



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



RETAIL PROPERTY FOR LEASE

RETAIL SPACE FOR LEASE

5109 Bragg Blvd, Fayetteville, NC 28303

for more information

GREG SPEARS

Broker

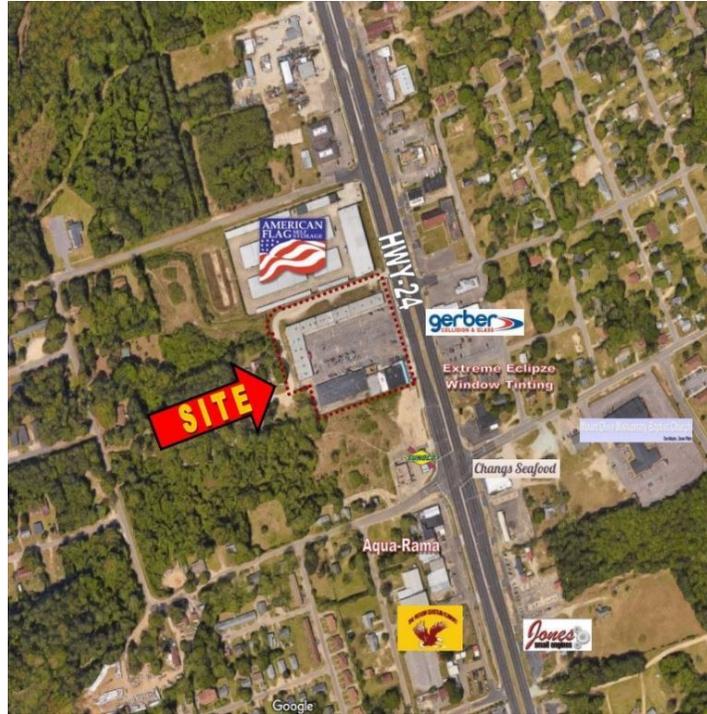
O: 910.829.1617 x213

C: 910.987.3242

greg@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 750 - 6,623 SF

Lease Rate: \$10.00 SF/yr (MG)

Lot Size: 2.91 Acres

Building Size: 25,000

Zoning: CC

Market: Fayetteville

PROPERTY OVERVIEW

45,000 SF RETAIL STRIP CENTER
 CC ZONING
 20 UNITS TOTAL FOR RENT

PROPERTY HIGHLIGHTS

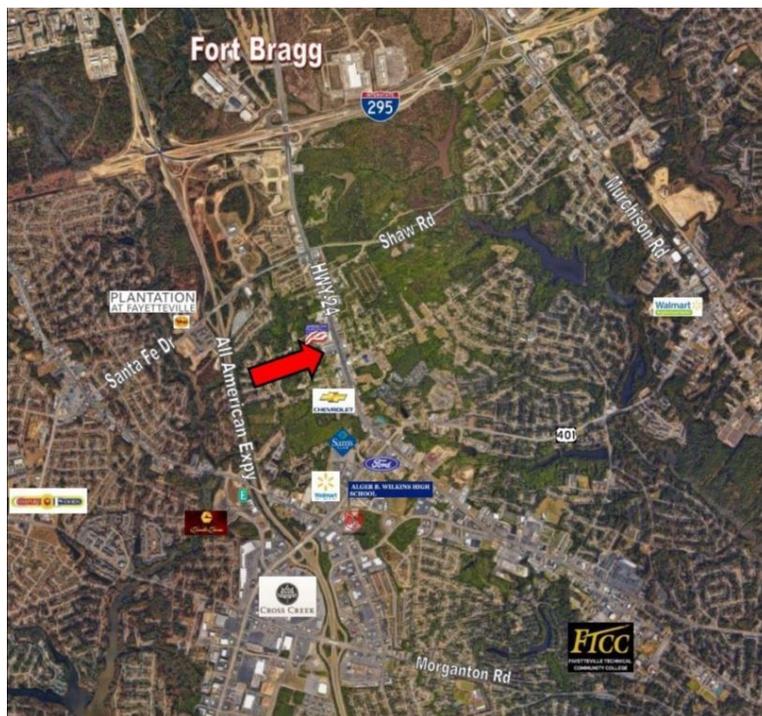
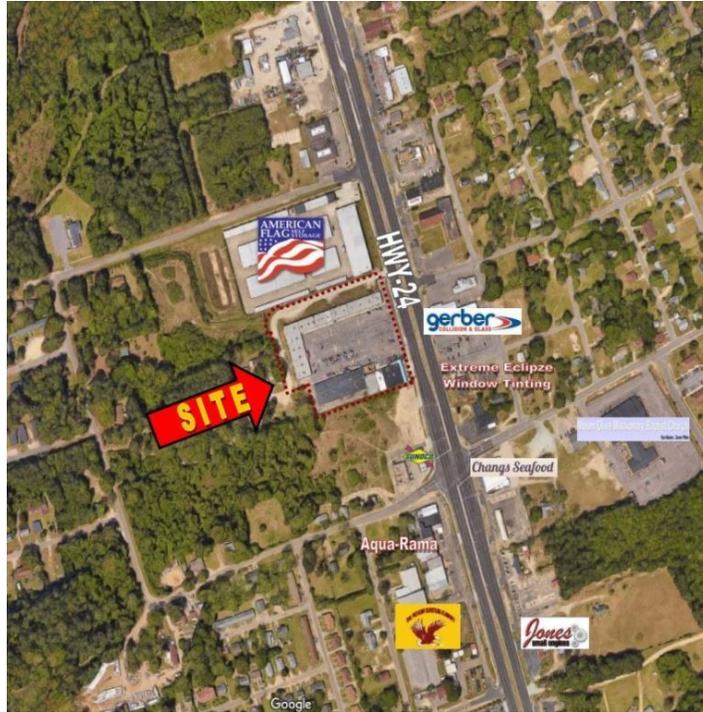
- 20 Unit Property
- Plenty of Parking
- Close to Cross Creek Mall
- 45,000 SF total space
- Close to Fort Bragg
- High traffic count

for more information

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ADDITIONAL PHOTOS



for more information

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LOCATION MAPS

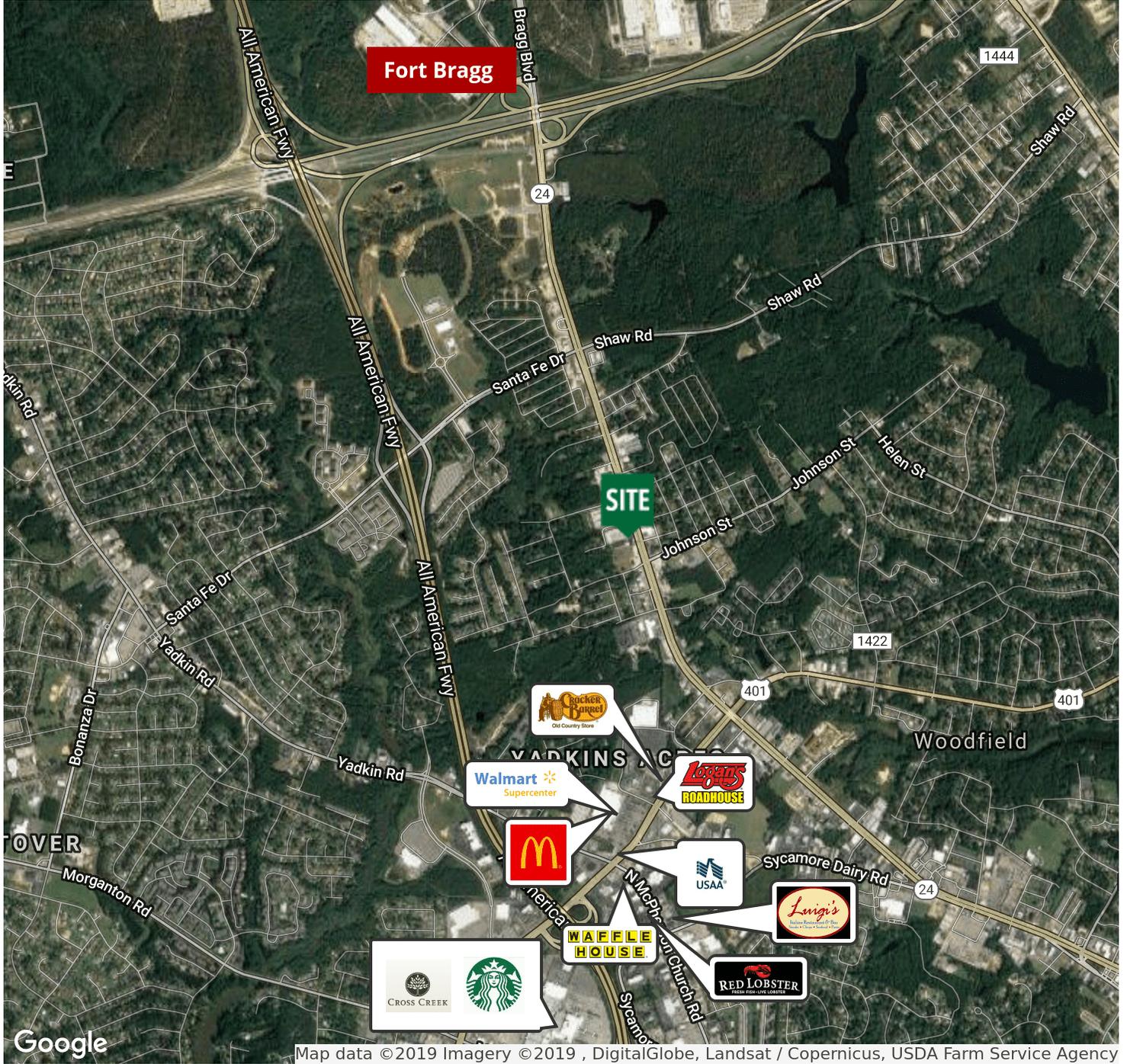


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RETAILER MAP



Map data ©2019 Imagery ©2019 , DigitalGlobe, Landsat / Copernicus, USDA Farm Service Agency

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Executive Summary

5109 Bragg Blvd, Fayetteville, North Carolina, 28303
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.09426
Longitude: -78.95560

	1 mile	3 miles	5 miles
Population			
2000 Population	5,704	50,924	145,265
2010 Population	4,779	49,586	138,056
2016 Population	5,141	50,865	141,233
2021 Population	5,361	52,106	144,269
2000-2010 Annual Rate	-1.75%	-0.27%	-0.51%
2010-2016 Annual Rate	1.18%	0.41%	0.36%
2016-2021 Annual Rate	0.84%	0.48%	0.43%
2016 Male Population	47.6%	48.3%	48.0%
2016 Female Population	52.4%	51.7%	52.0%
2016 Median Age	31.0	32.3	31.1

In the identified area, the current year population is 141,233. In 2010, the Census count in the area was 138,056. The rate of change since 2010 was 0.36% annually. The five-year projection for the population in the area is 144,269 representing a change of 0.43% annually from 2016 to 2021. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 31.0, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	32.7%	42.7%	44.1%
2016 Black Alone	51.4%	42.3%	41.9%
2016 American Indian/Alaska Native Alone	1.1%	0.8%	0.9%
2016 Asian Alone	2.2%	4.4%	3.3%
2016 Pacific Islander Alone	0.3%	0.4%	0.4%
2016 Other Race	6.5%	4.1%	3.9%
2016 Two or More Races	5.7%	5.3%	5.3%
2016 Hispanic Origin (Any Race)	15.7%	12.7%	12.3%

Persons of Hispanic origin represent 12.3% of the population in the identified area compared to 17.9% 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 63.5 for the U.S. as a whole.

Households

2000 Households	2,400	19,724	52,871
2010 Households	2,193	20,646	56,093
2016 Total Households	2,382	21,523	58,392
2021 Total Households	2,495	22,179	60,026
2000-2010 Annual Rate	-0.90%	0.46%	0.59%
2010-2016 Annual Rate	1.33%	0.67%	0.64%
2016-2021 Annual Rate	0.93%	0.60%	0.55%
2016 Average Household Size	2.16	2.31	2.34

The household count in this area has changed from 56,093 in 2010 to 58,392 in the current year, a change of 0.64% annually. The five-year projection of households is 60,026, a change of 0.55% annually from the current year total. Average household size is currently 2.34, compared to 2.37 in the year 2010. The number of families in the current year is 36,106 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 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$26,835	\$41,587	\$40,251
2021 Median Household Income	\$26,865	\$45,231	\$42,267
2016-2021 Annual Rate	0.02%	1.69%	0.98%
Average Household Income			
2016 Average Household Income	\$37,608	\$61,157	\$56,374
2021 Average Household Income	\$39,886	\$65,610	\$60,814
2016-2021 Annual Rate	1.18%	1.42%	1.53%
Per Capita Income			
2016 Per Capita Income	\$17,322	\$26,230	\$23,761
2021 Per Capita Income	\$18,449	\$28,271	\$25,738
2016-2021 Annual Rate	1.27%	1.51%	1.61%

Households by Income

Current median household income is \$40,251 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$42,267 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$56,374 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$60,814 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$23,761 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$25,738 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	3,110	22,002	58,263
2000 Owner Occupied Housing Units	1,166	10,131	26,391
2000 Renter Occupied Housing Units	1,234	9,593	26,480
2000 Vacant Housing Units	710	2,278	5,392
2010 Total Housing Units	2,633	23,044	62,767
2010 Owner Occupied Housing Units	739	9,438	25,113
2010 Renter Occupied Housing Units	1,454	11,208	30,980
2010 Vacant Housing Units	440	2,398	6,674
2016 Total Housing Units	2,969	24,825	67,435
2016 Owner Occupied Housing Units	716	9,155	24,366
2016 Renter Occupied Housing Units	1,666	12,368	34,026
2016 Vacant Housing Units	587	3,302	9,043
2021 Total Housing Units	3,181	26,063	70,672
2021 Owner Occupied Housing Units	734	9,315	24,773
2021 Renter Occupied Housing Units	1,761	12,864	35,253
2021 Vacant Housing Units	686	3,884	10,646

Currently, 36.1% of the 67,435 housing units in the area are owner occupied; 50.5%, renter occupied; and 13.4% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 62,767 housing units in the area - 40.0% owner occupied, 49.4% renter occupied, and 10.6% vacant. The annual rate of change in housing units since 2010 is 3.24%. Median home value in the area is \$121,554, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.13% annually to \$141,803.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.