

RETAIL PROPERTY FOR LEASE

# 321 Person Street

Fayetteville, NC 28301



*for more information*

SUSAN EVANS

Broker

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Grant - Murray  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



# PROPERTY OVERVIEW

<b>Available SF:</b>	1,200-3,600 SF
<b>Lease Rate</b>	\$ 1,500 Suite 321 \$ 2,500 Suite 323 \$ 3,600 for both Suites
<b>Availability</b>	Immediate
<b>Zoning</b>	DT-2
<b>Market</b>	Fayetteville

## Property Description

Suite 321, Person Street

- Size: 1,200 SF
- Lease Rate: \$1,500/month

Suite 323, Person Street

- Size: 2,400 SF
- Lease Rate: \$2,500/month

Combined Opportunity:

- Total: 3,600 SF (if leased together)

### LEASE DETAILS

- Lease Type: Gross Lease (No NNN)
- Utilities: Tenant responsible for all utilities
- Term: Negotiable

### PROPERTY DESCRIPTION

This property features two adjoining suites that provide flexible configurations to meet tenant needs. Each space offers functional layouts suitable for a range of commercial uses. The ability to lease suites individually or combine them makes this an excellent opportunity for growing businesses or those seeking scalable space.

**LOCATION DESCRIPTION** Located on Person Street in Fayetteville, NC, the property benefits from proximity to downtown, established neighborhoods, and major thoroughfares. The area supports a mix of commercial and residential uses, providing steady traffic and accessibility.

### IDEAL USES

- Professional Office
- Retail / Convenience Stores
- Non-profit office
- Service-Based Businesses

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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Retail
Property Subtype	Street Retail
APN	0437-73-9690
Building Size	8,080 SF
Lot Size	0.74 Acres
Year Built	1963
Year Last Renovated	2015

321–323 Person Street offers a versatile leasing opportunity totaling up to 3,600 square feet across two adjacent commercial suites, available individually or as a combined footprint. Suite 321 encompasses approximately 1,200 square feet and features an open floor plan with one restroom, well-suited for boutique office or service users seeking efficiency at a monthly rate of \$1,500. Suite 323 provides 2,400 square feet with a similar open layout and two restrooms, accommodating higher-traffic operations at \$2,500 per month. Both suites are delivered under a true gross lease structure with no NNN charges, allowing tenants to maintain predictable occupancy costs while only covering utilities. The flexible configuration supports a range of uses, including retail, professional office, salon, or nonprofit space, with immediate availability for occupancy. Parking available!



- 1,200–3,600 SF available
- Lease one or both suites
- Open floor plans
- Immediate occupancy available
- Downtown Fayetteville proximity
- Parking Available

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ADDITIONAL PHOTOS



*for more information*

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It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Media Tab](#))

### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,200 - 3,600 SF	Lease Rate:	\$1,500 - \$3,600 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
321 Person Street	Available	1,200 SF	Modified Gross	\$1,500 per month	-
323 Person Street	Available	2,400 SF	Modified Gross	\$2,500 per month	-
321-323 Person Street	Available	3,600 SF	Modified Gross	\$3,600 per month	-

for more information

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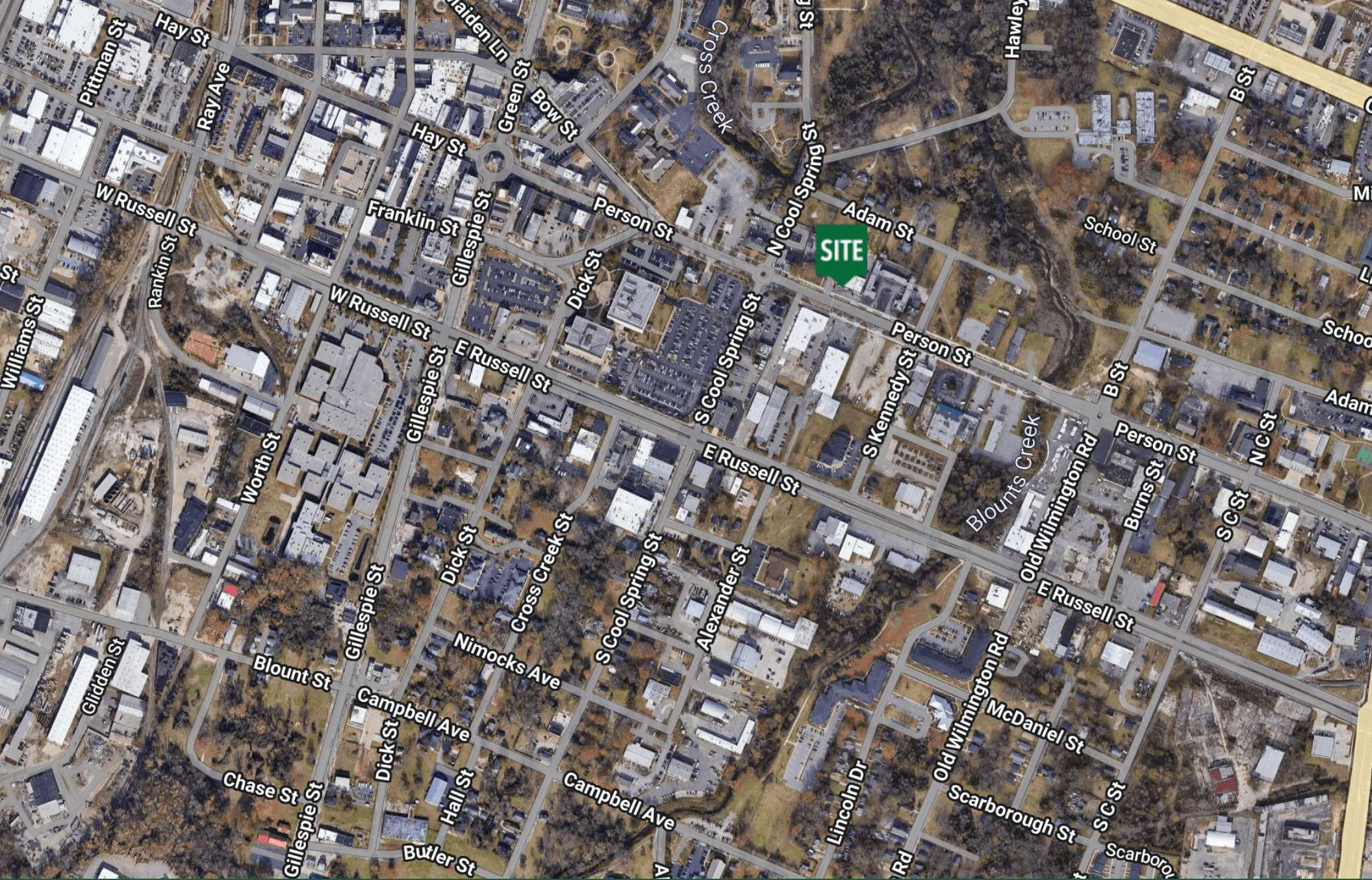
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