



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



View from Baywood-Clinton intersection

RETAIL PROPERTY FOR LEASE

RETAIL PROPERTY FOR LEASE

124 Baywood Rd , Fayetteville, NC 28312

for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,500 - 3,000 SF

Lease Rate: \$15.00 SF/month (MG)

Lot Size: 1.85 Acres

Year Built: 2013

Building Size: 14,400

Zoning: C1(P)

Market: Fayetteville

Submarket: Eastover

PROPERTY OVERVIEW

Baywood Plaza is a newer shopping center located in Eastover, NC. Available is Suite 109-110. It is approximately 3,000 SF of finished space. The property will make a great site for any retail or office user. The suite has two handicapped restrooms with showers. Neighboring tenants are Dental office, convenience store, beauty salon, office user and nail salon.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
124 Baywood Rd	\$15.00 SF/month	1,500 - 3,000 SF

for more information

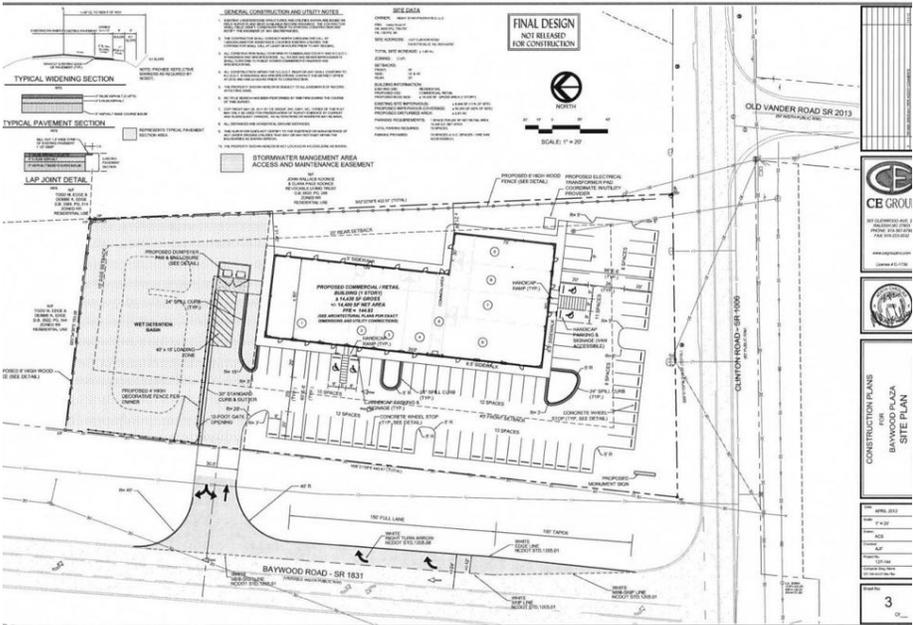
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ADDITIONAL PHOTOS



View from Clinton



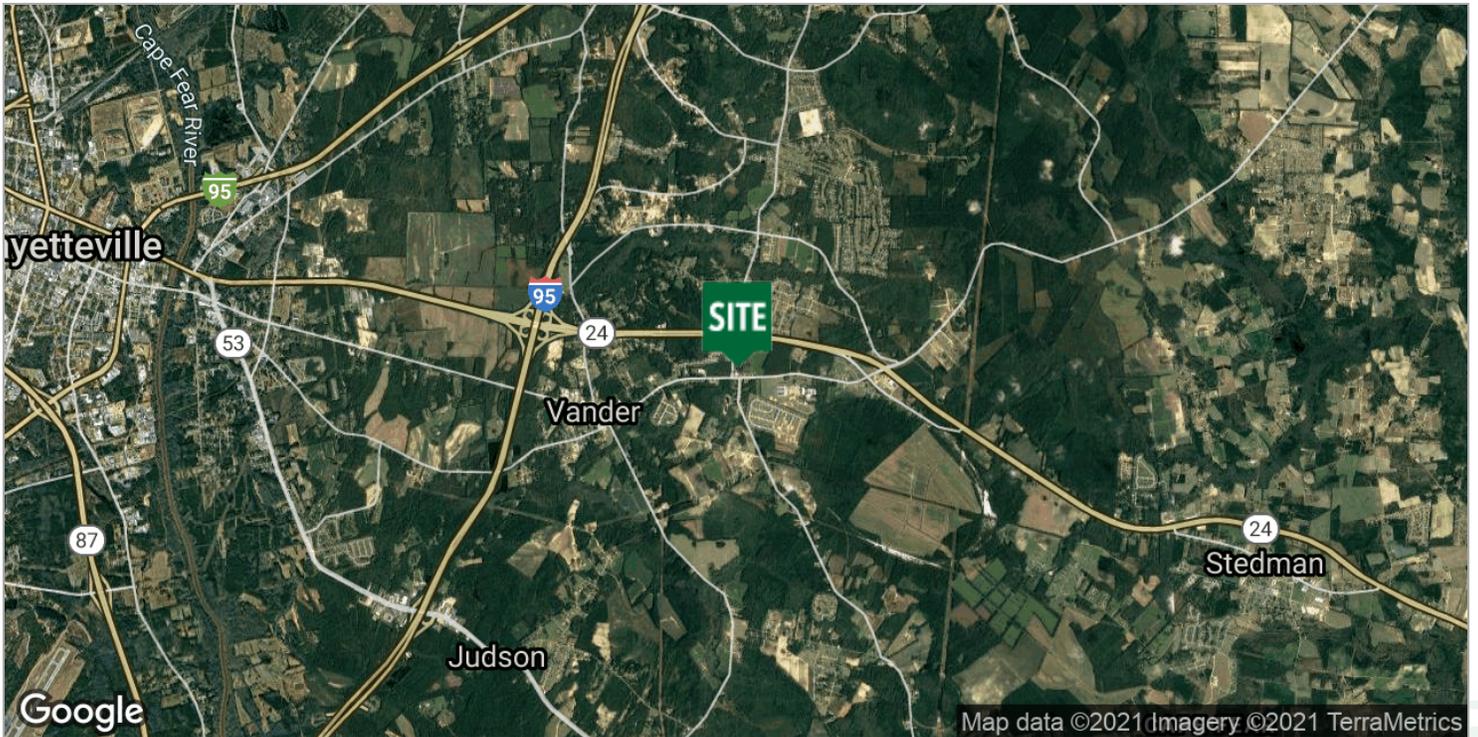
View from Baywood 2

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LOCATION MAPS

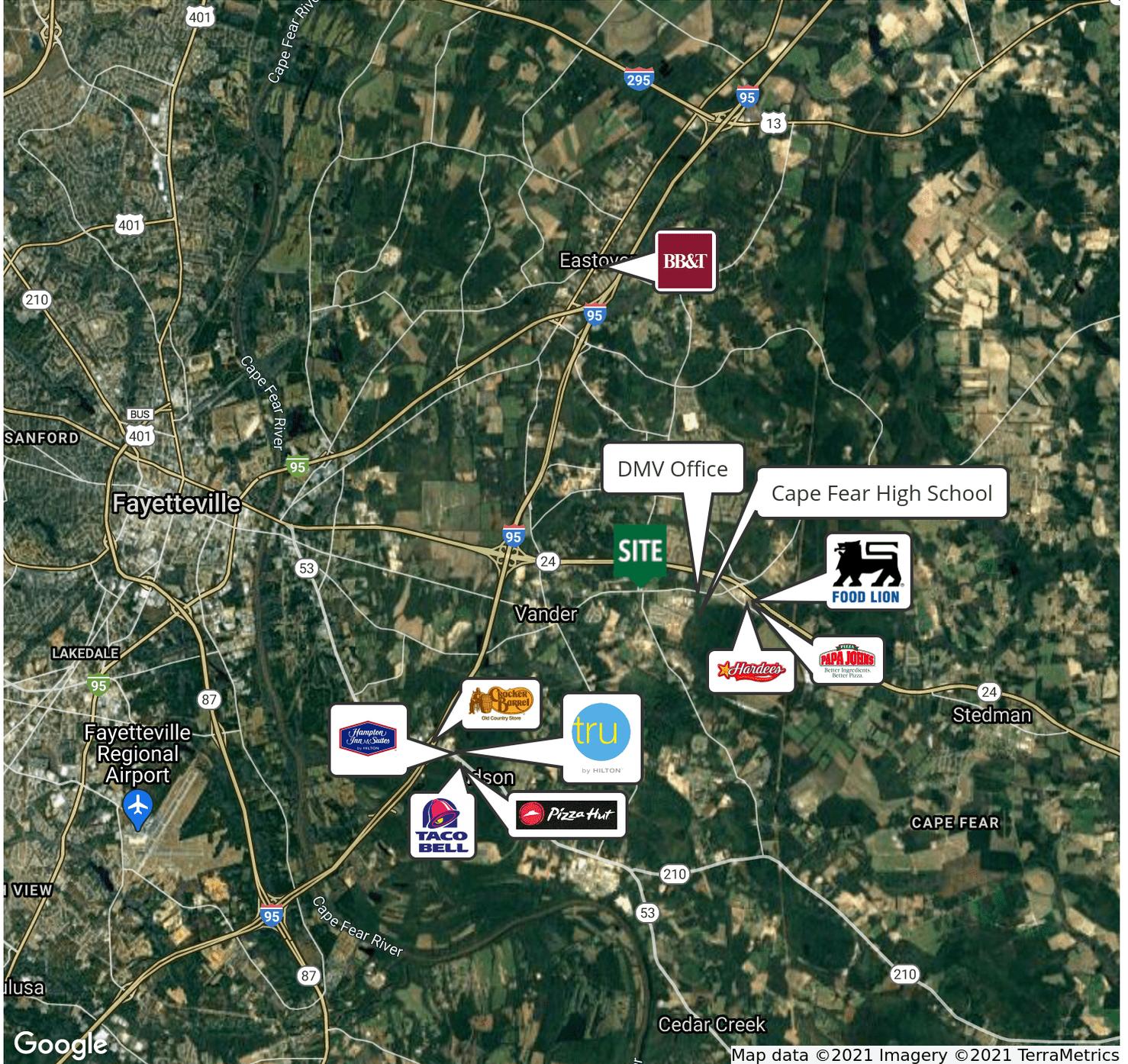


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RETAILER MAP



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Executive Summary

124 Baywood Rd, Fayetteville, North Carolina, 28312
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.03695
Longitude: -78.77388

	1 mile	3 miles	5 miles
Population			
2000 Population	922	4,589	14,741
2010 Population	1,346	6,273	17,399
2017 Population	1,758	7,052	18,383
2022 Population	1,864	7,419	19,056
2000-2010 Annual Rate	3.86%	3.18%	1.67%
2010-2017 Annual Rate	3.75%	1.63%	0.76%
2017-2022 Annual Rate	1.18%	1.02%	0.72%
2017 Male Population	49.1%	49.0%	48.3%
2017 Female Population	50.9%	51.0%	51.7%
2017 Median Age	40.5	40.4	40.8

In the identified area, the current year population is 18,383. In 2010, the Census count in the area was 17,399. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 19,056 representing a change of 0.72% annually from 2017 to 2022. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 40.5, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	64.0%	62.3%	58.8%
2017 Black Alone	26.7%	27.9%	31.1%
2017 American Indian/Alaska Native Alone	2.3%	2.5%	3.3%
2017 Asian Alone	1.4%	1.5%	1.2%
2017 Pacific Islander Alone	0.3%	0.3%	0.3%
2017 Other Race	1.9%	1.9%	1.9%
2017 Two or More Races	3.4%	3.6%	3.5%
2017 Hispanic Origin (Any Race)	6.4%	6.4%	5.7%

Persons of Hispanic origin represent 5.7% 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 60.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	361	1,729	5,726
2010 Households	519	2,363	6,843
2017 Total Households	678	2,669	7,257
2022 Total Households	720	2,810	7,525
2000-2010 Annual Rate	3.70%	3.17%	1.80%
2010-2017 Annual Rate	3.75%	1.69%	0.81%
2017-2022 Annual Rate	1.21%	1.03%	0.73%
2017 Average Household Size	2.59	2.64	2.53

The household count in this area has changed from 6,843 in 2010 to 7,257 in the current year, a change of 0.81% annually. The five-year projection of households is 7,525, a change of 0.73% annually from the current year total. Average household size is currently 2.53, compared to 2.53 in the year 2010. The number of families in the current year is 5,076 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.



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Prepared by Esri
Latitude: 35.03695
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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$71,267	\$64,258	\$50,724
2022 Median Household Income	\$80,852	\$75,240	\$55,630
2017-2022 Annual Rate	2.56%	3.21%	1.86%
Average Household Income			
2017 Average Household Income	\$90,524	\$83,905	\$67,914
2022 Average Household Income	\$103,690	\$95,877	\$77,832
2017-2022 Annual Rate	2.75%	2.70%	2.76%
Per Capita Income			
2017 Per Capita Income	\$33,431	\$31,755	\$26,783
2022 Per Capita Income	\$38,302	\$36,278	\$30,690
2017-2022 Annual Rate	2.76%	2.70%	2.76%

Households by Income

Current median household income is \$50,724 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$55,630 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$67,914 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$77,832 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,783 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$30,690 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	406	1,886	6,321
2000 Owner Occupied Housing Units	303	1,408	4,356
2000 Renter Occupied Housing Units	57	321	1,370
2000 Vacant Housing Units	46	157	595
2010 Total Housing Units	571	2,549	7,577
2010 Owner Occupied Housing Units	426	1,849	4,770
2010 Renter Occupied Housing Units	93	514	2,073
2010 Vacant Housing Units	52	186	734
2017 Total Housing Units	766	2,967	8,282
2017 Owner Occupied Housing Units	533	2,006	4,838
2017 Renter Occupied Housing Units	146	663	2,419
2017 Vacant Housing Units	88	298	1,025
2022 Total Housing Units	830	3,185	8,756
2022 Owner Occupied Housing Units	563	2,105	5,027
2022 Renter Occupied Housing Units	157	705	2,498
2022 Vacant Housing Units	110	375	1,231

Currently, 58.4% of the 8,282 housing units in the area are owner occupied; 29.2%, renter occupied; and 12.4% 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 7,577 housing units in the area - 63.0% owner occupied, 27.4% renter occupied, and 9.7% vacant. The annual rate of change in housing units since 2010 is 4.03%. Median home value in the area is \$148,543, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 4.56% annually to \$185,651.

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.