



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

## FORT BRAGG RD FLEX BUILDING

3115 Fort Bragg Rd , Fayetteville, NC 28303

*for more information*

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

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



**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

<b>Sale Price:</b>	\$99,000
<b>Lot Size:</b>	0.11 Acres
<b>Year Built:</b>	1956
<b>Building Size:</b>	4,172
<b>Zoning:</b>	Commercial
<b>Price / SF:</b>	\$23.73

**PROPERTY OVERVIEW**

The flex building is a great value add opportunity for a construction company, roofing company, and owner user. The building is approximately 4,172 Sf and is located right between the a Veterinarian clinic and a tattoo shop. The property has a large space with roll up doors.

**PROPERTY HIGHLIGHTS**

- Great Value Add Opportunity
- Approximately 4,172 SF
- Located on Ft Bragg Rd
- Close to Fort Bragg, Downtown Fayetteville, I-295
- Great site for construction company, roofing company, etc

*for more information*

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ADDITIONAL PHOTOS



*for more information*

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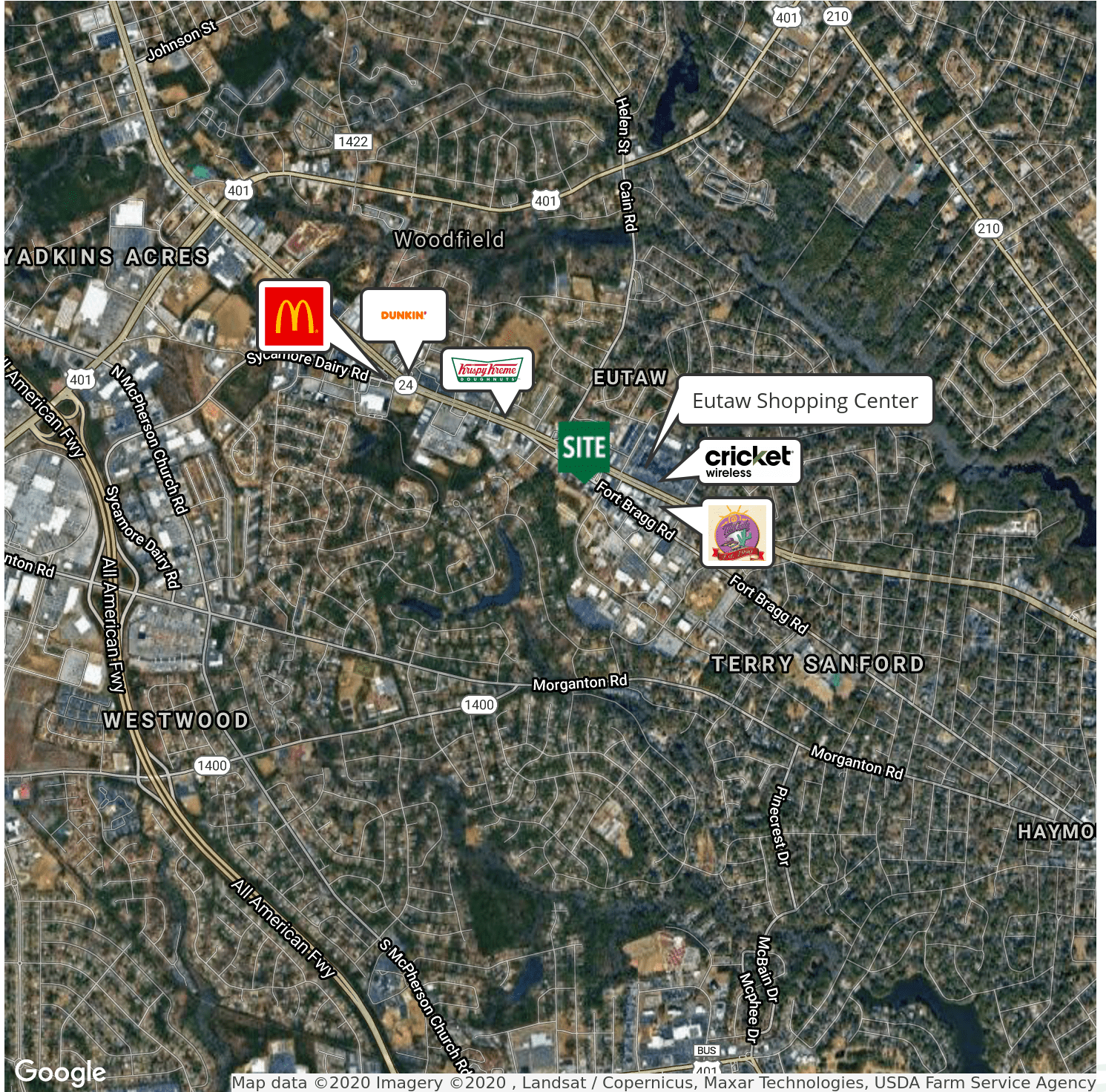
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RETAILER MAP



Google

Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

for more information

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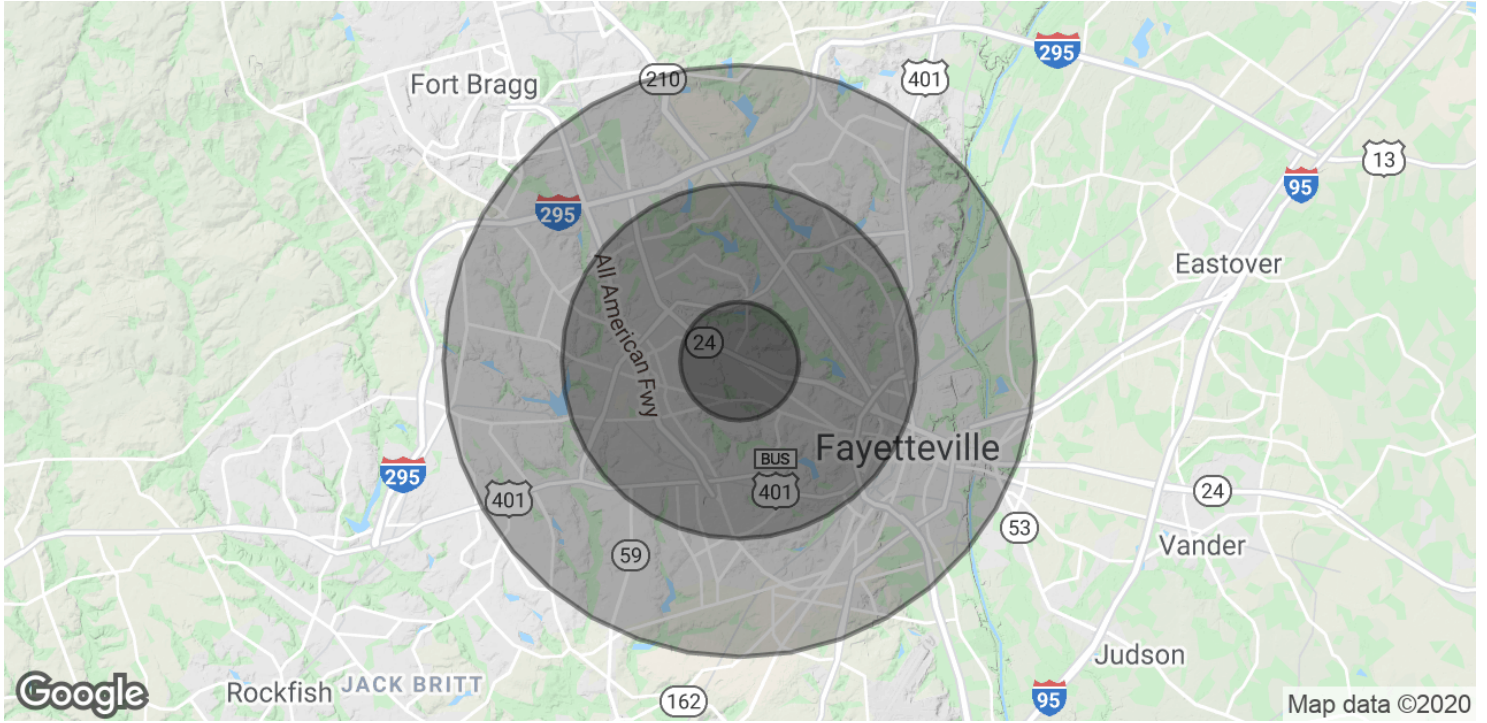
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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,647	54,578	144,084
Average age	38.6	35.4	34.1
Average age (Male)	38.9	34.0	33.4
Average age (Female)	38.3	37.0	34.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,597	23,512	59,448
# of persons per HH	2.2	2.3	2.4
Average HH income	\$74,133	\$61,249	\$54,184
Average house value	\$128,719	\$118,348	\$118,188

*\* Demographic data derived from 2010 US Census*

*for more information*

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