



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



OFFICE BUILDING FOR LEASE

COFFMAN COMMONS

4251 Legion Rd , Hope Mills, NC 28348

for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,200 SF

Lease Rate: \$ 1,650

Lot Size: 4.01 Acres

Year Built: 2006

Building Size: 22,082

Zoning: CP

PROPERTY OVERVIEW

1,200 Sf retail space available in the Coffman Commons Shopping Center, located on Legion Rd. Great site for several professional and retail uses. This area boasts a high traffic count, and heavy foot traffic with the presence of 3 schools and Walmart around site. Join great tenants such as Stop Button, Kiss-Me Cakes, Coffman Plumbing office, hair salon.

The suite had 2 extra large offices, reception area, lobby and a break room. The space has excellent lighting and plenty of parking.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
4251 Legion Rd - Suite 103	\$1,650 per month	1,200 SF
4251 Legion Rd - Suite 115	\$1,650 per month	1,200 SF

for more information

SUSAN EVANS
 Broker
 O: 910.829.1617 x208
 C: 919.920.2140
 susan@grantmurrayre.com



ADDITIONAL PHOTOS



for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



LOCATION MAPS

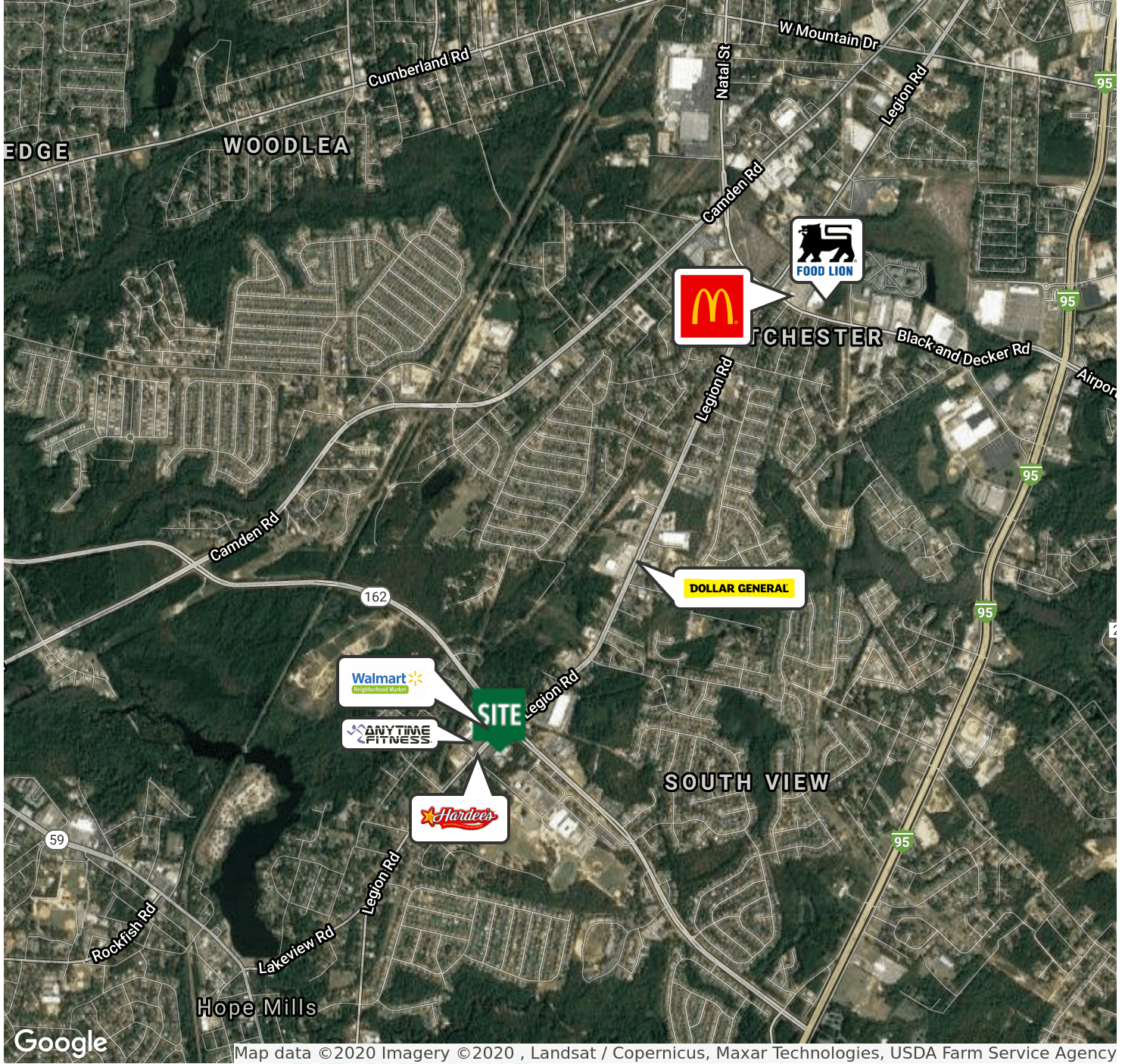


for more information

SUSAN EVANS
Broker
O: 910.829.1617 x208
C: 919.920.2140
susan@grantmurrayre.com



RETAILER MAP



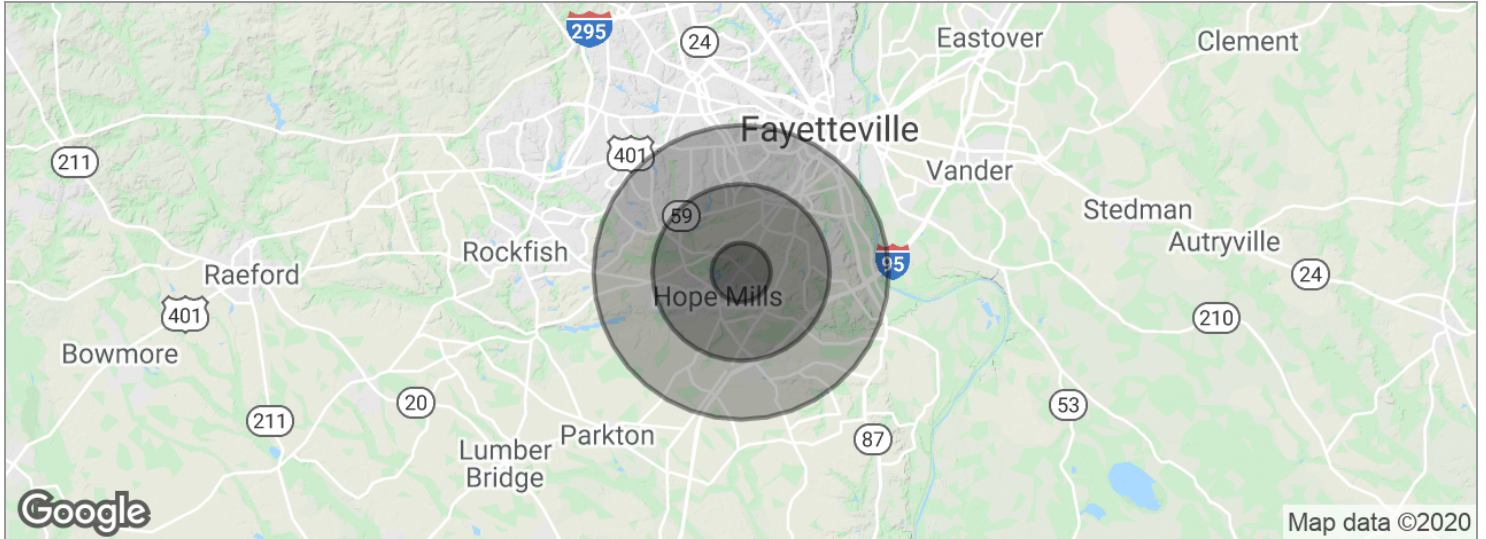
Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

for more information

SUSAN EVANS
 Broker
 O: 910.829.1617 x208
 C: 919.920.2140
 susan@grantmurrayre.com



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,622	40,549	96,270
Median age	30.3	31.3	33.9
Median age (Male)	30.9	30.9	32.9
Median age (Female)	30.6	31.8	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,053	15,315	37,721
# of persons per HH	2.7	2.6	2.6
Average HH income	\$55,188	\$51,486	\$54,856
Average house value	\$112,046	\$110,051	\$115,182

**Demographic data derived from 2010 US Census*

for more information

SUSAN EVANS
 Broker
 O: 910.829.1617 x208
 C: 919.920.2140
 susan@grantmurrayre.com