



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



RETAIL PROPERTY FOR SALE

201 S KENLEIGH DR

201 S Kenleigh Dr, Fayetteville, NC 28304

for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$98,000

Lot Size: 0.51 Acres

Building Size: 864

Zoning: LC

Price / SF: \$113.43



PROPERTY OVERVIEW

Property is an older house that can be converted into an office. 201 S Kenleigh Dr, Fayetteville, NC was a single family home that contains 864 sq ft and was built in 1947. It contains 3 bedrooms and 1 bathroom. The zoning is LC

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ADDITIONAL PHOTOS



for more information

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LOCATION MAPS

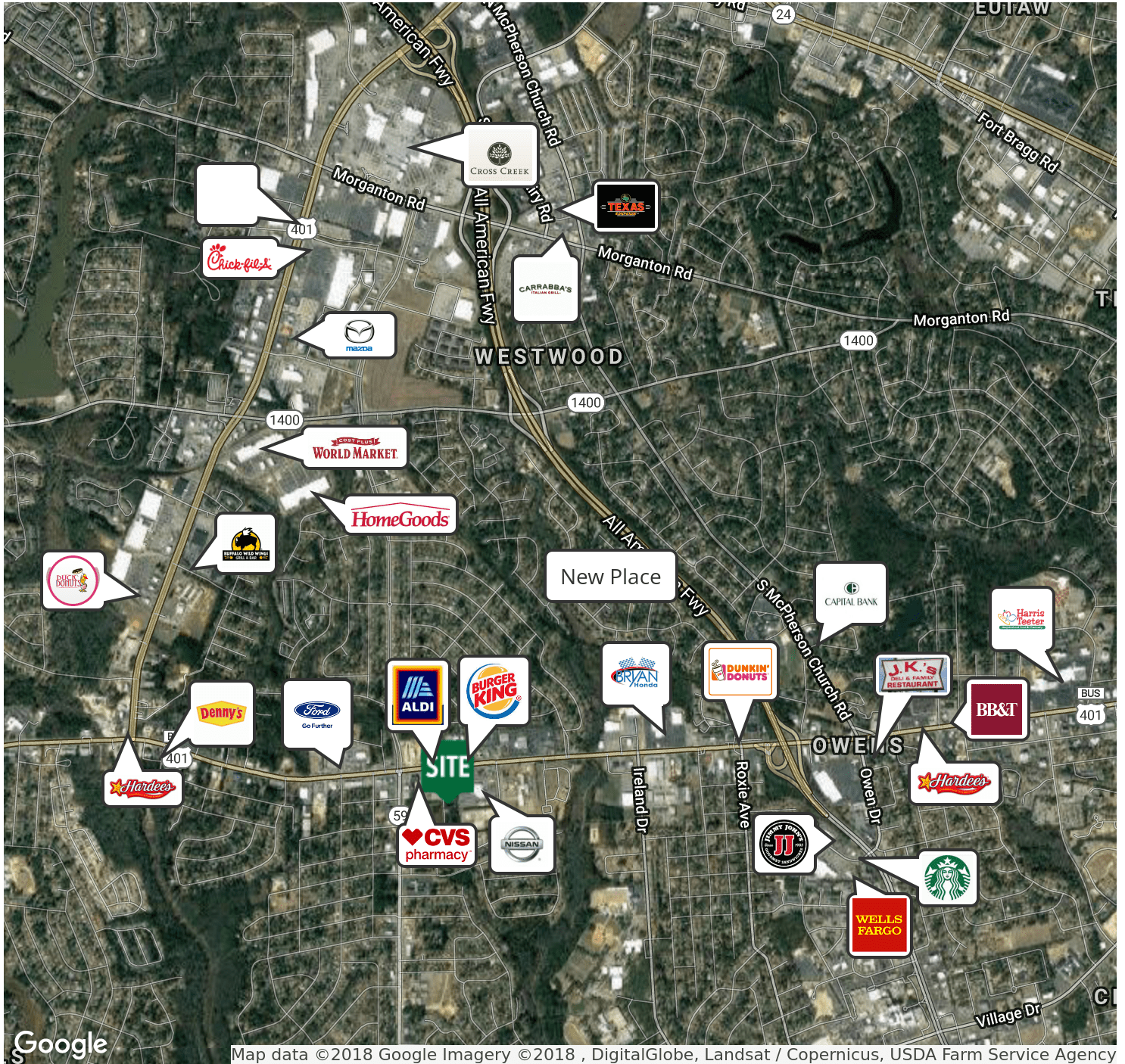


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RETAILER MAP



Google

Map data ©2018 Google Imagery ©2018 , DigitalGlobe, Landsat / Copernicus, USDA Farm Service Agency

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Executive Summary

201 S Kenleigh Dr, Fayetteville, North Carolina, 28304
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.04146
Longitude: -78.95846

	1 mile	3 miles	5 miles
Population			
2000 Population	9,428	68,601	149,441
2010 Population	8,705	73,077	160,395
2017 Population	8,557	73,240	162,056
2022 Population	8,562	74,054	164,730
2000-2010 Annual Rate	-0.79%	0.63%	0.71%
2010-2017 Annual Rate	-0.24%	0.03%	0.14%
2017-2022 Annual Rate	0.01%	0.22%	0.33%
2017 Male Population	47.8%	47.6%	47.3%
2017 Female Population	52.2%	52.4%	52.7%
2017 Median Age	35.4	33.5	33.9

In the identified area, the current year population is 162,056. In 2010, the Census count in the area was 160,395. The rate of change since 2010 was 0.14% annually. The five-year projection for the population in the area is 164,730 representing a change of 0.33% annually from 2017 to 2022. Currently, the population is 47.3% male and 52.7% female.

Median Age

The median age in this area is 35.4, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	48.8%	47.7%	44.6%
2017 Black Alone	33.9%	37.0%	41.0%
2017 American Indian/Alaska Native Alone	1.6%	1.4%	1.4%
2017 Asian Alone	3.7%	3.8%	3.4%
2017 Pacific Islander Alone	0.4%	0.4%	0.4%
2017 Other Race	5.6%	4.2%	4.0%
2017 Two or More Races	6.0%	5.4%	5.3%
2017 Hispanic Origin (Any Race)	13.8%	12.7%	12.2%

Persons of Hispanic origin represent 12.2% of the population in the identified area compared to 18.1% 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 71.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	3,714	27,320	57,828
2010 Households	3,609	31,038	65,320
2017 Total Households	3,589	31,390	66,606
2022 Total Households	3,609	31,853	67,861
2000-2010 Annual Rate	-0.29%	1.28%	1.23%
2010-2017 Annual Rate	-0.08%	0.16%	0.27%
2017-2022 Annual Rate	0.11%	0.29%	0.37%
2017 Average Household Size	2.38	2.32	2.40

The household count in this area has changed from 65,320 in 2010 to 66,606 in the current year, a change of 0.27% annually. The five-year projection of households is 67,861, a change of 0.37% annually from the current year total. Average household size is currently 2.40, compared to 2.41 in the year 2010. The number of families in the current year is 41,905 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

September 22, 2017



Executive Summary

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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$37,216	\$43,633	\$44,126
2022 Median Household Income	\$38,403	\$46,638	\$47,316
2017-2022 Annual Rate	0.63%	1.34%	1.41%
Average Household Income			
2017 Average Household Income	\$54,397	\$62,443	\$60,971
2022 Average Household Income	\$59,862	\$69,262	\$67,991
2017-2022 Annual Rate	1.93%	2.09%	2.20%
Per Capita Income			
2017 Per Capita Income	\$23,526	\$26,735	\$25,259
2022 Per Capita Income	\$25,951	\$29,741	\$28,203
2017-2022 Annual Rate	1.98%	2.15%	2.23%

Current median household income is \$44,126 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$47,316 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$60,971 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$67,991 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,259 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,203 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	4,041	29,620	64,070
2000 Owner Occupied Housing Units	2,117	15,824	34,011
2000 Renter Occupied Housing Units	1,597	11,496	23,817
2000 Vacant Housing Units	327	2,300	6,242
2010 Total Housing Units	4,026	33,945	72,123
2010 Owner Occupied Housing Units	1,910	15,737	34,562
2010 Renter Occupied Housing Units	1,699	15,301	30,758
2010 Vacant Housing Units	417	2,907	6,803
2017 Total Housing Units	4,180	36,142	77,044
2017 Owner Occupied Housing Units	1,728	14,539	32,547
2017 Renter Occupied Housing Units	1,861	16,852	34,059
2017 Vacant Housing Units	591	4,752	10,438
2022 Total Housing Units	4,297	37,580	80,346
2022 Owner Occupied Housing Units	1,714	14,569	32,885
2022 Renter Occupied Housing Units	1,895	17,284	34,977
2022 Vacant Housing Units	688	5,727	12,485

Currently, 42.2% of the 77,044 housing units in the area are owner occupied; 44.2%, renter occupied; and 13.5% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 72,123 housing units in the area - 47.9% owner occupied, 42.6% renter occupied, and 9.4% vacant. The annual rate of change in housing units since 2010 is 2.98%. Median home value in the area is \$126,452, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 0.96% annually to \$132,609.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

September 22, 2017