



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



RETAIL PROPERTY FOR LEASE

LEASE SPACES AVAILABLE

6101- 6441 Yadkin Rd , 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

Available SF: 2,000 - 4,000 SF

Lease Rate: \$1,600 - 3,000 per month (MG)

Lot Size: 21.87 Acres

Year Built: 1973

Building Size: 20,000

Zoning: CC

PROPERTY OVERVIEW

2 Suites available in the busy Summerhill Plaza on Yadkin Rd, with several major tenants such as General Jackson, Enterprise, etc.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
6111 B Yadkin Rd	\$1,600 per month	2,000 SF
6113 Yadkin Rd	\$3,000 per month	4,000 SF

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ADDITIONAL PHOTOS

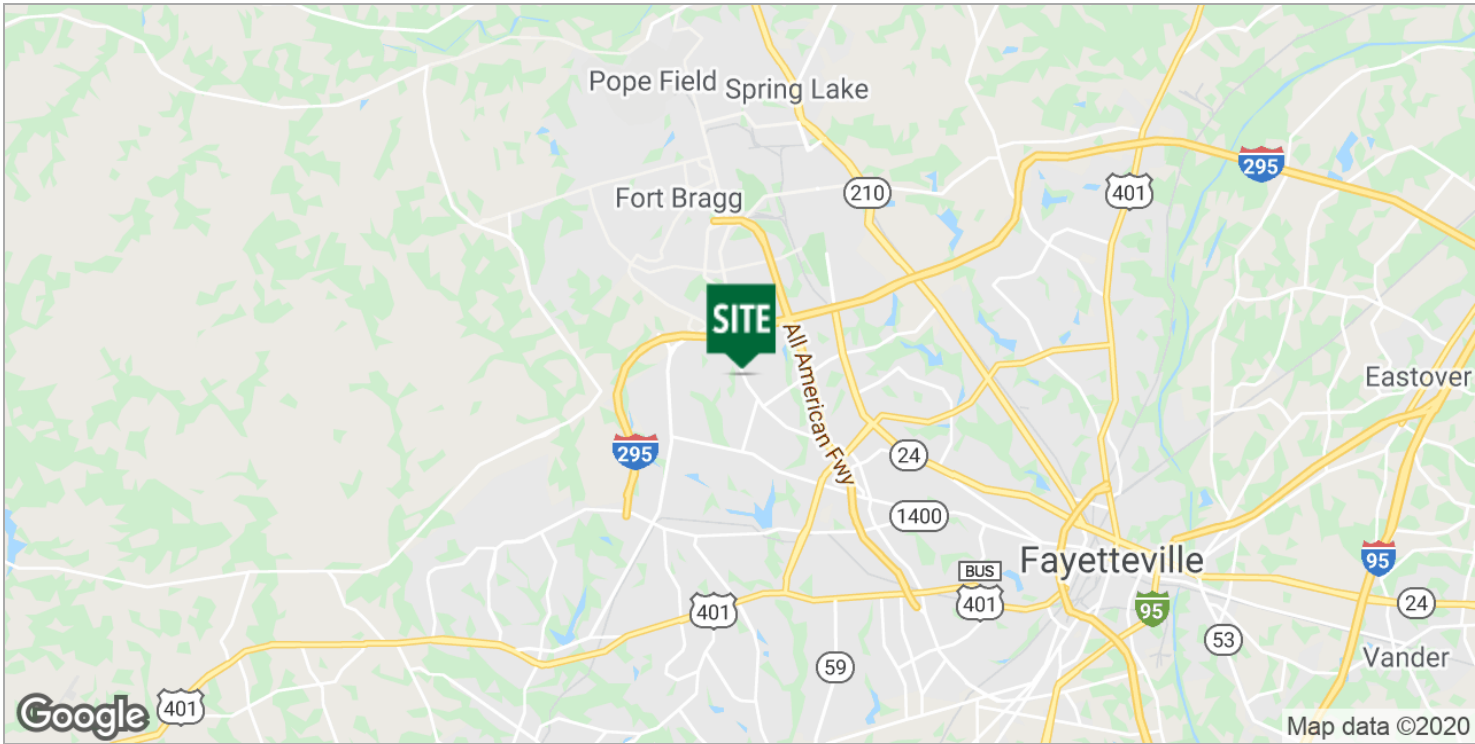


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LOCATION MAPS

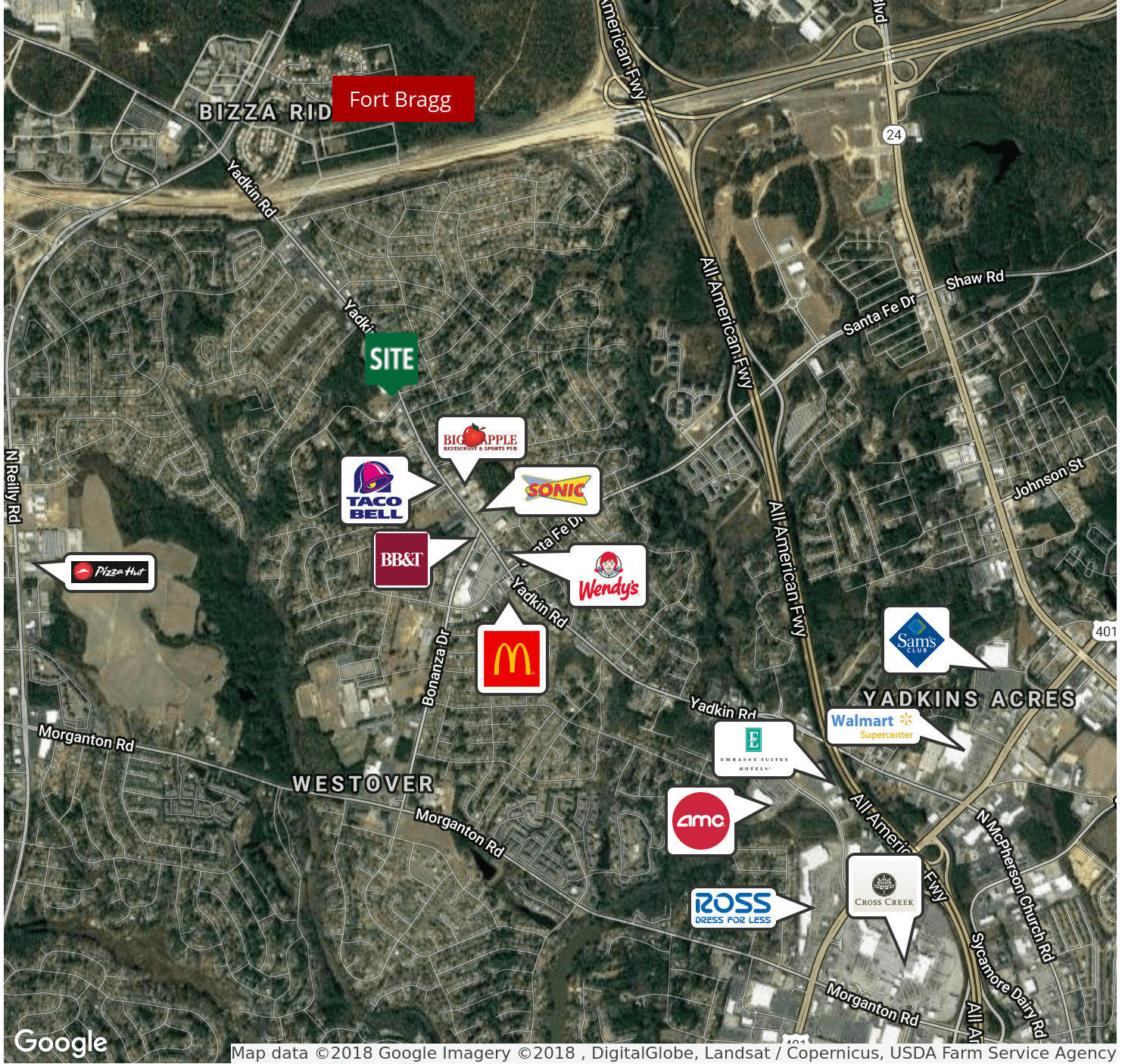


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RETAILER MAP



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Executive Summary

6441 Yadkin Rd, Fayetteville, North Carolina, 28303
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.10402
Longitude: -78.99365

	1 mile	3 miles	5 miles
Population			
2000 Population	6,348	49,410	117,219
2010 Population	6,490	41,691	109,662
2017 Population	6,535	41,095	109,950
2022 Population	6,602	41,538	111,633
2000-2010 Annual Rate	0.22%	-1.68%	-0.66%
2010-2017 Annual Rate	0.10%	-0.20%	0.04%
2017-2022 Annual Rate	0.20%	0.21%	0.30%
2017 Male Population	50.1%	50.4%	49.5%
2017 Female Population	49.9%	49.6%	50.5%
2017 Median Age	30.4	28.2	28.9

In the identified area, the current year population is 109,950. In 2010, the Census count in the area was 109,662. The rate of change since 2010 was 0.04% annually. The five-year projection for the population in the area is 111,633 representing a change of 0.30% annually from 2017 to 2022. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 30.4, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	43.5%	45.5%	42.5%
2017 Black Alone	38.4%	36.3%	40.9%
2017 American Indian/Alaska Native Alone	0.7%	1.0%	0.9%
2017 Asian Alone	5.2%	4.3%	3.9%
2017 Pacific Islander Alone	0.7%	0.8%	0.6%
2017 Other Race	5.5%	5.5%	5.0%
2017 Two or More Races	5.9%	6.6%	6.3%
2017 Hispanic Origin (Any Race)	16.8%	17.4%	15.3%

Persons of Hispanic origin represent 15.3% 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 74.2 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,228	14,868	38,108
2010 Households	2,379	15,459	41,842
2017 Total Households	2,410	15,594	42,859
2022 Total Households	2,441	15,841	43,714
2000-2010 Annual Rate	0.66%	0.39%	0.94%
2010-2017 Annual Rate	0.18%	0.12%	0.33%
2017-2022 Annual Rate	0.26%	0.31%	0.40%
2017 Average Household Size	2.51	2.50	2.46

The household count in this area has changed from 41,842 in 2010 to 42,859 in the current year, a change of 0.33% annually. The five-year projection of households is 43,714, a change of 0.40% annually from the current year total. Average household size is currently 2.46, compared to 2.48 in the year 2010. The number of families in the current year is 27,849 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.



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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$50,155	\$45,660	\$42,483
2022 Median Household Income	\$54,061	\$49,573	\$45,119
2017-2022 Annual Rate	1.51%	1.66%	1.21%
Average Household Income			
2017 Average Household Income	\$68,056	\$57,167	\$58,040
2022 Average Household Income	\$75,803	\$64,176	\$64,435
2017-2022 Annual Rate	2.18%	2.34%	2.11%
Per Capita Income			
2017 Per Capita Income	\$25,048	\$22,644	\$23,439
2022 Per Capita Income	\$27,818	\$25,417	\$26,031
2017-2022 Annual Rate	2.12%	2.34%	2.12%

Current median household income is \$42,483 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$45,119 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$58,040 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$64,435 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$23,439 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$26,031 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,360	16,207	42,068
2000 Owner Occupied Housing Units	1,313	6,348	17,595
2000 Renter Occupied Housing Units	914	8,520	20,513
2000 Vacant Housing Units	133	1,339	3,960
2010 Total Housing Units	2,623	17,261	46,751
2010 Owner Occupied Housing Units	1,230	6,077	17,122
2010 Renter Occupied Housing Units	1,149	9,382	24,720
2010 Vacant Housing Units	244	1,802	4,909
2017 Total Housing Units	2,734	18,282	50,156
2017 Owner Occupied Housing Units	1,159	5,541	16,024
2017 Renter Occupied Housing Units	1,251	10,053	26,836
2017 Vacant Housing Units	324	2,688	7,297
2022 Total Housing Units	2,824	19,038	52,377
2022 Owner Occupied Housing Units	1,180	5,566	16,102
2022 Renter Occupied Housing Units	1,261	10,275	27,612
2022 Vacant Housing Units	383	3,197	8,663

Currently, 31.9% of the 50,156 housing units in the area are owner occupied; 53.5%, renter occupied; and 14.5% 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 46,751 housing units in the area - 36.6% owner occupied, 52.9% renter occupied, and 10.5% vacant. The annual rate of change in housing units since 2010 is 3.17%. Median home value in the area is \$120,209, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 0.69% annually to \$124,424.

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.