



NO.	TENANT	SF
1	My Smoke & Deli	LEASED
2	Nationwide Insurance	LEASED
3	AVAILABLE - HAIR SALON	900 SF
4	Panda Wok	LEASED
5	AVAILABLE	1,800 SF
6	AVAILABLE	1,800 SF
7	The Barbershop	LEASED
8 & 9	Fantastic Nails & Day Spa	LEASED
10	Crazy D's Bar & Grill	LEASED
11	AVAILABLE	3,980 SF
12	Food Lion	LEASED

RETAIL PROPERTY FOR LEASE

MONTIBELLO SHOPPING CENTER
 8175 Cliffdale Rd, Fayetteville, NC 28314

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



OFFERING SUMMARY

Available SF:	1,800 - 3,980 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	6.29 Acres
Year Built:	1987
Building Size:	53,370
Zoning:	NC - Neighborhood Commercial
Market:	Fayetteville MSA
Submarket:	West Fayetteville - Fort Bragg Military Base

PROPERTY OVERVIEW

Located at the intersection of Cliffdale & Rim Rds, this Food-Lion anchored shopping center offers four units available for lease. The center attracts foot traffic & clientele from businesses such as Food Lion, Nationwide Insurance, Panda Wok, Fantastic Nails & Day Spa, and more. Sitting between Cumberland & Hoke County, this is a location passed everyday by military personnel heading to and from base, local workforce coming into & leaving town, and the 35,558 people who live within a 3-mile radius. Hoke County is a growing community with a large military population, renters, starter homes, and metro area Fayetteville residents.

The site is located less than a mile from the new I-295 interchange exit at Cliffdale Rd, granting accessibility to all areas of the city and I-95. With the closure of Reilly Rd past Cliffdale, this thoroughfare has become the route personnel and metro area employees take to get on base and get into the city.

There are currently four spaces for lease in the center. Suite 3 is a move-in ready hair salon with plumbing in place for a stylist to get in and get to work. There are three shampoo bowls and four stations as shown in the pictures. Suite 5 is a former dance studio with an area for families to wait, view the lessons. It can easily be converted to another retail use and is in excellent condition. Suite 6 is an open box with a bathroom and a closet. It is perfect for all retail uses. Suite 11 is sprinkled and sits directly beside Food Lion and is a large open box. Perfect for a fitness use, Family Dollar type location, medical office, or any other retail/office use.

AVAILABLE SPACES

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



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



SUITES 5 & 6



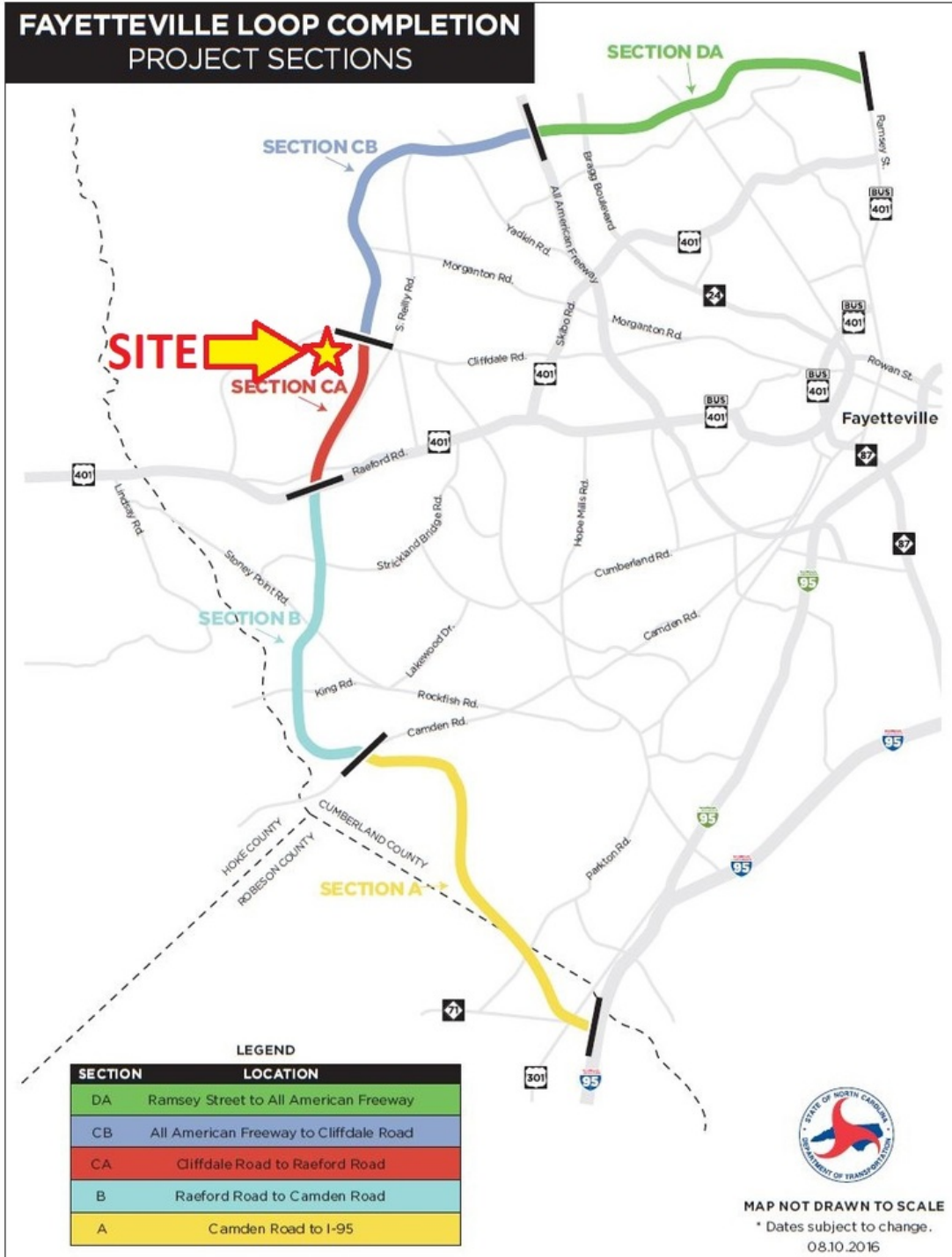
for more information

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



295 INTERCHANGE MAP



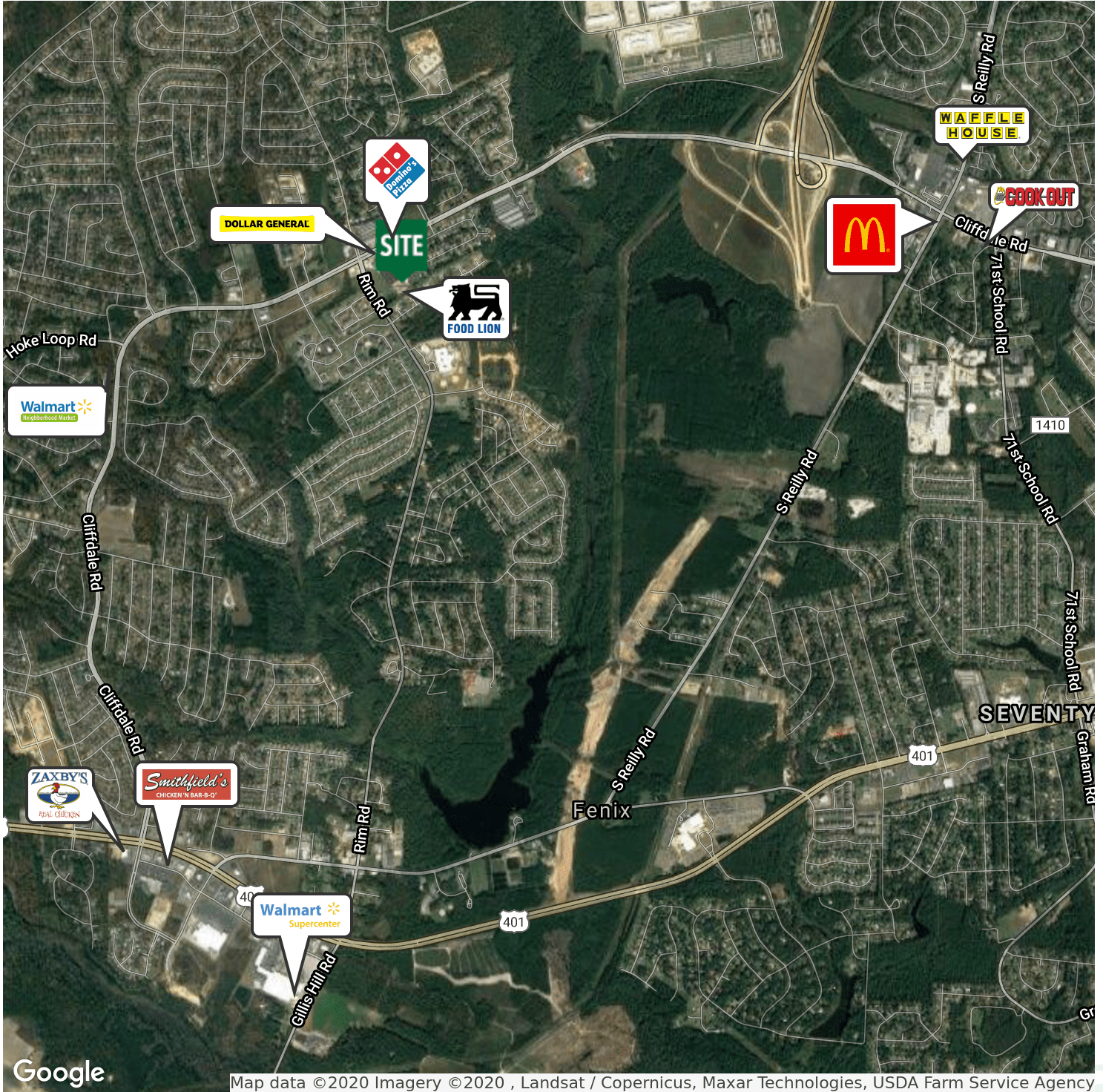
for more information

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 , Landsat / Copernicus, 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



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