



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



LAND FOR LEASE

2.79 ACRES GROUND LEASE / POSSIBLE BUILD TO SUIT
2411 Hope Mills Rd , Fayetteville, NC 28304

for more information

GARY FUTCH

Broker

O: 910.829.1617

C: 910.322.1496

gary@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2.79 Acres

Lease Rate: Negotiable

Lot Size: 2.79 Acres

Zoning: Commercial - CC

Market: Fayetteville

Submarket: Hope Mills

PROPERTY OVERVIEW

This 2.79 Acre commercial site is located along busy Hope Mills Rd. This site is available for a ground lease or build to suit. This commercial site can be used for several retail/commercial uses such as fast food, restaurant, car lot, etc.

PROPERTY HIGHLIGHTS

- 2.79 Acres Ground Lease Possible Build to Suit
- Can Be Sub Divided
- Many Possible Options
- Daily Traffic Count 25,000 VPD

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ADDITIONAL PHOTOS



for more information

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LOCATION MAPS

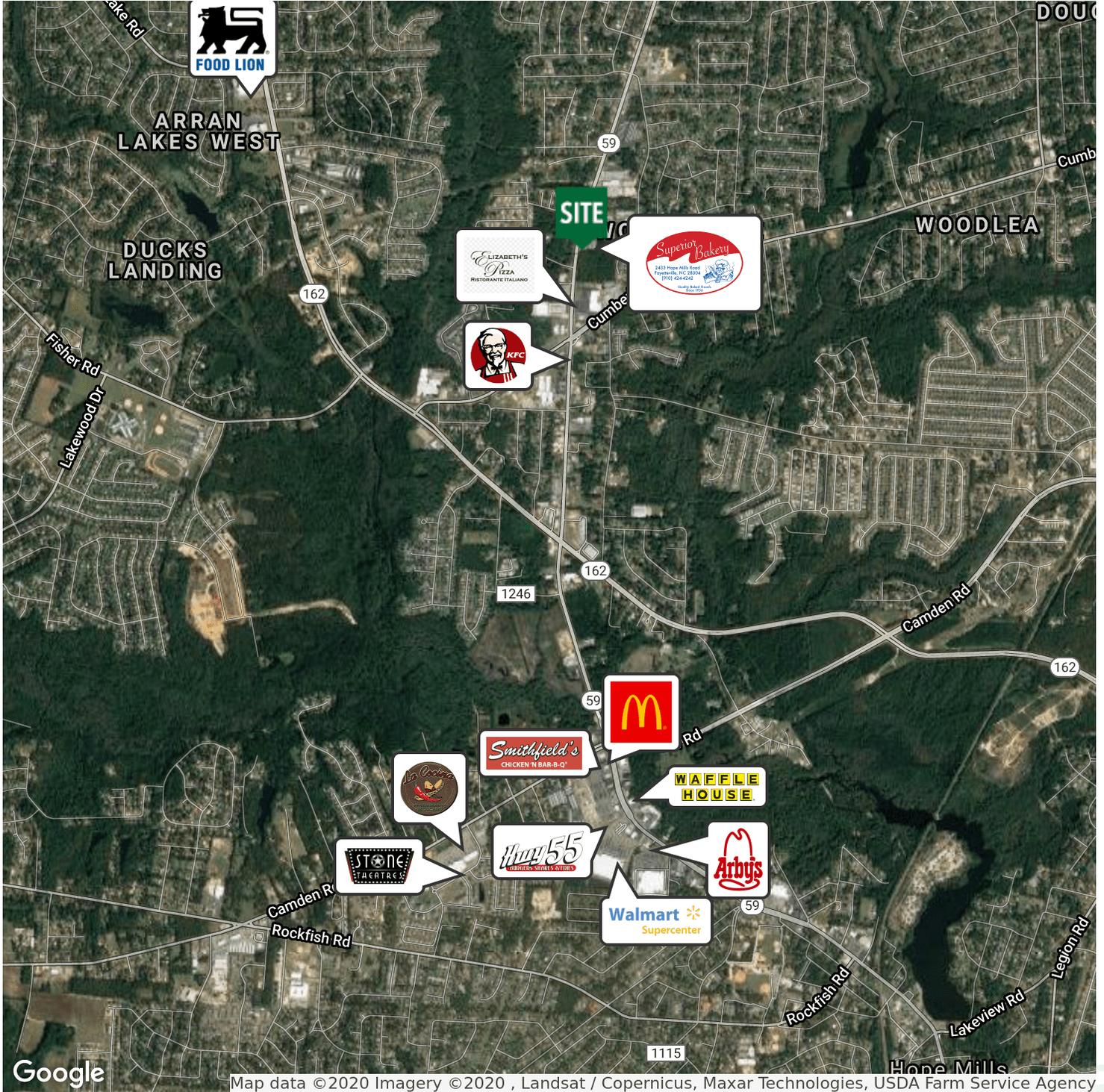


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RETAILER MAP

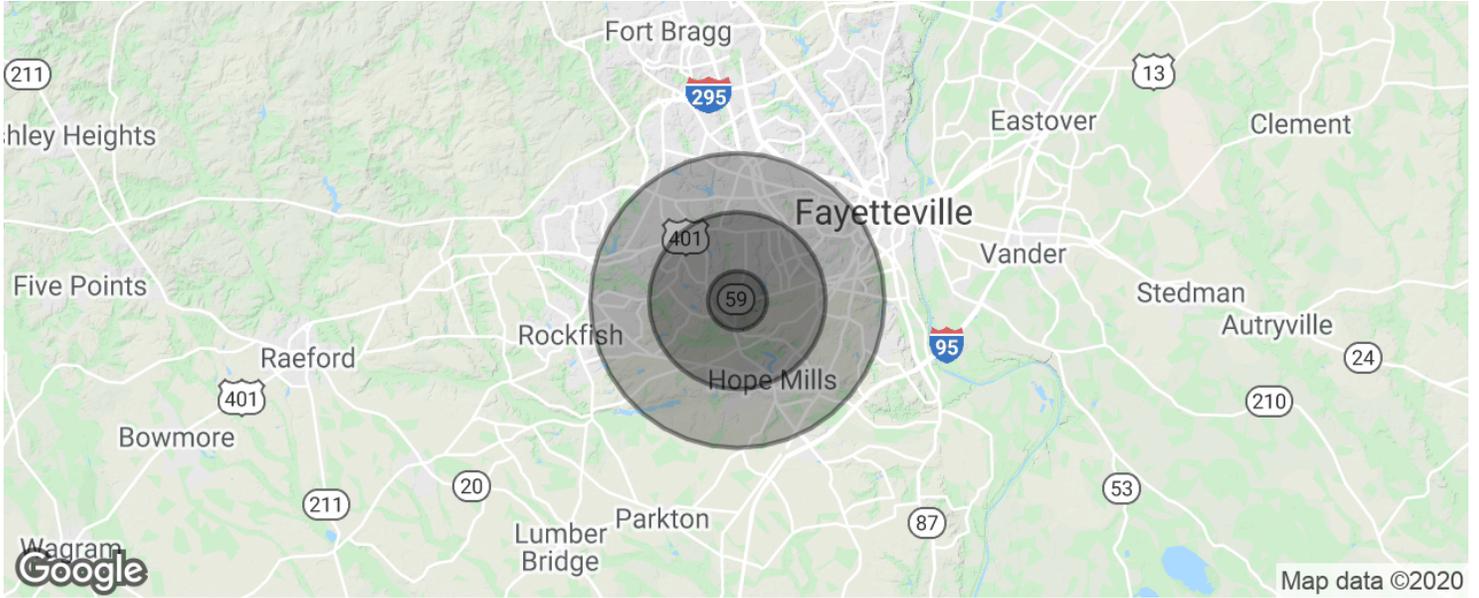


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,677	66,346	153,421
Median age	34.3	32.3	33.0
Median age (Male)	35.3	31.1	32.0
Median age (Female)	31.8	33.0	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,534	26,684	61,514
# of persons per HH	2.5	2.5	2.5
Average HH income	\$43,732	\$51,994	\$57,938
Average house value	\$90,358	\$105,187	\$118,894

* Demographic data derived from 2010 US Census

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