



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



RETAIL PROPERTY FOR LEASE

GREAT RETAIL SITE ON YADKIN RD
5329 Yadkin Rd , Fayetteville, NC 28303

for more information

GARY FUTCH

Broker

O: 910.829.1617

C: 910.322.1496

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RAYMOND SHARP

O: 910.758.8322 x309

C: 910.987.7511

raymond@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,300 SF

Lease Rate: \$2,500.00 per month (MG)

Lot Size: 0.24 Acres

Year Built: 1986

Building Size: 3,600

Zoning: Commercial

PROPERTY OVERVIEW

This retail building on Yadkin Rd, is conveniently located near Fort Bragg, I-295 and Cross Creek Mall, making it a great site for several retail uses with great exposure and unlimited potential. This building has two available suites.

Suite A, is 2,300 square feet. There is 1,600 square feet on the first floor and 500 square feet on the second floor.

Suite B, is 1,200 square feet. The previous use was a salon; all the equipment currently in the building stays. This is an excellent space for a company starting their business. This building presents an excellent opportunity for an owner of a salon, daycare, spa and much more. Electric and water are included in the rent.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
5329 Yadkin Rd - Suite A	\$2,500 per month	2,300 SF

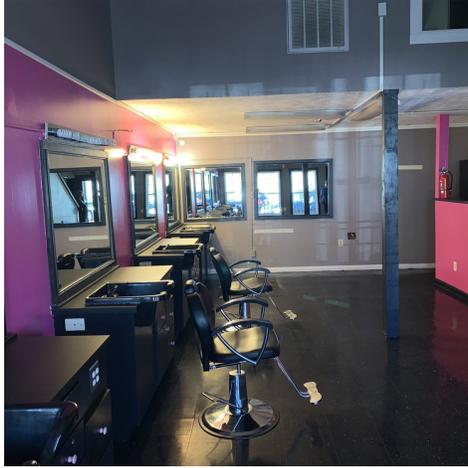
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ADDITIONAL PHOTOS



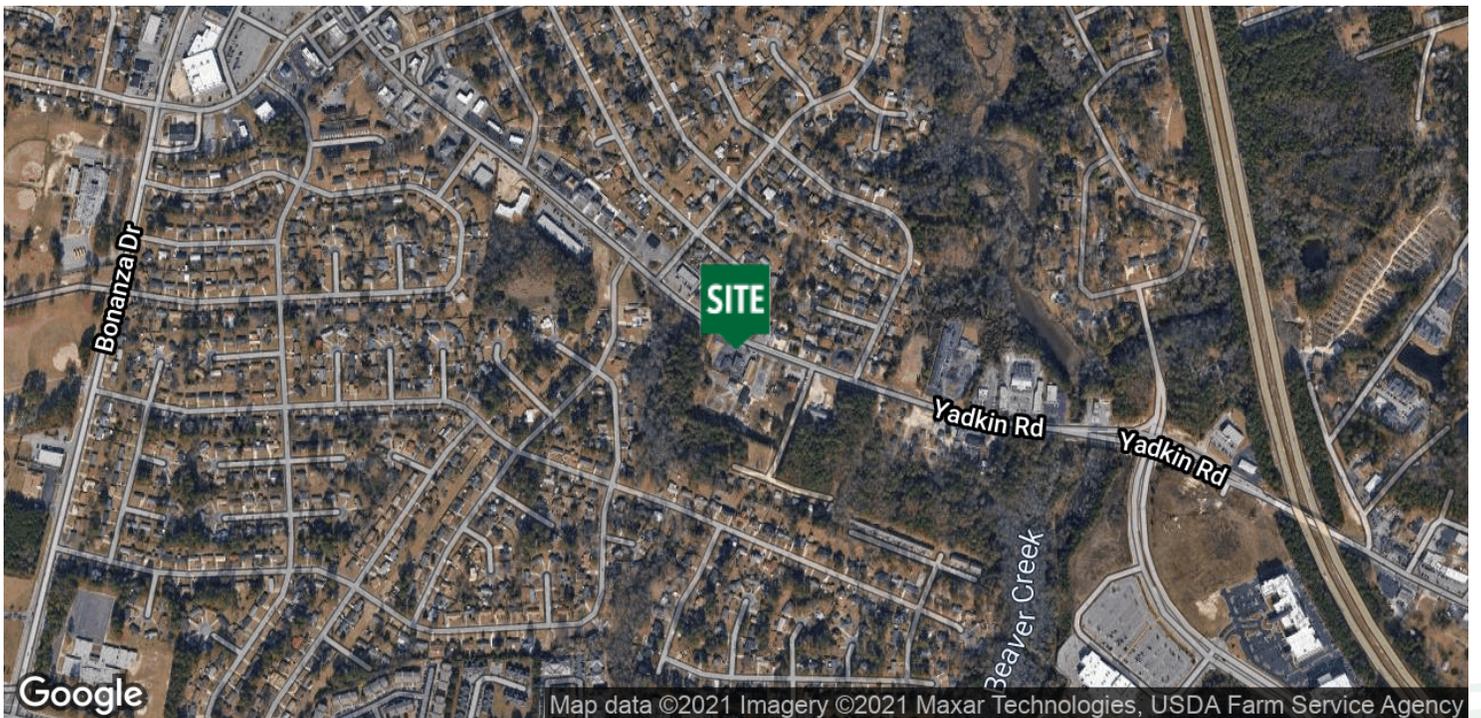
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LOCATION MAPS



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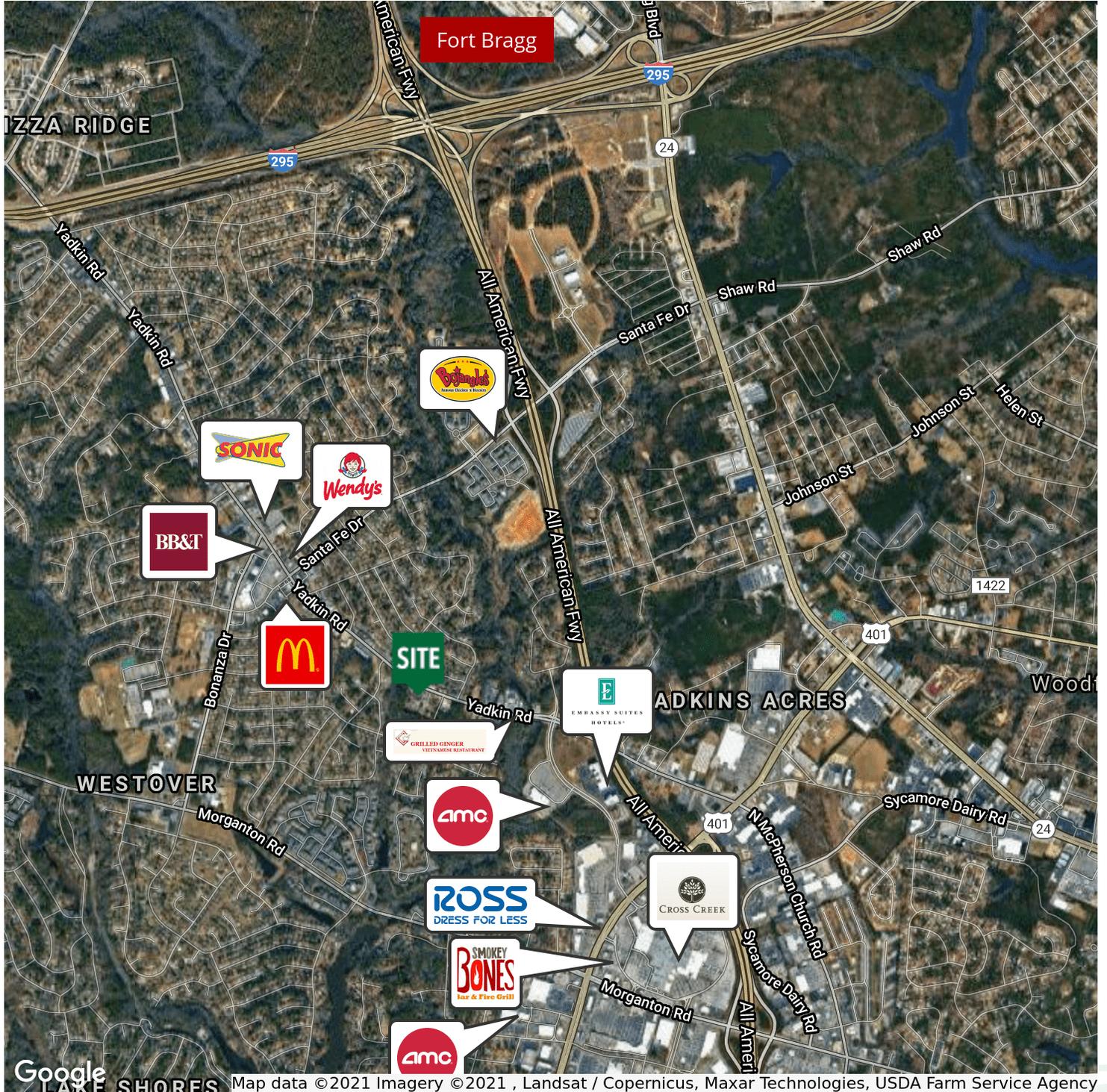
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RETAILER MAP



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

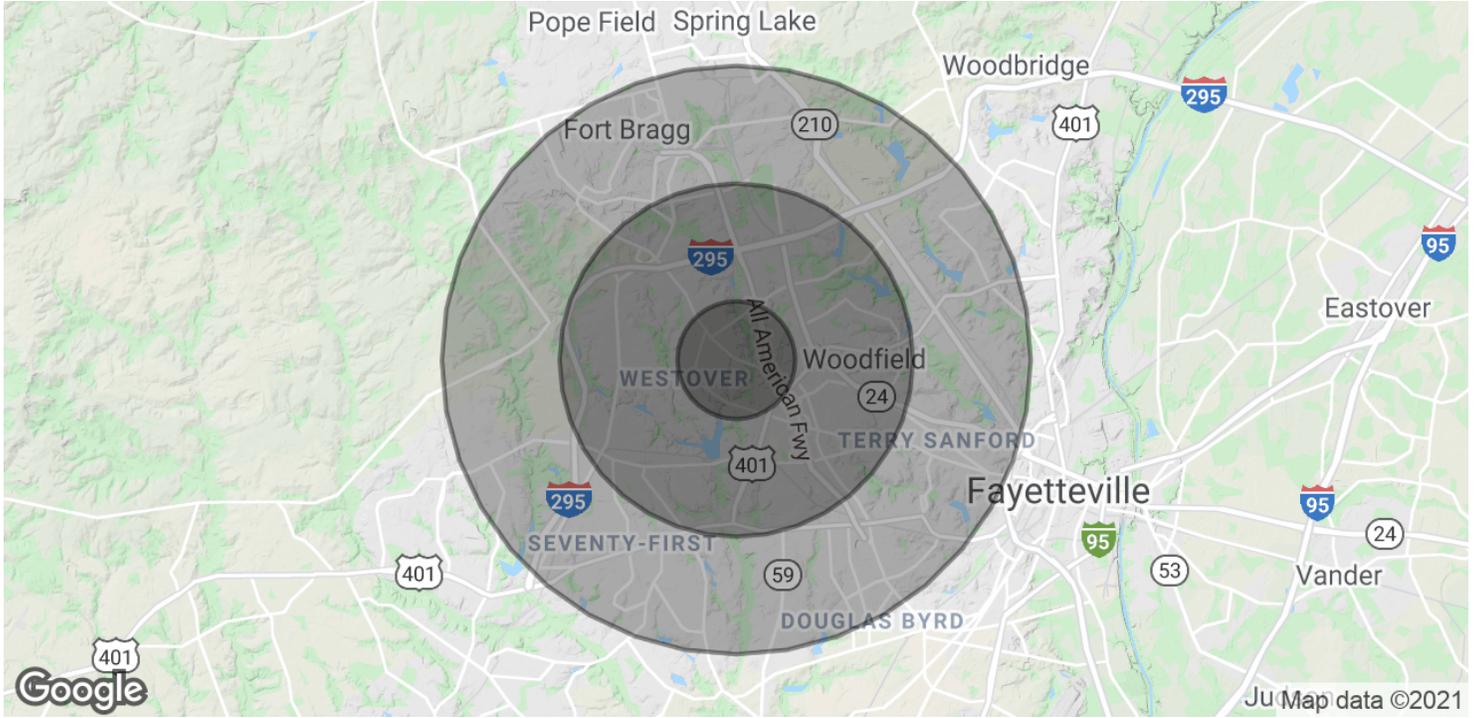
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,873	60,960	139,120
Average age	33.6	31.0	31.3
Average age (Male)	31.8	29.7	30.1
Average age (Female)	34.3	32.4	32.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,232	24,526	53,189
# of persons per HH	2.4	2.5	2.6
Average HH income	\$60,878	\$55,246	\$54,756
Average house value	\$117,937	\$107,520	\$109,313

** Demographic data derived from 2010 US Census*

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