



FOR LEASE

41,396 SF ANCHOR SPACE & 4,111 SF SHOP SPACE

1400 WALTER REED ROAD • FAYETTEVILLE, NC 28304

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41,396 SF ANCHOR SPACE
AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- Located near the All American Freeway
- Approximately one mile from Cape Fear Valley Medical Center, North Carolina's eighth largest healthcare system
- Surrounded by national restaurants and retailers
- Abundant parking, estimated 4:1,000 SF
- Monument signage opportunity
- Zoned Community Commercial (CC)
- 44,000 AADT (2018) on All-American Freeway
- 51,000 AADT (2014) on Owen Drive

LEASE RATE

\$11.00 - \$16.00/SF, NNN

TICAM

\$2.22/SF

AVAILABILITY

ANCHOR SPACE

- 41,396 SF + 2,231 SF mezzanine
- Can be subdivided:
 - Space A: 22,713 SF
 - Space B: 18,407 SF
 - Plus mezzanine space
- Lease Rate: \$11.00/SF, NNN
- TICAM: \$2.22/SF
- Formerly a fitness center, the open layout lends itself to many alternative uses including non-retail

SHOP SPACE

- Suite 170: 4,111 SF
- Can be subdivided into three bays, 1,380 SF each
- Lease Rate: \$16.00/SF, NNN
- TICAM: \$2.22/SF

**All square footage is approximate*



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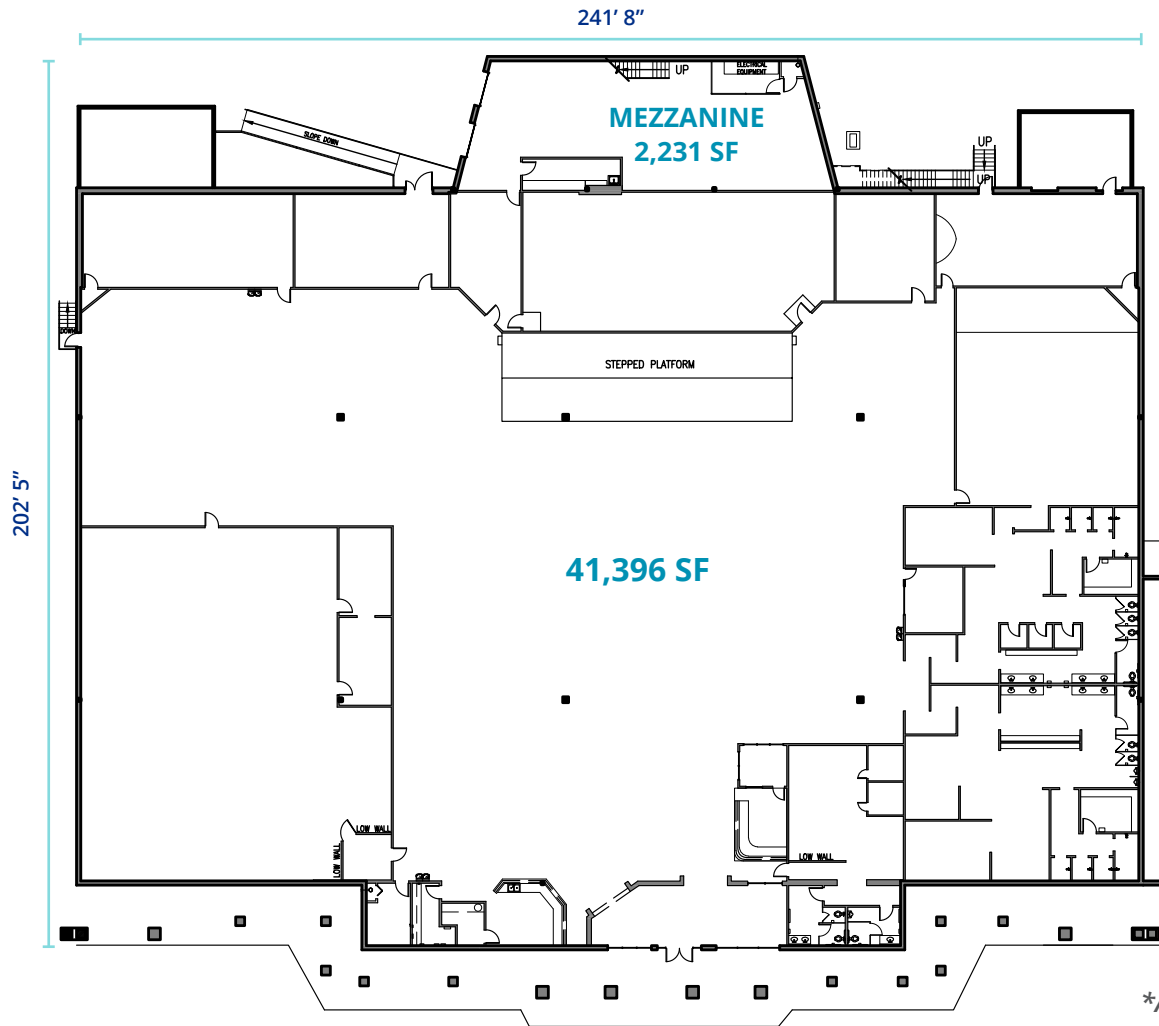


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ANCHOR SPACE



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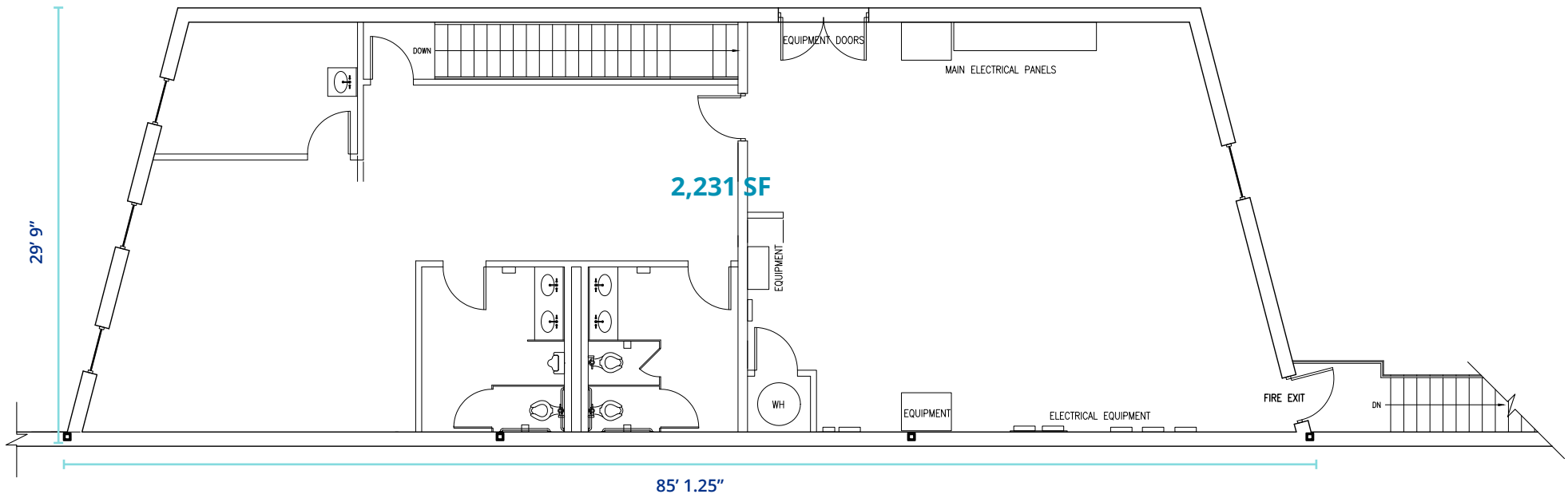
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MEZZANINE



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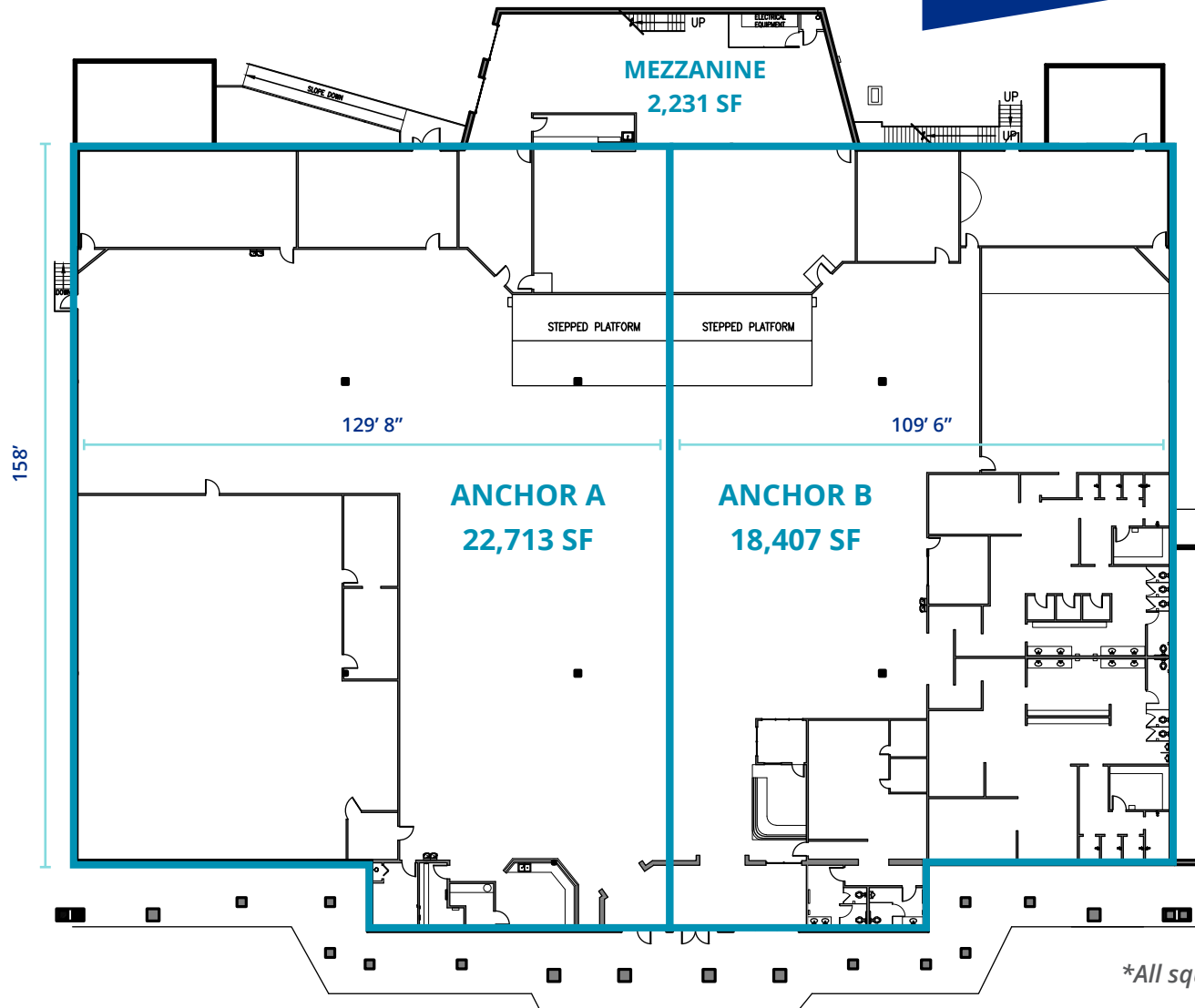
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ANCHOR SPACE
OPTIONS



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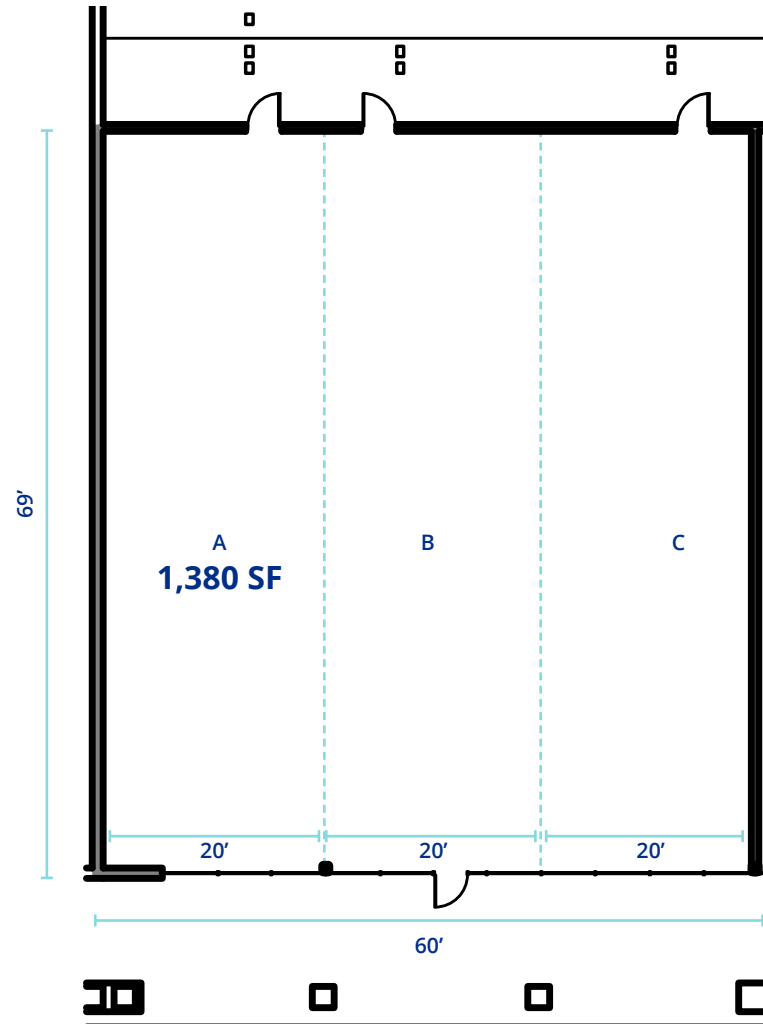
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41,396 SF ANCHOR SPACE
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SUITE 170
4,111 SF



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AERIAL



ABOUT FAYETTEVILLE

- Home to Fort Bragg, the Nation's largest military installation
- Sixth largest city in North Carolina
- Approximately 300,000 in population
- Robust retail market attracting many national tenants

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