



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



OFFICE BUILDING FOR LEASE

MEDICAL OFFICE SUITE AVAILABLE
2149 Valleygate 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

Available SF: 2,030 SF

Lease Rate: \$1,800 per month (MG)

Lot Size: 0.34 Acres

Year Built: 2001

Building Size: 20,339

PROPERTY OVERVIEW

2,465 SF Medical Office for lease. This space can be divided to accommodate two tenants. 2,030 SF medical office, full service lease, available for \$ 1,800. The space is part of the One Village Plaza Condominium Association. The building was constructed in 2002 and the property is zoned LC. The office is fully upfitted for a medical user with a reception area, exam rooms with sinks, conference rooms, private offices, and large open patient rooms. Rental rate includes electric, water, common area maintenance, janitorial, and paper goods.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2149 Valleygate Dr	\$1,800 per month	2,030 SF

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ADDITIONAL PHOTOS



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LOCATION MAPS

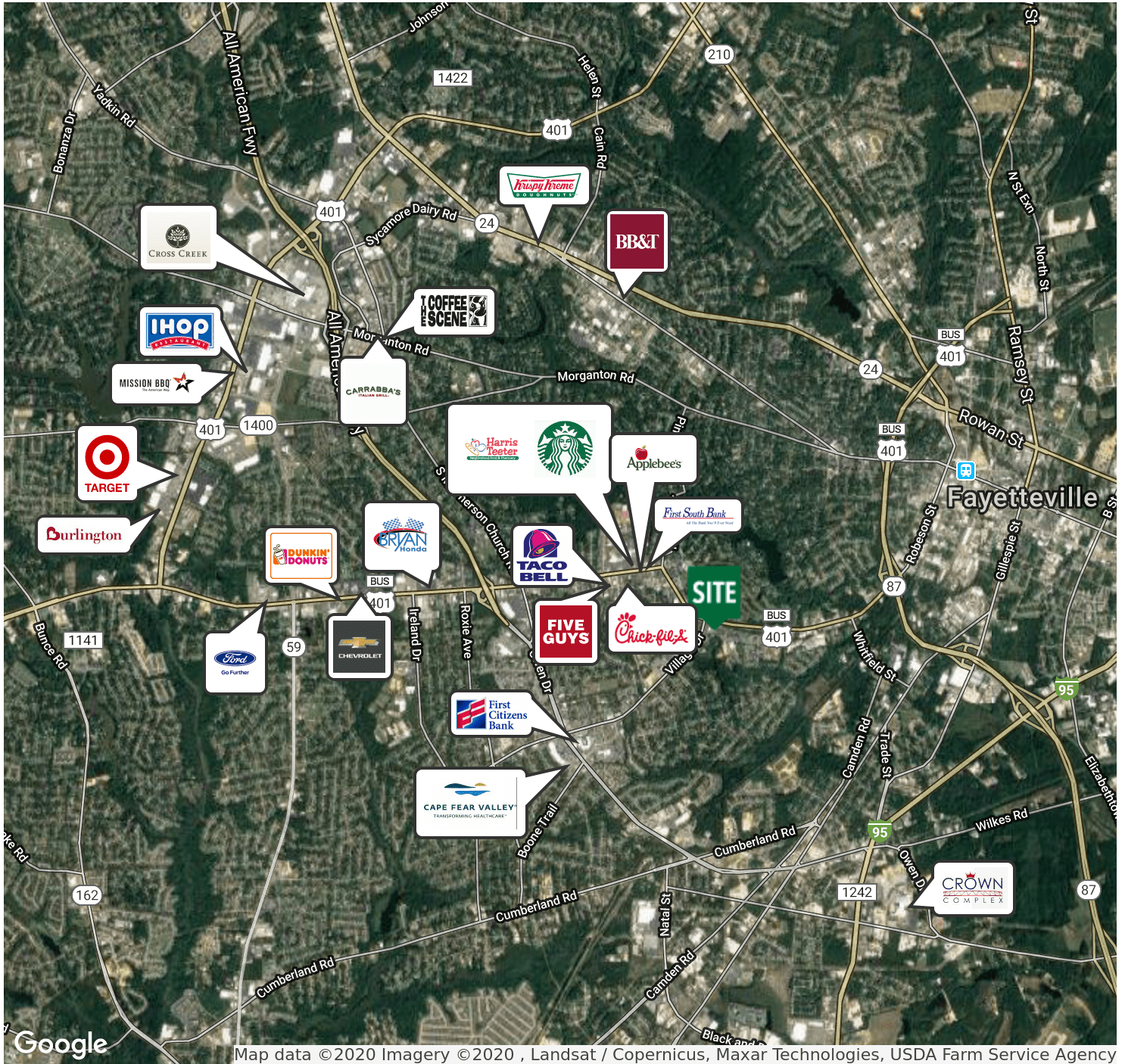


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RETAILER MAP



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

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Executive Summary

2149 Valleygate Dr, Fayetteville, North Carolina, 28304
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.04057
Longitude: -78.91359

	1 mile	3 miles	5 miles
Population			
2000 Population	6,427	54,787	125,227
2010 Population	6,256	53,265	130,651
2017 Population	6,094	52,284	130,975
2022 Population	6,110	52,437	132,737
2000-2010 Annual Rate	-0.27%	-0.28%	0.42%
2010-2017 Annual Rate	-0.36%	-0.26%	0.03%
2017-2022 Annual Rate	0.05%	0.06%	0.27%
2017 Male Population	45.3%	46.7%	46.9%
2017 Female Population	54.7%	53.3%	53.1%
2017 Median Age	44.7	38.3	34.6

In the identified area, the current year population is 130,975. In 2010, the Census count in the area was 130,651. The rate of change since 2010 was 0.03% annually. The five-year projection for the population in the area is 132,737 representing a change of 0.27% annually from 2017 to 2022. Currently, the population is 46.9% male and 53.1% female.

Median Age

The median age in this area is 44.7, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	64.7%	51.5%	43.3%
2017 Black Alone	25.3%	36.1%	43.6%
2017 American Indian/Alaska Native Alone	0.8%	1.7%	1.6%
2017 Asian Alone	4.0%	3.3%	2.7%
2017 Pacific Islander Alone	0.2%	0.2%	0.3%
2017 Other Race	1.7%	2.9%	3.6%
2017 Two or More Races	3.3%	4.3%	4.9%
2017 Hispanic Origin (Any Race)	6.4%	8.8%	10.8%

Persons of Hispanic origin represent 10.8% 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 69.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,834	22,312	49,918
2010 Households	2,980	22,481	54,379
2017 Total Households	2,950	22,409	55,078
2022 Total Households	2,967	22,530	55,945
2000-2010 Annual Rate	0.50%	0.08%	0.86%
2010-2017 Annual Rate	-0.14%	-0.04%	0.18%
2017-2022 Annual Rate	0.11%	0.11%	0.31%
2017 Average Household Size	2.03	2.26	2.34

The household count in this area has changed from 54,379 in 2010 to 55,078 in the current year, a change of 0.18% annually. The five-year projection of households is 55,945, a change of 0.31% annually from the current year total. Average household size is currently 2.34, compared to 2.35 in the year 2010. The number of families in the current year is 33,248 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.



Executive Summary

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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$51,345	\$40,113	\$39,424
2022 Median Household Income	\$58,429	\$42,793	\$41,731
2017-2022 Annual Rate	2.62%	1.30%	1.14%
Average Household Income			
2017 Average Household Income	\$75,967	\$63,378	\$57,058
2022 Average Household Income	\$85,999	\$70,419	\$63,838
2017-2022 Annual Rate	2.51%	2.13%	2.27%
Per Capita Income			
2017 Per Capita Income	\$37,454	\$27,780	\$24,277
2022 Per Capita Income	\$42,419	\$30,891	\$27,188
2017-2022 Annual Rate	2.52%	2.15%	2.29%

Current median household income is \$39,424 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$41,731 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$57,058 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$63,838 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$24,277 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$27,188 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,983	24,577	55,559
2000 Owner Occupied Housing Units	1,589	12,556	28,189
2000 Renter Occupied Housing Units	1,244	9,756	21,729
2000 Vacant Housing Units	150	2,265	5,641
2010 Total Housing Units	3,229	24,939	60,418
2010 Owner Occupied Housing Units	1,591	11,845	27,676
2010 Renter Occupied Housing Units	1,389	10,636	26,703
2010 Vacant Housing Units	249	2,458	6,039
2017 Total Housing Units	3,373	26,185	64,104
2017 Owner Occupied Housing Units	1,446	10,938	25,771
2017 Renter Occupied Housing Units	1,504	11,471	29,307
2017 Vacant Housing Units	423	3,776	9,026
2022 Total Housing Units	3,465	26,981	66,641
2022 Owner Occupied Housing Units	1,460	10,965	25,983
2022 Renter Occupied Housing Units	1,508	11,565	29,963
2022 Vacant Housing Units	498	4,451	10,696

Currently, 40.2% of the 64,104 housing units in the area are owner occupied; 45.7%, renter occupied; and 14.1% 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 60,418 housing units in the area - 45.8% owner occupied, 44.2% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 2.67%. Median home value in the area is \$118,700, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.07% annually to \$125,209.

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.