

OFFICE BUILDING FOR SALE

5434 Yadkin Road

5434 Yadkin Road , Fayetteville, NC 28303



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



PROPERTY OVERVIEW

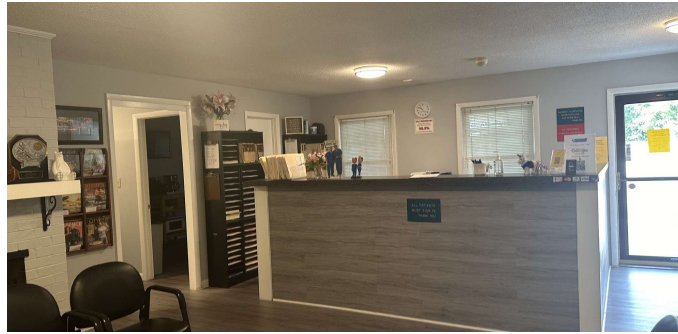
Sale Price:	\$349,000
Lot Size:	0.34 Acres
Year Built:	1966
Building Size:	2,608 SF
Zoning:	LC
Price / SF:	\$133.82
Market:	Fayetteville

Property Description

5434 Yadkin Road is a one-story office building with approximately 2405 Sf on .03 acres. The building has many capital improvements to include new flooring, windows, siding, and roof. There are several offices and a reception area. The current tenant is the seller, who has been operating a chiropractic clinic for more than 12 years. Great investment opportunity!

Investment Opportunity on Yadkin Road
5434 YADKIN ROAD , FAYETTEVILLE, NC 28303

ADDITIONAL PHOTOS



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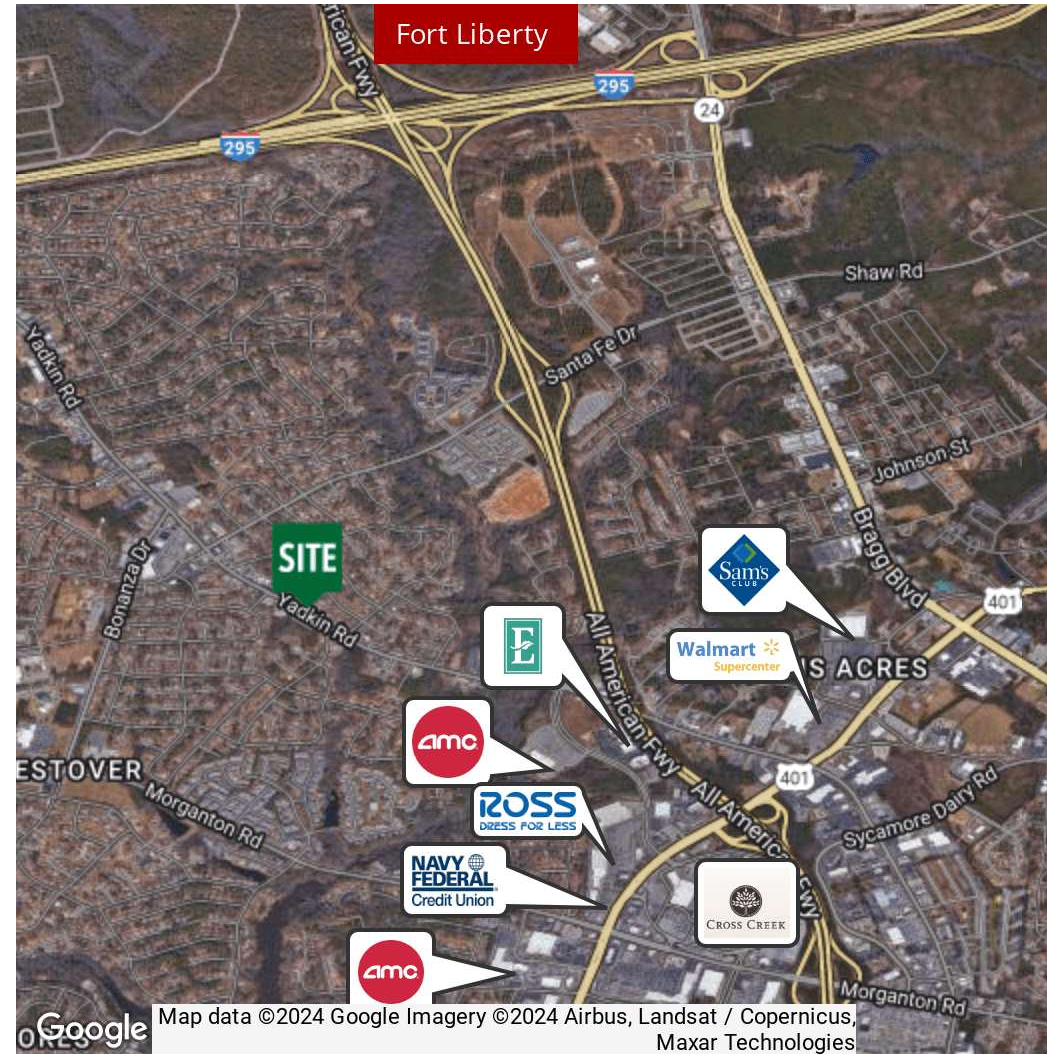
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,091	54,885	138,026
Average Age	38	36	36
Average Age (Male)	36	35	35
Average Age (Female)	39	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,176	23,238	54,370
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$73,225	\$69,902	\$72,445
Average House Value	\$147,296	\$167,530	\$182,087

Demographics data derived from AlphaMap



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