

FOR LEASE



1707 OWEN DRIVE

Fayetteville, North Carolina

Henry Tyson

910.483.3696 (ext. 1004) | henry@tysoncommercial.com



TYSON
COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW



Located in Fayetteville, NC, this centrally located property features convenient access to Business 40, Business 95, Fort Bragg, Cape Fear Valley Medical Center, the new Methodist University Cape Fear Valley Health School of Medicine, Skibo/Cliffdale road trade areas, along with multiple businesses and neighboring amenities. The property is zoned CC/CZ under the City of Fayetteville's Unified Development Ordinance, which allows for a variety of uses. The Community Commercial District is designed for medium to high-intensity retail, office, service, and mixed-use development located along major corridors to serve the community. Please inquire about any conditions that may exist that could affect the use.

Built in 1973, the building underwent renovations in 2023. This building includes multiple points of entry, multiple driveways, a large parking area in common with the rest of the tenants, and elevator access on all floors. The building features three tenant spaces, including: Tenant space A (3,814 sq ft), Tenant space B (6,176 sq ft), and Tenant space C (3,181 sq ft). Tenant space A includes an open space suited for dining, event space, office, or retail. This space currently features a catering kitchen and private restrooms. Tenant space B includes an open space suited for an event space, offices, retail, or medical uses. This space features demised secure storage areas and access to common area restrooms. Tenant space C features a large open space with access to an elevator, a large walk-in freezer, and common area restrooms. This space is suited for storage uses. The estimated annual operating expenses are \$5.50/square foot/year based upon the base year 2024, and include the prorated share of taxes, insurances, common area maintenance, and utility costs subject to annual reconciliation.



AVAILABLE SPACE

Suite A 3,814 SF

Suite B 6,176 SF

Suite C 3,181 SF



PROPERTY HIGHLIGHTS

- Central location with convenient access to multiple trade areas and amenities
- Mixed-use property featuring existing residential and commercial neighbors
- Flexible zoning, allowing for a diverse tenant mix, with a variety of space options
- Multiple space sizes with different amenities to suit tenants' use
- The building recently underwent substantial renovations in 2023

PROPERTY PHOTOS

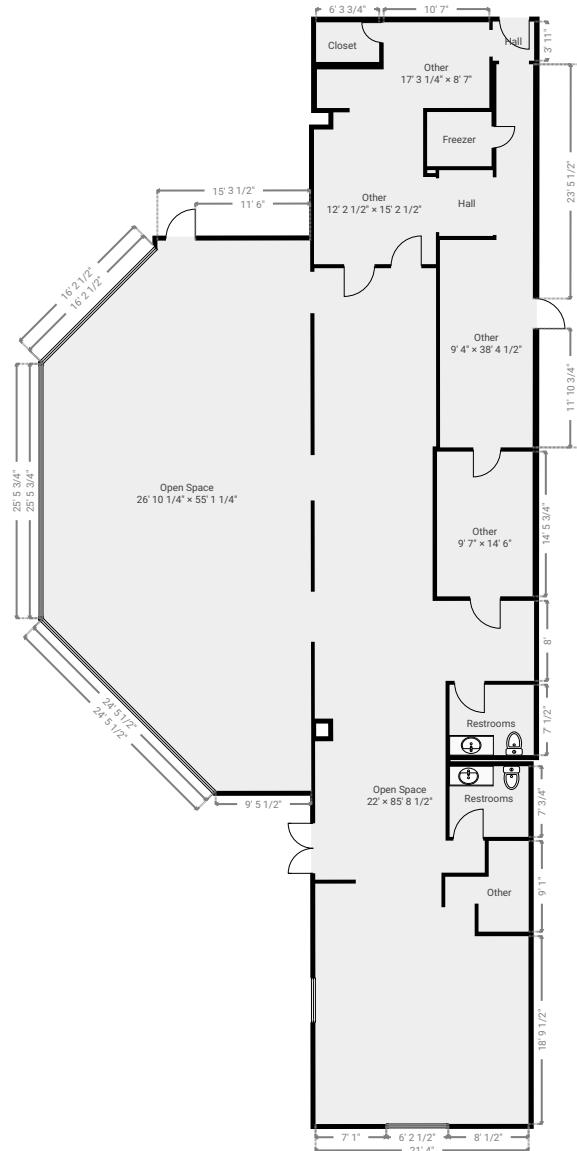


FLOOR PLAN



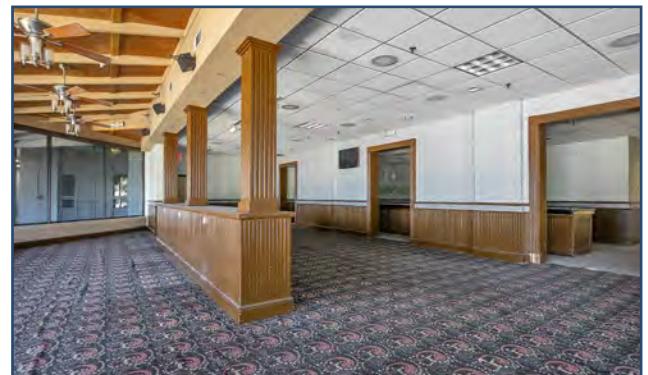
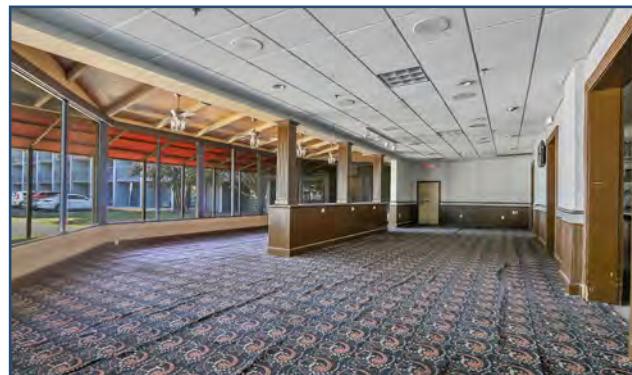
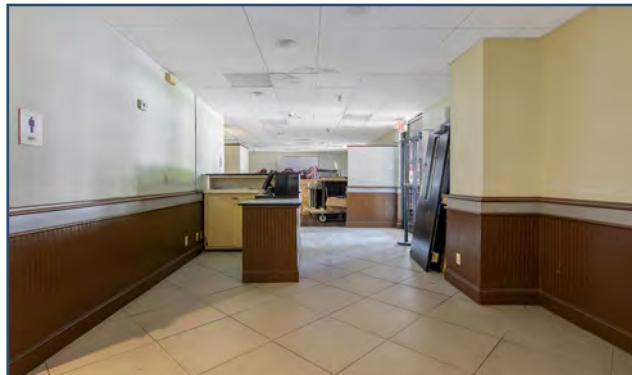
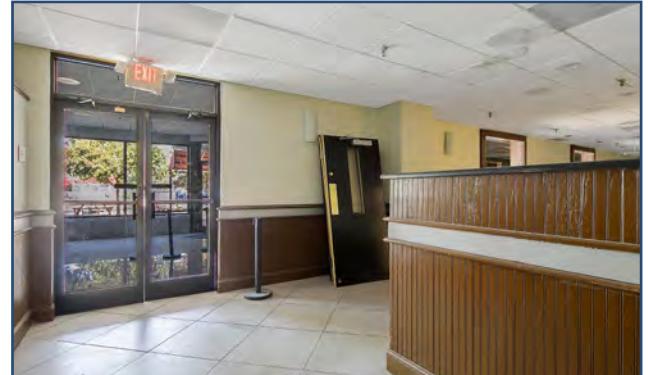
SUITE A

3,814 SF



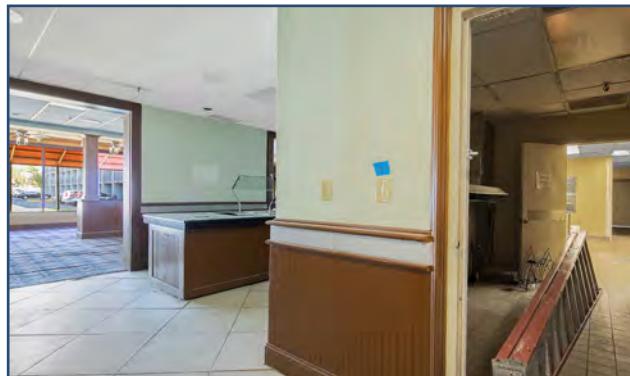
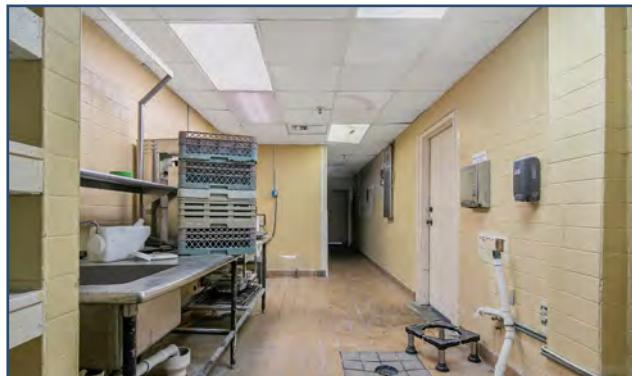


SUITE A





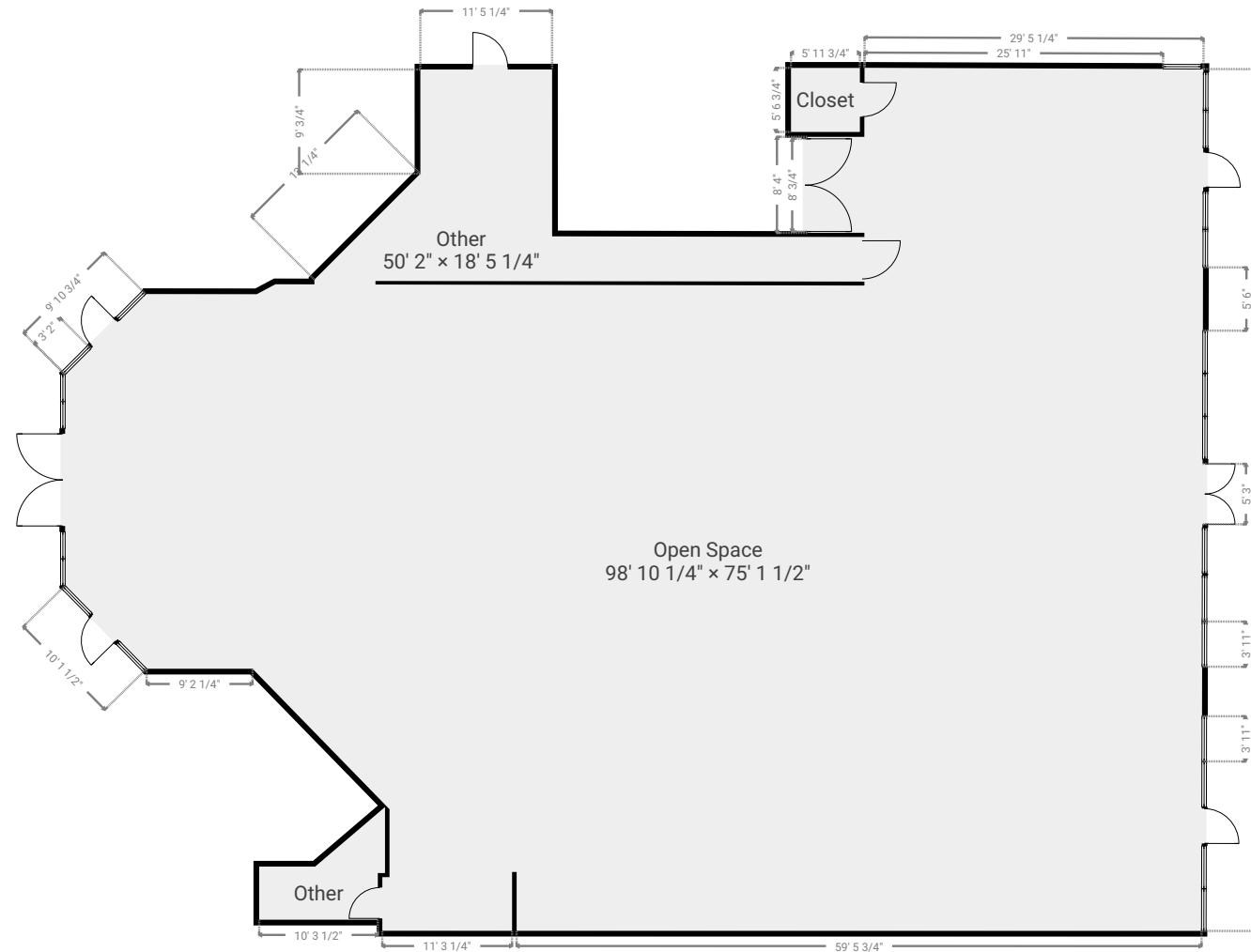
SUITE A



FLOOR PLAN



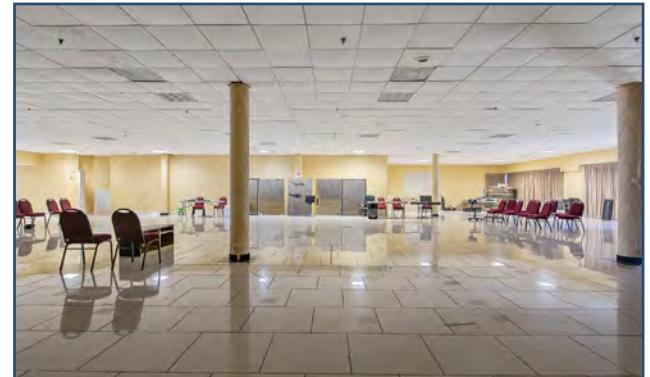
SUITE B
6,176 SF



PHOTOS



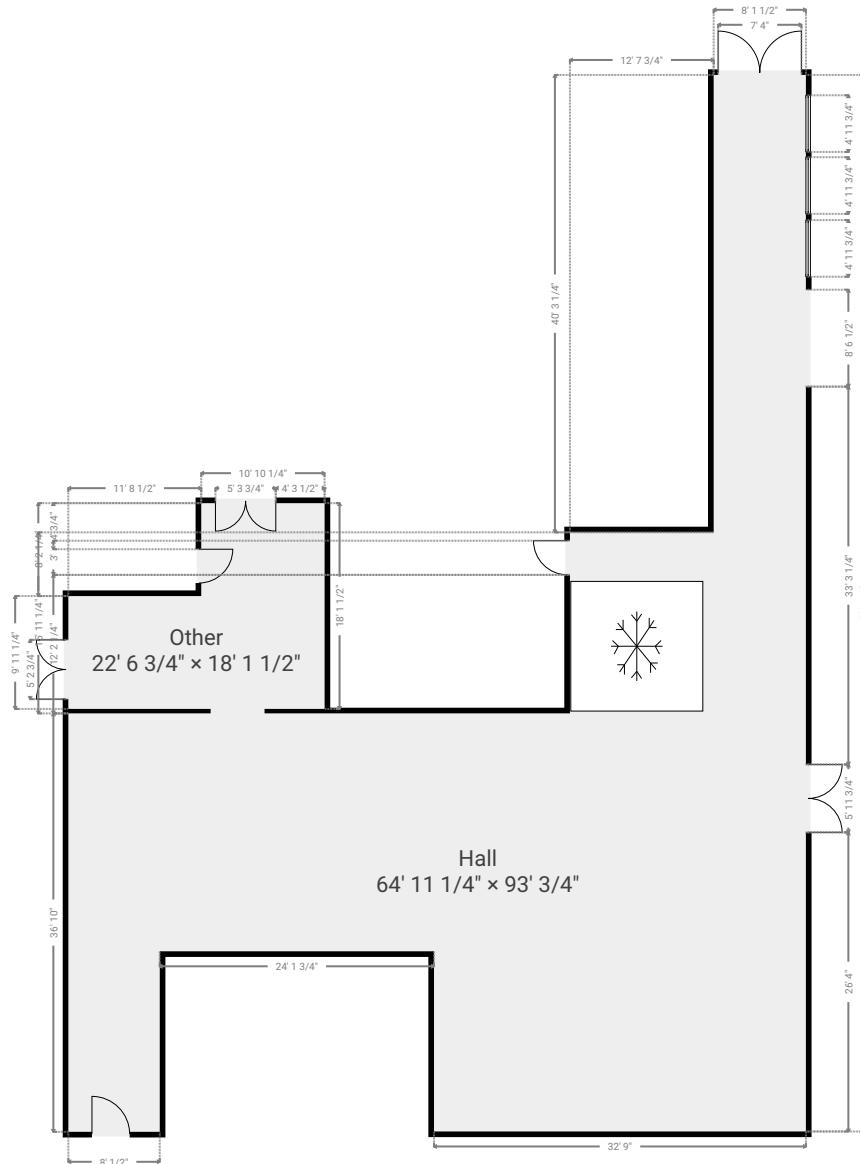
SUITE B



FLOOR PLAN

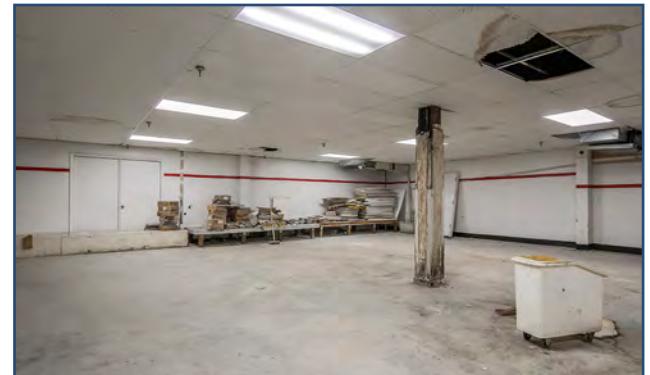


SUITE C
3,181 SF





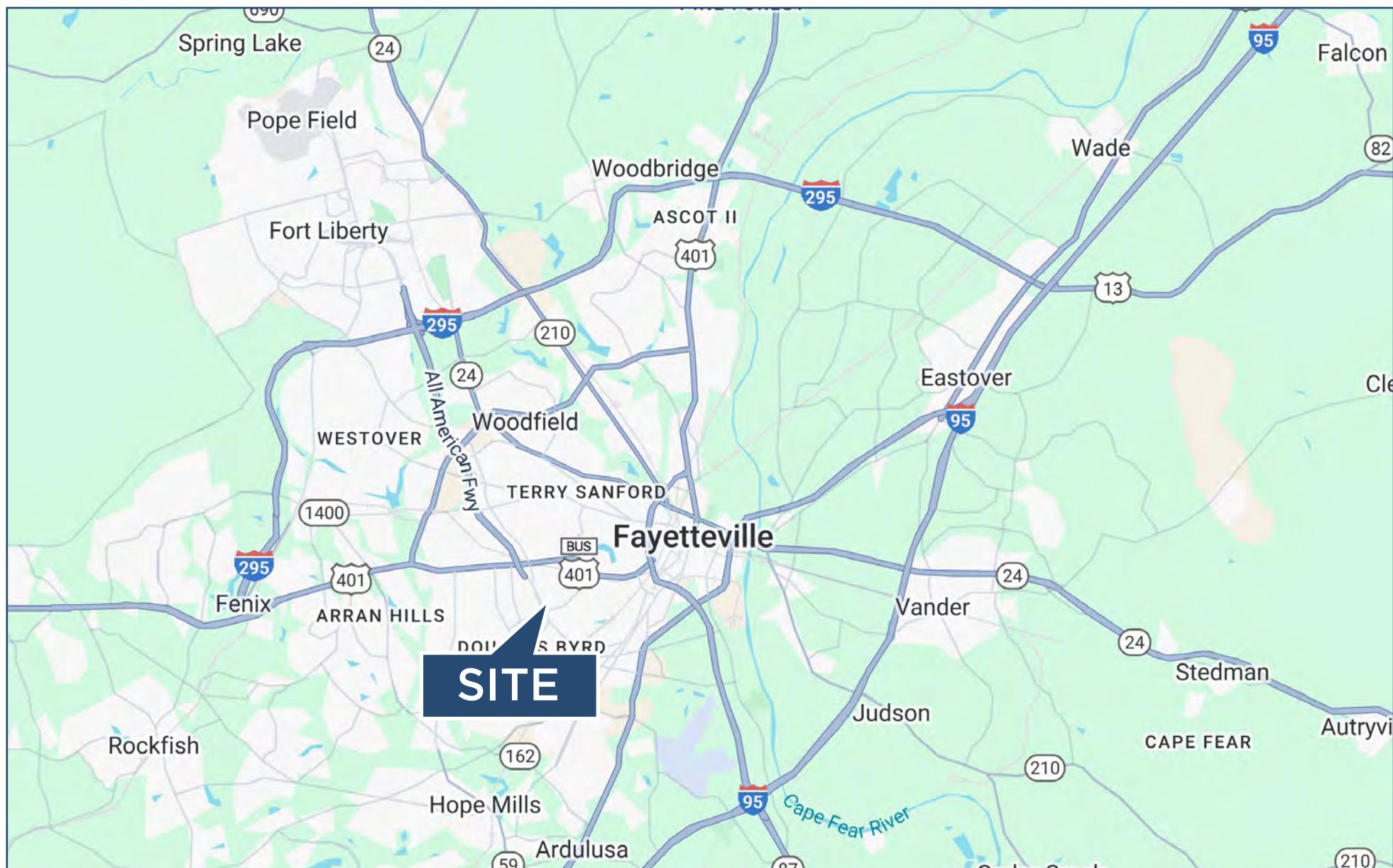
SUITE C





AREA AERIAL

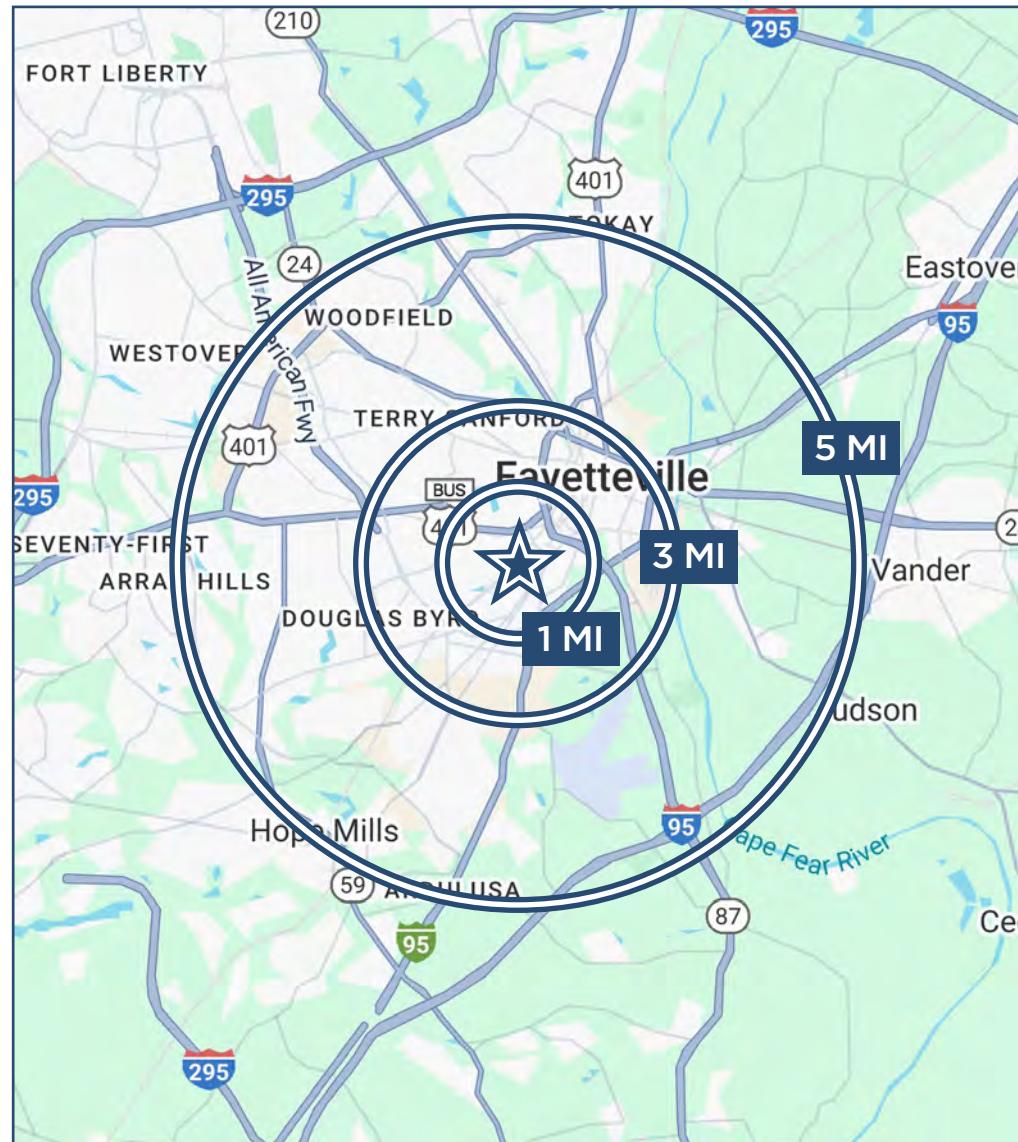




DEMOGRAPHICS



	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2024 Population	7,208	57,534	141,978
2029 Population	7,208	57,610	142,143
Pop Growth 2024-2029	0.00%	0.13%	0.12%
Average Age	40.40	38.40	37.00
2024 Total Households	3,260	24,432	58,840
HH Growth 2024-2029	-0.09%	0.11%	0.12%
Median HH Income	\$48,305	\$51,009	\$48,280
Avg Household Size	2.10	2.30	2.30
Median Home Value	\$153,429	\$152,797	\$149,694



1707 OWEN DRIVE

Fayetteville, North Carolina

Henry Tyson

Commercial Broker

910.483.3696 (Ext. 1004) • henry@tysoncommercial.com



TYSON
COMMERCIAL REAL ESTATE

109 Hay Street, Suite 1004
Fayetteville, NC 28301

tysoncommercial.com