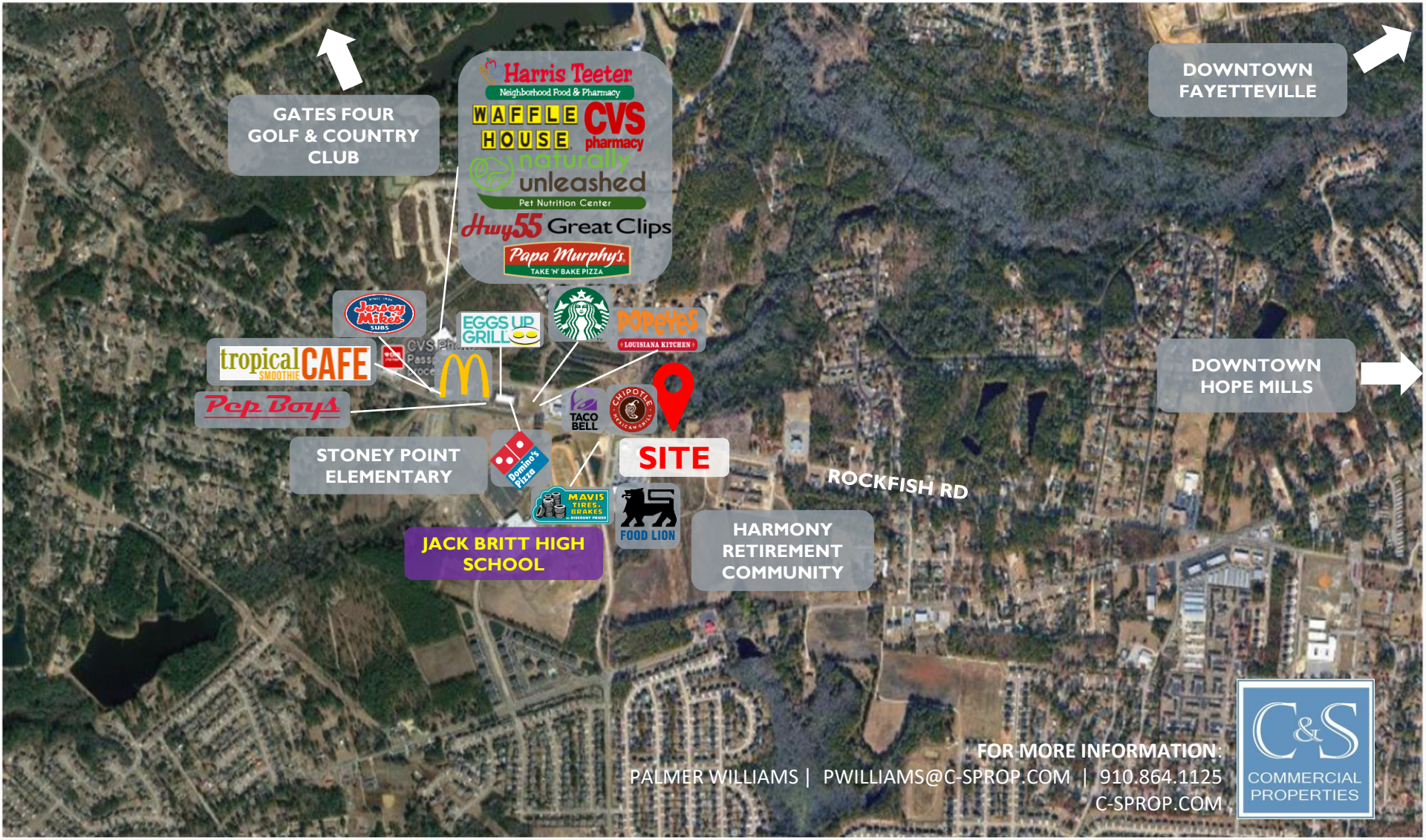


7138 Rockfish Road

FAYETTEVILLE, NC 28306



GATES FOUR
GOLF & COUNTRY
CLUB

Harris Teeter
Neighborhood Food & Pharmacy
Waffle House
CVS pharmacy
naturally unleashed
Pet Nutrition Center
Hwy 55 Great Clips
Papa Murphy's
TAKE 'N' BAKE PIZZA

DOWNTOWN
FAYETTEVILLE

Jersey Mike's

EGGS UP GRILL

Starbucks

POPEYE'S
LOUISIANA KITCHEN

tropical CAFE
SMOOTHIE

CVS pharmacy

McDonald's

Pep Boys

STONEY POINT
ELEMENTARY

Domino's
PIZZA

TACO BELL

CHICK-FIL-A
AMERICAN CUISINE

SITE

JACK BRITT HIGH
SCHOOL

MAVIS
TIRES & BRAKES
WHEEL ALIGNMENT

FOOD LION

HARMONY
RETIREMENT
COMMUNITY

DOWNTOWN
HOPE MILLS

ROCKFISH RD

FOR MORE INFORMATION:
PALMER WILLIAMS | PWILLIAMS@C-SPROP.COM | 910.864.1125
C-SPROP.COM



PROPERTY OVERVIEW

This commercial property consists of ~10 +/- developable acres across five parcels. Willing to ground lease/subdivide outparcels. Centrally located near Jack Britt High School and the Harris Teeter and Food Lion Shopping Centers, this opportunity is poised for success in this rapidly growing area!

PARCEL PIN #:

- 9494878784
- 9494875714
- 9494872795
- 9494870736
- 9494980467

PROPERTY HIGHLIGHTS

- 10 +/- acres (willing to subdivide)
- Significant surrounding residential developments
- Proximity to schools
- Cumberland County zoning
- Centrally located near shopping district
- High traffic count

DEMOGRAPHICS

	2018	1 Mile	3 Miles	5 Miles	2023	1 Mile	3 Miles	5 Miles
Population		4,790	47,800	103,533	Population	4,825	49,084	106,285
Avg HH Income		\$65,151	\$61,550	\$64,762	Avg HH Income	\$74,538	\$70,252	\$73,498
Households		1,898	17,658	39,252	Households	1,914	18,136	40,293

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CONCEPTUAL SITE PLAN



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POPEYES
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SMOOTHIE

Pep Boys

HT FUEL

TACO BELL

CHIPOTLE
MEXICAN GRILL

SITE

MAVIS
TIRES - BRAKES
at DISCOUNT PRICES

FARM BUREAU
NORTH CAROLINA

ROCKFISH RD

STONEY POINT ELEMENTARY

JACK BRITT HIGH SCHOOL

FOOD LION

HARMONY RETIREMENT COMMUNITY

C&S
COMMERCIAL PROPERTIES

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