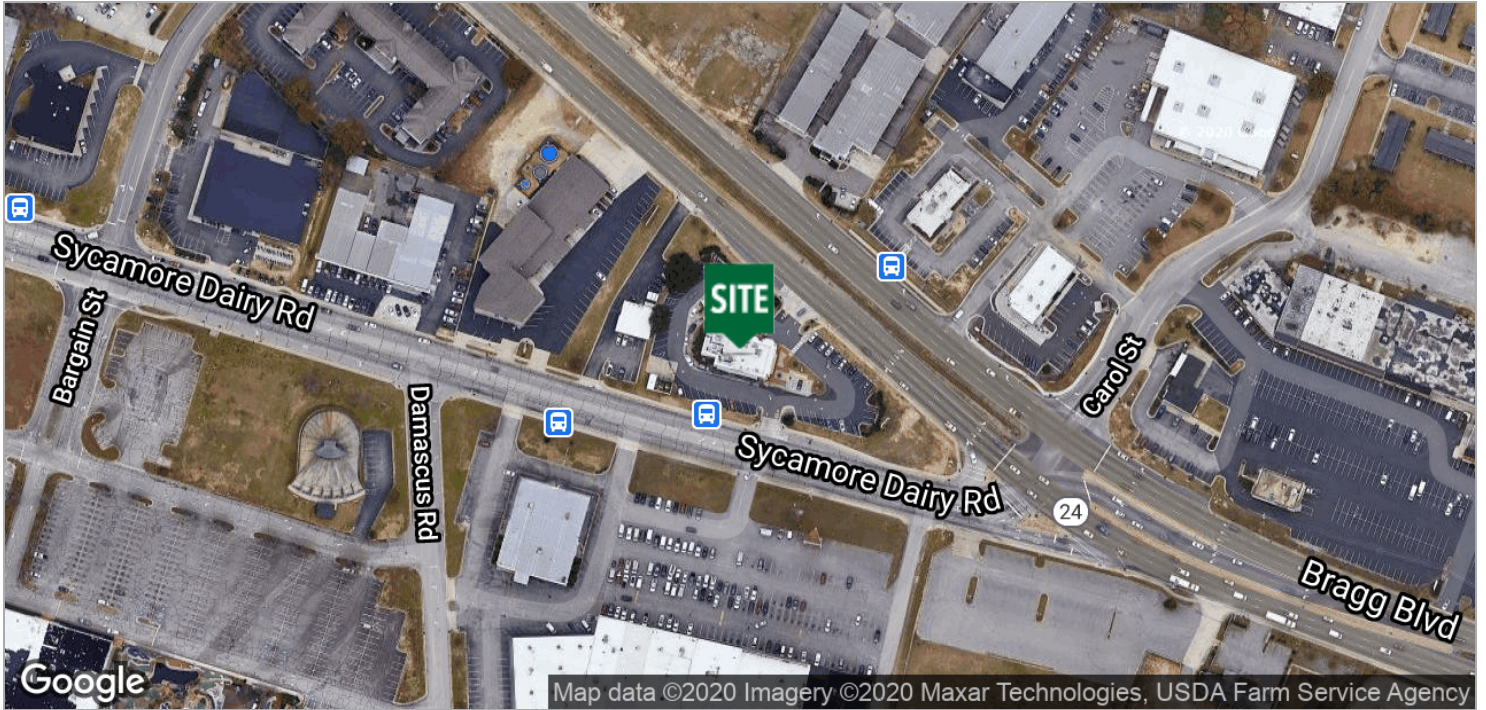


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LOCATION MAPS

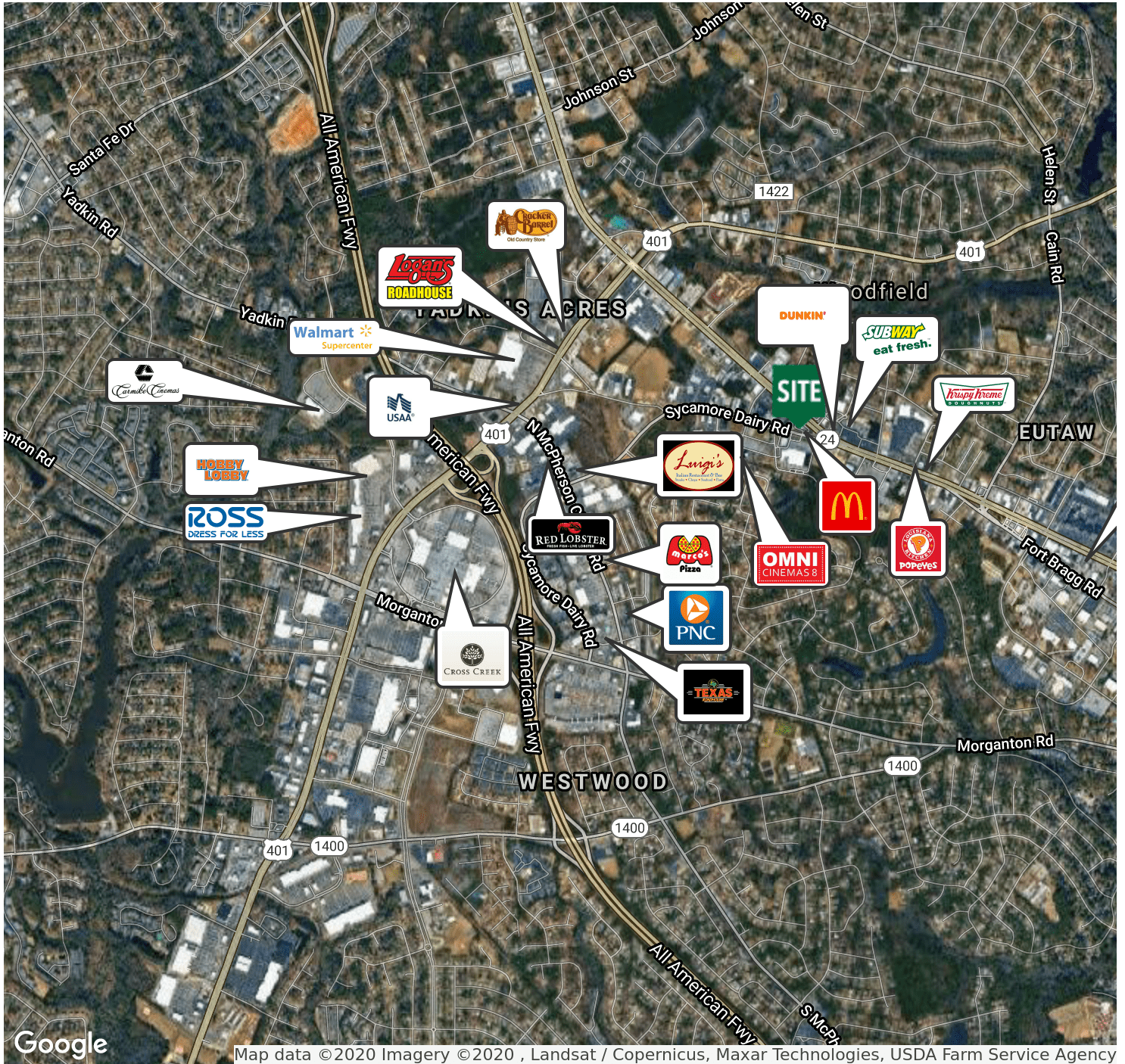


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RETAILER MAP



Google

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

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Executive Summary

3701 Sycamore Dairy Rd, Fayetteville, North Carolina, 28303
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.07856
Longitude: -78.94078

	1 mile	3 miles	5 miles
Population			
2000 Population	6,961	63,048	148,431
2010 Population	7,136	61,028	145,769
2020 Population	7,182	61,521	147,339
2025 Population	7,228	61,967	148,437
2000-2010 Annual Rate	0.25%	-0.33%	-0.18%
2010-2020 Annual Rate	0.06%	0.08%	0.10%
2020-2025 Annual Rate	0.13%	0.14%	0.15%
2020 Male Population	47.4%	47.2%	48.1%
2020 Female Population	52.6%	52.8%	51.9%
2020 Median Age	32.5	35.7	33.7

In the identified area, the current year population is 147,339. In 2010, the Census count in the area was 145,769. The rate of change since 2010 was 0.10% annually. The five-year projection for the population in the area is 148,437 representing a change of 0.15% annually from 2020 to 2025. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 32.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	40.0%	40.0%	39.1%
2020 Black Alone	44.7%	46.4%	46.4%
2020 American Indian/Alaska Native Alone	0.9%	0.9%	1.2%
2020 Asian Alone	4.5%	3.9%	3.4%
2020 Pacific Islander Alone	0.2%	0.3%	0.3%
2020 Other Race	3.5%	3.5%	4.0%
2020 Two or More Races	6.2%	5.1%	5.6%
2020 Hispanic Origin (Any Race)	11.4%	10.9%	12.0%

Persons of Hispanic origin represent 12.0% 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 70.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	55	54	49
2000 Households	2,997	25,861	56,978
2010 Households	3,201	26,573	60,353
2020 Total Households	3,262	27,081	61,185
2025 Total Households	3,295	27,363	61,850
2000-2010 Annual Rate	0.66%	0.27%	0.58%
2010-2020 Annual Rate	0.18%	0.18%	0.13%
2020-2025 Annual Rate	0.20%	0.21%	0.22%
2020 Average Household Size	2.20	2.21	2.32

The household count in this area has changed from 60,353 in 2010 to 61,185 in the current year, a change of 0.13% annually. The five-year projection of households is 61,850, a change of 0.22% annually from the current year total. Average household size is currently 2.32, compared to 2.34 in the year 2010. The number of families in the current year is 36,932 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.



Executive Summary

3701 Sycamore Dairy Rd, Fayetteville, North Carolina, 28303
Rings: 1, 3, 5 mile radii

Prepared by Esri
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	21.7%	14.3%	12.8%
Median Household Income			
2020 Median Household Income	\$37,295	\$41,743	\$42,195
2025 Median Household Income	\$38,526	\$43,113	\$44,188
2020-2025 Annual Rate	0.65%	0.65%	0.93%
Average Household Income			
2020 Average Household Income	\$59,130	\$60,857	\$58,216
2025 Average Household Income	\$63,566	\$64,745	\$62,793
2020-2025 Annual Rate	1.46%	1.25%	1.53%
Per Capita Income			
2020 Per Capita Income	\$26,882	\$26,781	\$24,550
2025 Per Capita Income	\$29,005	\$28,581	\$26,542
2020-2025 Annual Rate	1.53%	1.31%	1.57%

Households by Income

Current median household income is \$42,195 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$44,188 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$58,216 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$62,793 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$24,550 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$26,542 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	99	150	167
2000 Total Housing Units	3,262	28,900	62,999
2000 Owner Occupied Housing Units	1,477	13,726	30,289
2000 Renter Occupied Housing Units	1,521	12,134	26,688
2000 Vacant Housing Units	264	3,040	6,022
2010 Total Housing Units	3,498	29,853	67,417
2010 Owner Occupied Housing Units	1,263	12,647	28,791
2010 Renter Occupied Housing Units	1,938	13,926	31,562
2010 Vacant Housing Units	297	3,280	7,064
2020 Total Housing Units	3,607	31,444	70,904
2020 Owner Occupied Housing Units	1,104	10,249	23,600
2020 Renter Occupied Housing Units	2,158	16,832	37,585
2020 Vacant Housing Units	345	4,363	9,719
2025 Total Housing Units	3,682	32,291	72,896
2025 Owner Occupied Housing Units	1,114	10,183	23,646
2025 Renter Occupied Housing Units	2,181	17,180	38,204
2025 Vacant Housing Units	387	4,928	11,046

Currently, 33.3% of the 70,904 housing units in the area are owner occupied; 53.0%, renter occupied; and 13.7% 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 67,417 housing units in the area - 42.7% owner occupied, 46.8% renter occupied, and 10.5% vacant. The annual rate of change in housing units since 2010 is 2.27%. Median home value in the area is \$129,620, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.94% annually to \$135,856.

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.