



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



RETAIL PROPERTY FOR SALE

BEAUTIFULLY RENOVATED CHURCH ON COMMERCIAL CORNER  
3901 Raeford Rd , Fayetteville, NC 28304

*for more information*

GARY FUTCH

Broker

O: 910.829.1617

C: 910.322.1496

[gary@grantmurrayre.com](mailto:gary@grantmurrayre.com)



EXECUTIVE SUMMARY



**OFFERING SUMMARY**

<b>Sale Price:</b>	\$3,500,000
<b>Lease Rate</b>	\$ 15,000 per month NNN
<b>Lot Size:</b>	3.77 Acres
<b>Year Built:</b>	1965
<b>Building Size:</b>	21,773
<b>Zoning:</b>	Commercial
<b>Price / SF:</b>	\$160.75

**PROPERTY OVERVIEW**

This Beautifully Renovated Church is over 3.7 acres on a corner, with access to signalized intersection on Roxie and Raeford and Ireland and Raeford.

The site has been a church for over 50 years. Water and sewer is on site. Site does have over 21,000 plus total square feet, which includes the size of the church space, classrooms, and fellowship hall. The property has 54 x 77 Sanctuary, 49 x 34 fellowship hall, 26 x 12 kitchen space, 9 classrooms/offices downstairs, 16 classrooms/offices upstairs and 7 restrooms.

**LOCATION OVERVIEW**

The property sits on a corner on Raeford Rd and is near the All American By pass. The site is across the street from Bryan Honda Automotive.

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

▼ **Ground Floor** TOTAL AREA:12885,47 sq ft • LIVING AREA:12885,47 sq ft • ROOMS:14



▼ **2nd Floor** TOTAL AREA:8784,18 sq ft • LIVING AREA:8529,36 sq ft • ROOMS:4

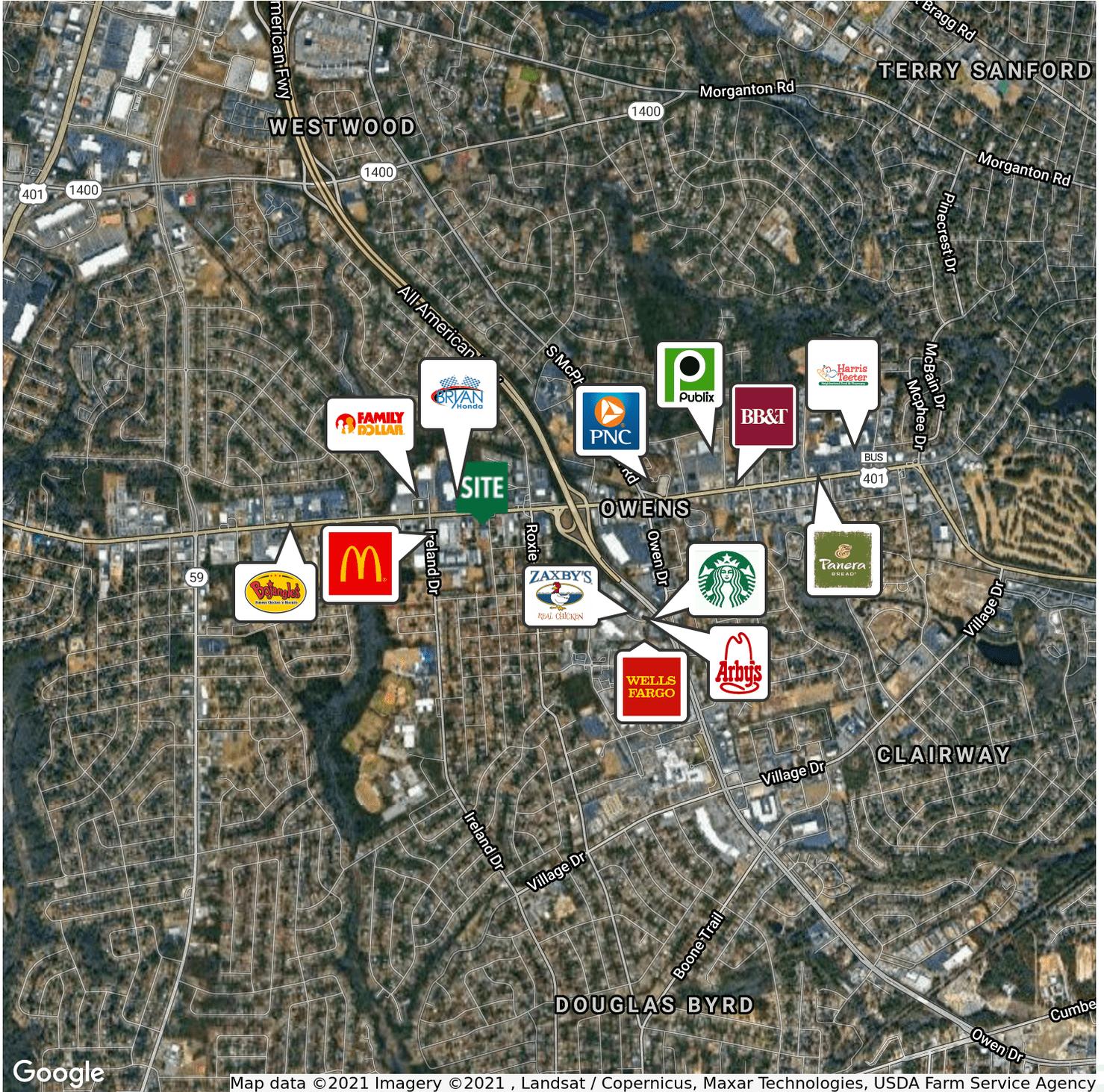


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RETAILER MAP



Google

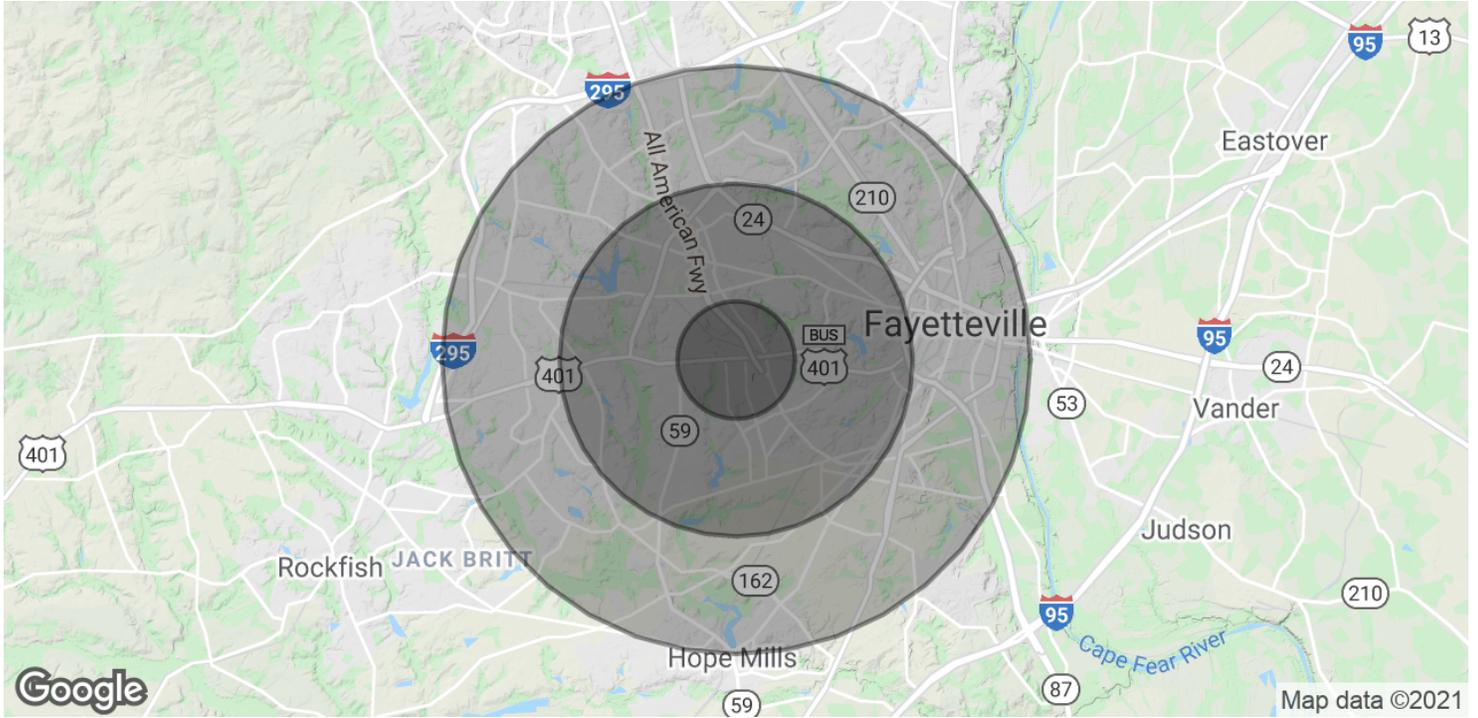
Map data ©2021 Imagery ©2021 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

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DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,765	61,515	159,962
Average age	38.8	35.8	32.9
Average age (Male)	36.8	35.2	31.8
Average age (Female)	39.6	36.0	34.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,911	26,311	65,277
# of persons per HH	2.3	2.3	2.5
Average HH income	\$65,429	\$60,553	\$54,539
Average house value	\$106,177	\$102,090	\$110,371

\* Demographic data derived from 2010 US Census

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