



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



RETAIL PROPERTY FOR SALE

844 LILLINGTON HWY
Spring Lake, NC 28390

for more information

RICHARD FOX

Broker

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OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	1.57 Acres
Year Built:	1976
Building Size:	2,400
Zoning:	C1, C3
Market:	Fayetteville
Submarket:	Spring Lake

PROPERTY OVERVIEW

844 Lillington Hwy., PIN: 0501-99-9956, and PIN: 0501-99-9547 are contiguous tracts and are being listed for sale as a portfolio. The corner properties front Lillington Hwy. (382 ft.) in a fast developing/hot zone of Spring Lake, NC, and benefit from a high traffic count (25,347 AADT) and great visibility. The properties are also located 1.5 miles away from Fort Bragg. As the world's largest military installation in terms of population, Fort Bragg houses a staggering 53,700 active duty troops and serves 14,000+ civilian employees, 6,000+ contractors and nearly 70,000 active duty family members.

A vacant convenience store/inoperable gas station is currently located on 844 Lillington Hwy (.46 acres). The property owner has obtained a Notice of No Further Action from the North Carolina Department of Environmental Quality concerning the underground storage tanks. PIN: 0501-99-9956 (.26 acres) and PIN: 0501-99-9547 (.85 acres) are vacant lots. Zoning (C1, C3) will accommodate most commercial uses for development/redevelopment.

PROPERTY HIGHLIGHTS

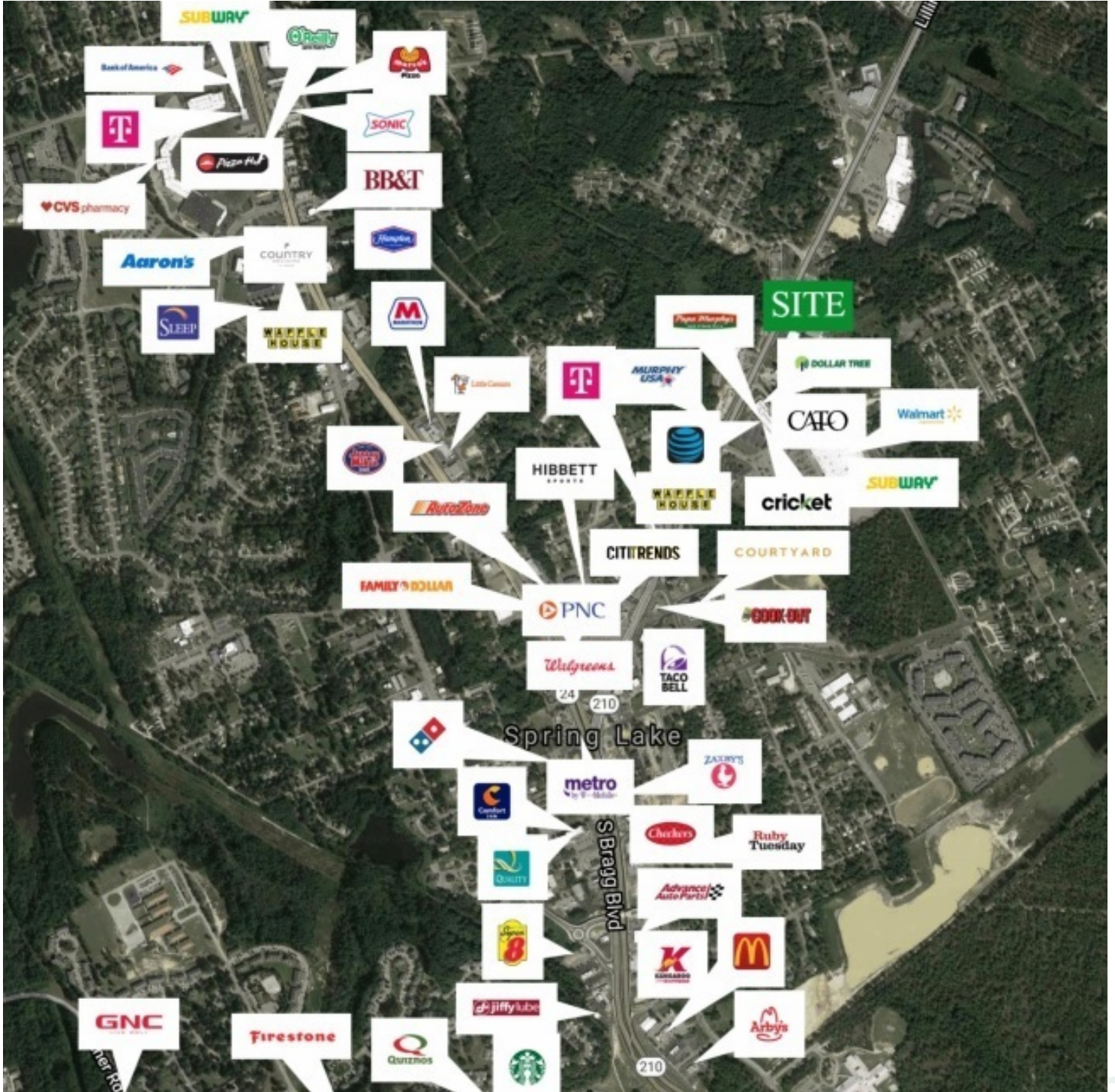
- Corner lot with great visibility
- Fronts Lillington Hwy. (382 ft.)
- High traffic count (25,347 AADT)
- Located 1.5 miles away from Fort Bragg (Butner Rd. ACP Gate entrance)

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ADDITIONAL PHOTOS



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Executive Summary Demographics

844 Lillington Hwy, Spring Lake, North Carolina, 28390
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.17815
Longitude: -78.96666

	1 mile	3 miles	5 miles
Population			
2000 Population	3,320	20,543	56,244
2010 Population	2,830	19,612	45,058
2020 Population	3,400	21,206	51,582
2025 Population	3,647	21,414	52,423
2000-2010 Annual Rate	-1.58%	-0.46%	-2.19%
2010-2020 Annual Rate	1.81%	0.77%	1.33%
2020-2025 Annual Rate	1.41%	0.20%	0.32%
2020 Male Population	48.5%	53.1%	57.1%
2020 Female Population	51.5%	46.9%	42.9%
2020 Median Age	32.0	25.3	24.6

In the identified area, the current year population is 3,400. In 2010, the Census count in the area was 2,830. The rate of change since 2010 was 1.81% annually. The five-year projection for the population in the area is 3,647 representing a change of 1.41% annually from 2020 to 2025. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 32.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	28.3%	47.5%	51.4%
2020 Black Alone	53.2%	32.5%	31.1%
2020 American Indian/Alaska Native Alone	1.1%	1.1%	1.2%
2020 Asian Alone	3.3%	3.7%	3.1%
2020 Pacific Islander Alone	0.6%	0.5%	0.5%
2020 Other Race	5.9%	6.4%	5.6%
2020 Two or More Races	7.5%	8.3%	7.2%
2020 Hispanic Origin (Any Race)	15.9%	19.3%	17.8%

Persons of Hispanic origin represent 15.9% 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 73.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	33	36	43
2000 Households	1,345	6,461	14,027
2010 Households	1,221	6,903	14,033
2020 Total Households	1,471	7,160	14,668
2025 Total Households	1,580	7,288	15,059
2000-2010 Annual Rate	-0.96%	0.66%	0.00%
2010-2020 Annual Rate	1.83%	0.36%	0.43%
2020-2025 Annual Rate	1.44%	0.36%	0.53%
2020 Average Household Size	2.31	2.59	2.74

The household count in this area has changed from 1,221 in 2010 to 1,471 in the current year, a change of 1.83% annually. The five-year projection of households is 1,580, a change of 1.44% annually from the current year total. Average household size is currently 2.31, compared to 2.32 in the year 2010. The number of families in the current year is 798 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.



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Mortgage Income			
2020 Percent of Income for Mortgage	10.3%	8.9%	12.6%
Median Household Income			
2020 Median Household Income	\$35,715	\$42,091	\$42,986
2025 Median Household Income	\$37,205	\$44,513	\$45,649
2020-2025 Annual Rate	0.82%	1.13%	1.21%
Average Household Income			
2020 Average Household Income	\$52,235	\$55,734	\$57,825
2025 Average Household Income	\$55,917	\$60,845	\$64,057
2020-2025 Annual Rate	1.37%	1.77%	2.07%
Per Capita Income			
2020 Per Capita Income	\$23,484	\$20,478	\$20,625
2025 Per Capita Income	\$25,160	\$22,342	\$22,520
2020-2025 Annual Rate	1.39%	1.76%	1.77%

Households by Income

Current median household income is \$35,715 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$37,205 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$52,235 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$55,917 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$23,484 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$25,160 in five years, compared to \$37,691 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2020 Housing Affordability Index	202	254	182
2000 Total Housing Units	1,659	7,398	16,144
2000 Owner Occupied Housing Units	399	1,710	4,505
2000 Renter Occupied Housing Units	947	4,751	9,523
2000 Vacant Housing Units	313	937	2,116
2010 Total Housing Units	1,535	7,996	16,153
2010 Owner Occupied Housing Units	308	1,508	4,514
2010 Renter Occupied Housing Units	913	5,395	9,519
2010 Vacant Housing Units	314	1,093	2,120
2020 Total Housing Units	1,859	8,487	17,424
2020 Owner Occupied Housing Units	244	1,181	4,188
2020 Renter Occupied Housing Units	1,227	5,980	10,481
2020 Vacant Housing Units	388	1,327	2,756
2025 Total Housing Units	2,019	8,769	18,162
2025 Owner Occupied Housing Units	254	1,181	4,365
2025 Renter Occupied Housing Units	1,326	6,107	10,694
2025 Vacant Housing Units	439	1,481	3,103

Currently, 13.1% of the 1,859 housing units in the area are owner occupied; 66.0%, renter occupied; and 20.9% 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 1,535 housing units in the area - 20.1% owner occupied, 59.5% renter occupied, and 20.5% vacant. The annual rate of change in housing units since 2010 is 8.88%. Median home value in the area is \$88,063, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.79% annually to \$91,591.

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.



Business Summary

844 Lillington Hwy, Spring Lake, North Carolina, 28390 2
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 Rings: 1, 3, 5 mile radii

Prepared by Esri
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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	239		523		802							
Total Employees:	2,106		5,604		9,218							
Total Residential Population:	3,400		21,206		51,582							
Employee/Residential Population Ratio (per 100 Residents)	62		26		18							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	0.4%	2	0.1%	9	1.7%	68	1.2%	15	1.9%	144	1.6%
Construction	8	3.3%	65	3.1%	23	4.4%	224	4.0%	42	5.2%	375	4.1%
Manufacturing	2	0.8%	41	1.9%	4	0.8%	85	1.5%	7	0.9%	136	1.5%
Transportation	3	1.3%	27	1.3%	8	1.5%	54	1.0%	19	2.4%	173	1.9%
Communication	5	2.1%	42	2.0%	9	1.7%	100	1.8%	13	1.6%	167	1.8%
Utility	2	0.8%	56	2.7%	3	0.6%	70	1.2%	3	0.4%	70	0.8%
Wholesale Trade	3	1.3%	18	0.9%	9	1.7%	52	0.9%	16	2.0%	132	1.4%
Retail Trade Summary	70	29.3%	1,057	50.2%	145	27.7%	2,270	40.5%	218	27.2%	3,388	36.8%
Home Improvement	1	0.4%	3	0.1%	3	0.6%	36	0.6%	4	0.5%	44	0.5%
General Merchandise Stores	4	1.7%	400	19.0%	5	1.0%	430	7.7%	11	1.4%	644	7.0%
Food Stores	5	2.1%	26	1.2%	17	3.3%	167	3.0%	27	3.4%	362	3.9%
Auto Dealers, Gas Stations, Auto Aftermarket	6	2.5%	40	1.9%	9	1.7%	55	1.0%	13	1.6%	90	1.0%
Apparel & Accessory Stores	2	0.8%	12	0.6%	6	1.1%	22	0.4%	10	1.2%	40	0.4%
Furniture & Home Furnishings	2	0.8%	20	0.9%	2	0.4%	23	0.4%	4	0.5%	27	0.3%
Eating & Drinking Places	34	14.2%	484	23.0%	69	13.2%	955	17.0%	98	12.2%	1,423	15.4%
Miscellaneous Retail	15	6.3%	72	3.4%	33	6.3%	582	10.4%	52	6.5%	759	8.2%
Finance, Insurance, Real Estate Summary	26	10.9%	133	6.3%	45	8.6%	252	4.5%	58	7.2%	310	3.4%
Banks, Savings & Lending Institutions	6	2.5%	33	1.6%	10	1.9%	54	1.0%	14	1.7%	78	0.8%
Securities Brokers	1	0.4%	2	0.1%	1	0.2%	2	0.0%	1	0.1%	2	0.0%
Insurance Carriers & Agents	7	2.9%	45	2.1%	8	1.5%	68	1.2%	10	1.2%	73	0.8%
Real Estate, Holding, Other Investment Offices	12	5.0%	53	2.5%	25	4.8%	128	2.3%	33	4.1%	157	1.7%
Services Summary	99	41.4%	610	29.0%	202	38.6%	2,150	38.4%	312	38.9%	3,931	42.6%
Hotels & Lodging	2	0.8%	42	2.0%	6	1.1%	155	2.8%	7	0.9%	219	2.4%
Automotive Services	14	5.9%	44	2.1%	24	4.6%	92	1.6%	34	4.2%	126	1.4%
Motion Pictures & Amusements	5	2.1%	14	0.7%	19	3.6%	61	1.1%	36	4.5%	160	1.7%
Health Services	6	2.5%	39	1.9%	21	4.0%	808	14.4%	31	3.9%	999	10.8%
Legal Services	2	0.8%	5	0.2%	2	0.4%	6	0.1%	2	0.2%	10	0.1%
Education Institutions & Libraries	4	1.7%	221	10.5%	15	2.9%	502	9.0%	25	3.1%	1,188	12.9%
Other Services	65	27.2%	245	11.6%	115	22.0%	525	9.4%	176	21.9%	1,228	13.3%
Government	4	1.7%	41	1.9%	32	6.1%	249	4.4%	37	4.6%	356	3.9%
Unclassified Establishments	15	6.3%	14	0.7%	35	6.7%	31	0.6%	60	7.5%	36	0.4%
Totals	239	100.0%	2,106	100.0%	523	100.0%	5,604	100.0%	802	100.0%	9,218	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

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 Rings: 1, 3, 5 mile radii

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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	1	0.2%	4	0.1%	2	0.2%	7	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	1	0.4%	38	1.8%	1	0.2%	40	0.7%	1	0.1%	40	0.4%
Construction	8	3.3%	65	3.1%	23	4.4%	224	4.0%	45	5.6%	382	4.1%
Manufacturing	3	1.3%	49	2.3%	6	1.1%	95	1.7%	10	1.2%	150	1.6%
Wholesale Trade	3	1.3%	18	0.9%	9	1.7%	52	0.9%	16	2.0%	132	1.4%
Retail Trade	33	13.8%	555	26.4%	72	13.8%	1,292	23.1%	115	14.3%	1,927	20.9%
Motor Vehicle & Parts Dealers	5	2.1%	33	1.6%	8	1.5%	48	0.9%	11	1.4%	64	0.7%
Furniture & Home Furnishings Stores	2	0.8%	20	0.9%	2	0.4%	21	0.4%	2	0.2%	21	0.2%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	1	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	1	0.4%	3	0.1%	3	0.6%	36	0.6%	3	0.4%	41	0.4%
Food & Beverage Stores	5	2.1%	21	1.0%	12	2.3%	148	2.6%	19	2.4%	319	3.5%
Health & Personal Care Stores	4	1.7%	32	1.5%	10	1.9%	60	1.1%	16	2.0%	167	1.8%
Gasoline Stations	1	0.4%	7	0.3%	1	0.2%	7	0.1%	2	0.2%	26	0.3%
Clothing & Clothing Accessories Stores	3	1.3%	17	0.8%	7	1.3%	28	0.5%	12	1.5%	47	0.5%
Sport Goods, Hobby, Book, & Music Stores	2	0.8%	11	0.5%	5	1.0%	19	0.3%	12	1.5%	57	0.6%
General Merchandise Stores	4	1.7%	400	19.0%	5	1.0%	430	7.7%	11	1.4%	644	7.0%
Miscellaneous Store Retailers	4	1.7%	12	0.6%	10	1.9%	27	0.5%	14	1.7%	39	0.4%
Nonstore Retailers	2	0.8%	0	0.0%	10	1.9%	468	8.4%	14	1.7%	501	5.4%
Transportation & Warehousing	6	2.5%	50	2.4%	8	1.5%	76	1.4%	18	2.2%	182	2.0%
Information	6	2.5%	45	2.1%	10	1.9%	113	2.0%	16	2.0%	187	2.0%
Finance & Insurance	16	6.7%	90	4.3%	21	4.0%	137	2.4%	27	3.4%	167	1.8%
Central Bank/Credit Intermediation & Related Activities	8	3.3%	44	2.1%	12	2.3%	67	1.2%	16	2.0%	92	1.0%
Securities, Commodity Contracts & Other Financial	1	0.4%	2	0.1%	1	0.2%	2	0.0%	1	0.1%	2	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	7	2.9%	45	2.1%	8	1.5%	68	1.2%	10	1.2%	73	0.8%
Real Estate, Rental & Leasing	17	7.1%	62	2.9%	41	7.8%	147	2.6%	57	7.1%	193	2.1%
Professional, Scientific & Tech Services	10	4.2%	38	1.8%	19	3.6%	116	2.1%	34	4.2%	196	2.1%
Legal Services	2	0.8%	5	0.2%	2	0.4%	6	0.1%	2	0.2%	10	0.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.2%	2	0.0%	2	0.2%	5	0.1%
Administrative & Support & Waste Management & Remediation	3	1.3%	25	1.2%	9	1.7%	79	1.4%	19	2.4%	156	1.7%
Educational Services	7	2.9%	230	10.9%	19	3.6%	504	9.0%	29	3.6%	1,188	12.9%
Health Care & Social Assistance	12	5.0%	83	3.9%	33	6.3%	929	16.6%	51	6.4%	1,163	12.6%
Arts, Entertainment & Recreation	1	0.4%	2	0.1%	8	1.5%	50	0.9%	21	2.6%	159	1.7%
Accommodation & Food Services	36	15.1%	513	24.4%	74	14.1%	1,094	19.5%	106	13.2%	1,648	17.9%
Accommodation	2	0.8%	42	2.0%	6	1.1%	155	2.8%	7	0.9%	219	2.4%
Food Services & Drinking Places	34	14.2%	471	22.4%	68	13.0%	939	16.8%	99	12.3%	1,428	15.5%
Other Services (except Public Administration)	59	24.7%	189	9.0%	102	19.5%	375	6.7%	138	17.2%	948	10.3%
Automotive Repair & Maintenance	10	4.2%	28	1.3%	17	3.3%	67	1.2%	25	3.1%	93	1.0%
Public Administration	4	1.7%	41	1.9%	31	5.9%	245	4.4%	36	4.5%	352	3.8%
Unclassified Establishments	15	6.3%	14	0.7%	35	6.7%	31	0.6%	60	7.5%	36	0.4%
Total	239	100.0%	2,106	100.0%	523	100.0%	5,604	100.0%	802	100.0%	9,218	100.0%

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