



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



RETAIL PROPERTY FOR LEASE

516 S. REILLY RD.
Fayetteville , NC 28314

for more information

RICHARD FOX

Broker

O: 910.829.1617

C: 910.988.4263

richard@grantmurrayre.com



OFFERING SUMMARY

Available SF:	6,351 SF
Lease Rate:	\$9.45 SF/yr (MG)
Lot Size:	0.46 Acres
Year Built:	2008
Building Size:	6,351
Zoning:	PND/LC
Market:	Fayetteville
Submarket:	Southwest Fayetteville

PROPERTY OVERVIEW

516 S. Reilly Rd. is located one mile from the convenient I-295 outer loop in the Southwest Fayetteville submarket. The property benefits from neighboring the Glen Reilly and Loch Lomond subdivisions, a high traffic count, and good visibility. The building is in vanilla/warm shell condition and consists of 4,435 sq. ft. of retail showroom/office space and 1,916 sq. ft. of warehouse space (without climate control). The owner will negotiate a tenant improvement allowance.

PROPERTY HIGHLIGHTS

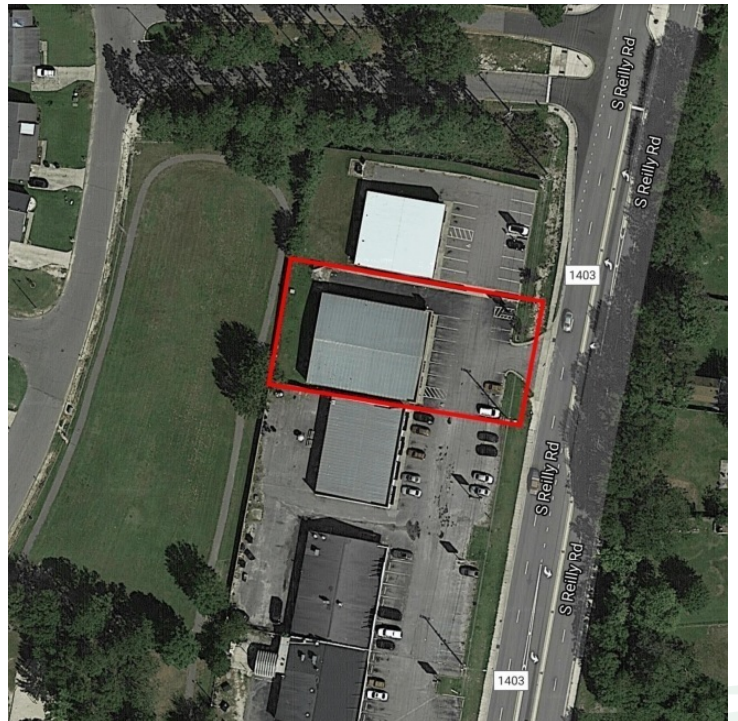
- High traffic count (40,000 AADT north and south bound combined S. Reilly Rd.)
- One (1) mile from the convenient I-295 outer loop
- 3-bay retail/warehouse flex building
- 4,435 sq. ft. of retail showroom/office space and 1,916 sq. ft. of warehouse space
- Well paved parking lot with 14 parking spaces and a road marquee lighted sign
- Cargo loading zone with drive-in bay and overhead door
- Three (3) bathrooms, one with a shower, two (2) - three (3) offices, and two (2) walk-in vaults
- Roll down security doors on the front of the building

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ADDITIONAL PHOTOS



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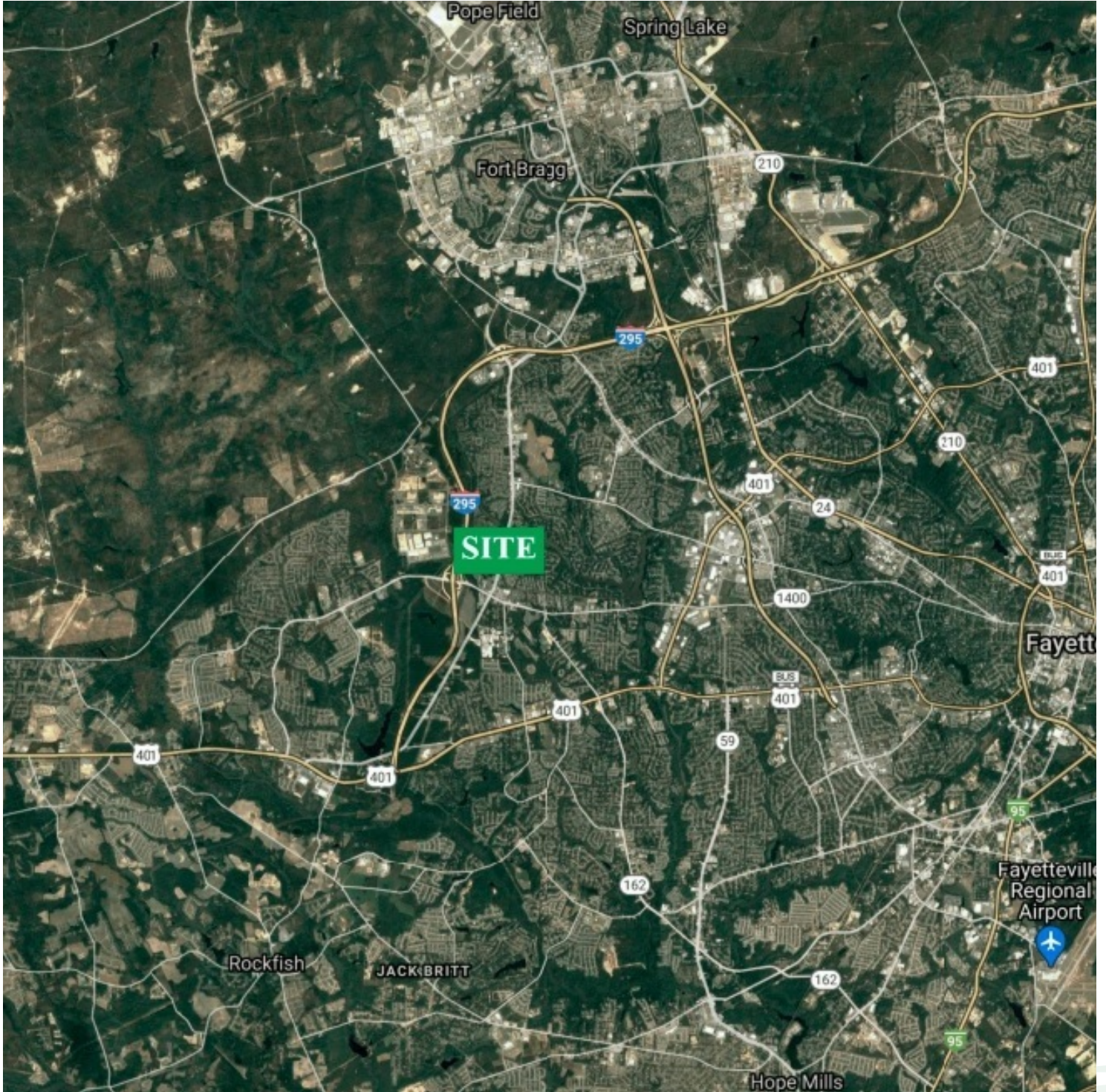
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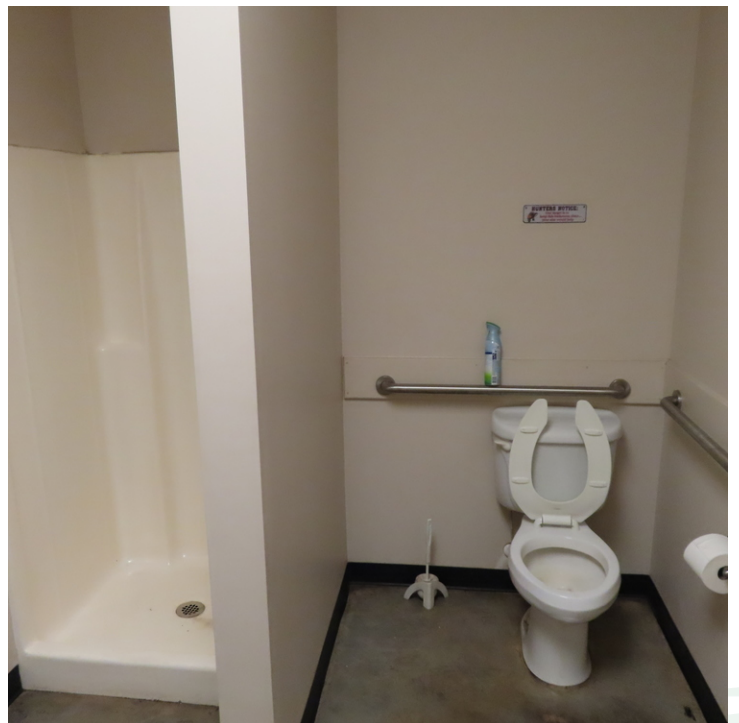
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516 S. Reilly Rd., Fayetteville NC 28314

516 S Reilly Rd, Fayetteville, North Carolina, 28314
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.06934
Longitude: -79.01274

	1 mile	3 miles	5 miles
Population			
2000 Population	8,513	52,359	121,497
2010 Population	9,861	57,537	123,172
2020 Population	9,522	59,754	130,191
2025 Population	9,464	60,769	132,252
2000-2010 Annual Rate	1.48%	0.95%	0.14%
2010-2020 Annual Rate	-0.34%	0.37%	0.54%
2020-2025 Annual Rate	-0.12%	0.34%	0.31%
2020 Male Population	48.3%	48.3%	49.2%
2020 Female Population	51.7%	51.7%	50.8%
2020 Median Age	29.8	32.1	31.5

In the identified area, the current year population is 9,522. In 2010, the Census count in the area was 9,861. The rate of change since 2010 was -0.34% annually. The five-year projection for the population in the area is 9,464 representing a change of -0.12% annually from 2020 to 2025. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 29.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	36.1%	33.6%	39.7%
2020 Black Alone	45.0%	49.0%	43.2%
2020 American Indian/Alaska Native Alone	0.9%	0.9%	1.1%
2020 Asian Alone	4.4%	4.3%	4.1%
2020 Pacific Islander Alone	0.9%	0.5%	0.5%
2020 Other Race	5.9%	5.0%	4.9%
2020 Two or More Races	6.8%	6.6%	6.6%
2020 Hispanic Origin (Any Race)	16.4%	15.3%	15.2%

Persons of Hispanic origin represent 16.4% 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 75.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	34	43	51
2000 Households	3,161	19,483	41,329
2010 Households	4,109	23,583	47,412
2020 Total Households	4,036	24,765	49,687
2025 Total Households	4,035	25,273	50,661
2000-2010 Annual Rate	2.66%	1.93%	1.38%
2010-2020 Annual Rate	-0.17%	0.48%	0.46%
2020-2025 Annual Rate	0.00%	0.41%	0.39%
2020 Average Household Size	2.35	2.41	2.52

The household count in this area has changed from 4,109 in 2010 to 4,036 in the current year, a change of -0.17% annually. The five-year projection of households is 4,035, a change of 0.00% annually from the current year total. Average household size is currently 2.35, compared to 2.39 in the year 2010. The number of families in the current year is 2,460 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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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	10.4%	11.8%	12.3%
Median Household Income			
2020 Median Household Income	\$42,358	\$46,193	\$47,242
2025 Median Household Income	\$44,606	\$48,955	\$50,006
2020-2025 Annual Rate	1.04%	1.17%	1.14%
Average Household Income			
2020 Average Household Income	\$52,164	\$58,303	\$62,292
2025 Average Household Income	\$56,500	\$63,589	\$67,953
2020-2025 Annual Rate	1.61%	1.75%	1.75%
Per Capita Income			
2020 Per Capita Income	\$22,279	\$24,071	\$24,597
2025 Per Capita Income	\$24,276	\$26,345	\$26,852
2020-2025 Annual Rate	1.73%	1.82%	1.77%

Households by Income

Current median household income is \$42,358 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$44,606 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$52,164 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$56,500 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$22,279 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$24,276 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index	203	181	174
2000 Total Housing Units	3,478	21,164	45,073
2000 Owner Occupied Housing Units	1,326	10,827	23,585
2000 Renter Occupied Housing Units	1,835	8,657	17,744
2000 Vacant Housing Units	317	1,680	3,744
2010 Total Housing Units	4,639	26,148	52,133
2010 Owner Occupied Housing Units	1,511	11,304	24,738
2010 Renter Occupied Housing Units	2,598	12,279	22,674
2010 Vacant Housing Units	530	2,565	4,721
2020 Total Housing Units	4,709	28,210	56,197
2020 Owner Occupied Housing Units	1,157	9,505	21,563
2020 Renter Occupied Housing Units	2,880	15,260	28,124
2020 Vacant Housing Units	673	3,445	6,510
2025 Total Housing Units	4,800	29,219	58,162
2025 Owner Occupied Housing Units	1,138	9,612	21,848
2025 Renter Occupied Housing Units	2,897	15,661	28,813
2025 Vacant Housing Units	765	3,946	7,501

Currently, 24.6% of the 4,709 housing units in the area are owner occupied; 61.2%, renter occupied; and 14.3% 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 4,639 housing units in the area - 32.6% owner occupied, 56.0% renter occupied, and 11.4% vacant. The annual rate of change in housing units since 2010 is 0.67%. Median home value in the area is \$105,376, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.07% annually to \$111,152.

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.