



RETAIL PROPERTY FOR SALE

RAEFORD RD 79,000 SQ FT ON 5.2 ACRES
4909 Raeford Rd , Fayetteville, NC 28304

for more information

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

NEIL GRANT
 Principal / Broker
 O: 910.829.1617 x206
 C: 910.818.3252
neil@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,999,000
Lot Size:	5.23 Acres
Year Built:	1975
Building Size:	79,000
Zoning:	CC
Price / SF:	\$50.62

PROPERTY OVERVIEW

Metal building with Heating and Air. 16' ceilings. ZONED COMMERCIAL. Currently used as an indoor flea mall and separate furniture store. Approximately 79,000 SF. Great for car dealership, furniture, church, any retail, sales and service, or even possible body shop. etc. Parking galore.

PROPERTY HIGHLIGHTS

- Superb Location
- Great Visibility
- Plenty Parking
- Air conditioning, gas and heat
- Loading doors and office space
- Super retail box, great site for several commercial uses

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ADDITIONAL PHOTOS



for more information

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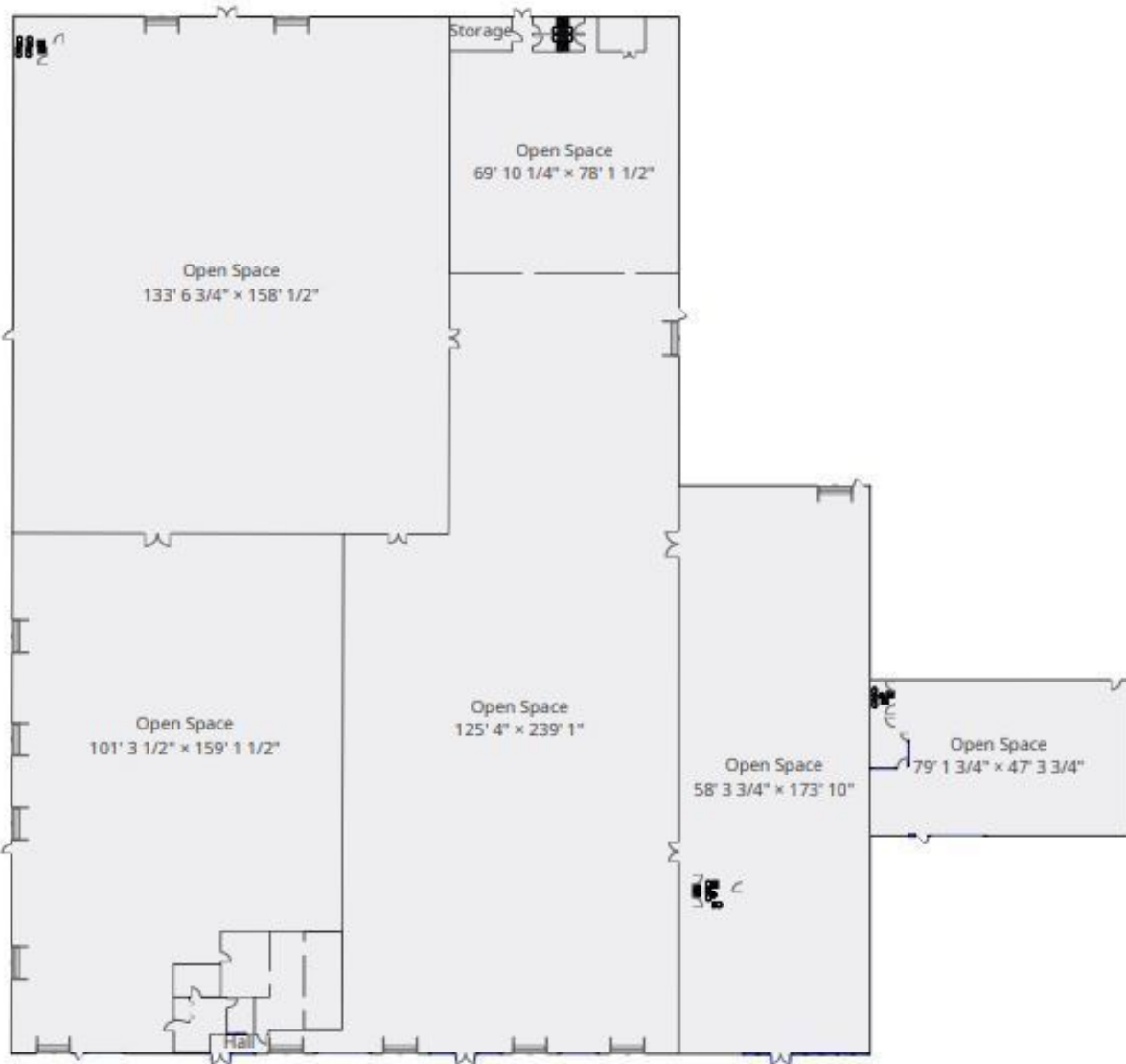
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ADDITIONAL PHOTOS

Area: 79,000 sq ft
 1 Floor
 8 Offices
 0 Conf. room

Ground Floor



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LOCATION MAPS



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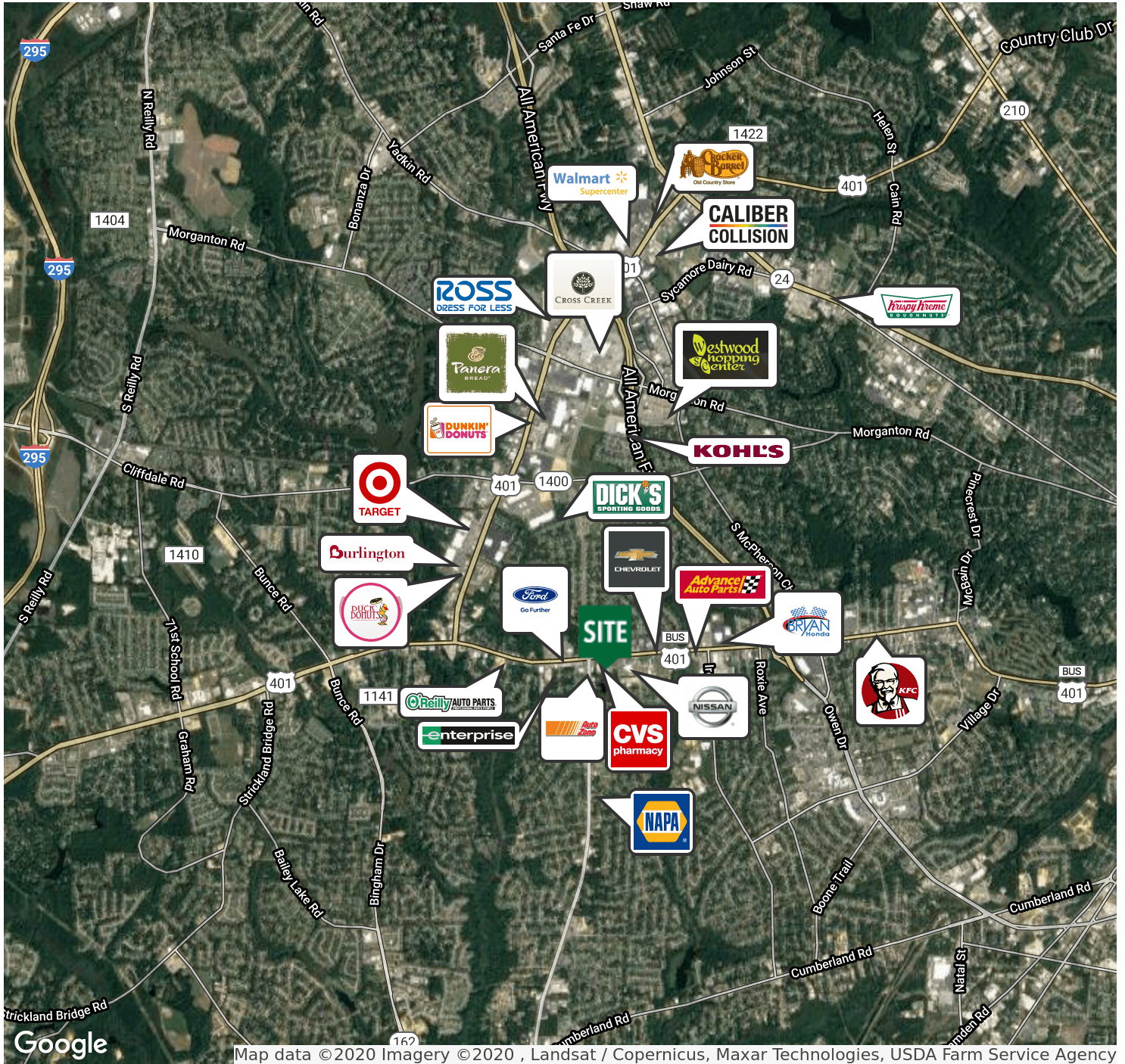
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RETAILER MAP



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

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Executive Summary

4909 Raeford Rd, Fayetteville, North Carolina, 28304
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.04295
Longitude: -78.95940

	1 mile	3 miles	5 miles
Population			
2000 Population	9,032	68,776	149,146
2010 Population	8,321	72,655	159,631
2016 Population	8,171	74,761	166,342
2021 Population	8,114	76,265	171,214
2000-2010 Annual Rate	-0.82%	0.55%	0.68%
2010-2016 Annual Rate	-0.29%	0.46%	0.66%
2016-2021 Annual Rate	-0.14%	0.40%	0.58%
2016 Male Population	47.8%	47.6%	47.3%
2016 Female Population	52.2%	52.4%	52.7%
2016 Median Age	35.0	33.3	33.5

In the identified area, the current year population is 166,342. In 2010, the Census count in the area was 159,631. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 171,214 representing a change of 0.58% annually from 2016 to 2021. Currently, the population is 47.3% male and 52.7% female.

Median Age

The median age in this area is 35.0, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	48.9%	48.1%	44.9%
2016 Black Alone	33.5%	36.8%	40.8%
2016 American Indian/Alaska Native Alone	1.6%	1.3%	1.4%
2016 Asian Alone	3.8%	3.8%	3.4%
2016 Pacific Islander Alone	0.4%	0.4%	0.4%
2016 Other Race	5.8%	4.2%	4.0%
2016 Two or More Races	6.1%	5.4%	5.2%
2016 Hispanic Origin (Any Race)	14.4%	12.5%	12.0%

Persons of Hispanic origin represent 12.0% of the population in the identified area compared to 17.9% 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 70.9 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	3,564	27,373	57,655
2010 Households	3,457	30,911	65,007
2016 Total Households	3,440	32,179	68,517
2021 Total Households	3,437	33,021	70,848
2000-2010 Annual Rate	-0.30%	1.22%	1.21%
2010-2016 Annual Rate	-0.08%	0.65%	0.84%
2016-2021 Annual Rate	-0.02%	0.52%	0.67%
2016 Average Household Size	2.37	2.31	2.39

The household count in this area has changed from 65,007 in 2010 to 68,517 in the current year, a change of 0.84% annually. The five-year projection of households is 70,848, a change of 0.67% annually from the current year total. Average household size is currently 2.39, compared to 2.41 in the year 2010. The number of families in the current year is 43,251 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 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2016 Median Household Income	\$35,987	\$42,379	\$42,833
2021 Median Household Income	\$35,463	\$46,338	\$46,996
2016-2021 Annual Rate	-0.29%	1.80%	1.87%
Average Household Income			
2016 Average Household Income	\$52,635	\$59,900	\$58,724
2021 Average Household Income	\$56,180	\$64,447	\$63,366
2016-2021 Annual Rate	1.31%	1.47%	1.53%
Per Capita Income			
2016 Per Capita Income	\$22,829	\$25,753	\$24,412
2021 Per Capita Income	\$24,480	\$27,853	\$26,440
2016-2021 Annual Rate	1.41%	1.58%	1.61%

Households by Income

Current median household income is \$42,833 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$46,996 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$58,724 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$63,366 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$24,412 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$26,440 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	3,883	29,696	63,926
2000 Owner Occupied Housing Units	2,013	15,748	33,858
2000 Renter Occupied Housing Units	1,551	11,626	23,797
2000 Vacant Housing Units	319	2,322	6,271
2010 Total Housing Units	3,860	33,836	71,837
2010 Owner Occupied Housing Units	1,813	15,545	34,300
2010 Renter Occupied Housing Units	1,644	15,366	30,707
2010 Vacant Housing Units	403	2,925	6,830
2016 Total Housing Units	3,983	36,446	78,104
2016 Owner Occupied Housing Units	1,689	15,089	33,923
2016 Renter Occupied Housing Units	1,751	17,089	34,594
2016 Vacant Housing Units	543	4,267	9,587
2021 Total Housing Units	4,067	38,151	82,285
2021 Owner Occupied Housing Units	1,669	15,252	34,763
2021 Renter Occupied Housing Units	1,768	17,769	36,084
2021 Vacant Housing Units	630	5,130	11,437

Currently, 43.4% of the 78,104 housing units in the area are owner occupied; 44.3%, renter occupied; and 12.3% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 71,837 housing units in the area - 47.7% owner occupied, 42.7% renter occupied, and 9.5% vacant. The annual rate of change in housing units since 2010 is 3.79%. Median home value in the area is \$124,027, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.35% annually to \$146,217.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.