

**FOR LEASE**



***PRIME RETAIL & OFFICE SPACE FOR LEASE***

***~ BUILD TO SUIT ~***

***DOUBLE COMMISSION OFFERED***

**GOODHOMES CEDAR CREEK**

**1944 Cedar Creek Road**

**FAYETTEVILLE, NC 28304**



# 1944 CEDAR CREEK

FAYETTEVILLE, NC 28304

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

In Spring of 2023, GoodHomes, a national developer of multifamily communities ([www.goodhomesco.com](http://www.goodhomesco.com)), bought the Clarion Hotel. GoodHomes is in the process of renovating and converting the property into a dynamic multifamily community consisting of 201 free market rental apartments homes, which should be occupied in early 2024.

GoodHomes is seeking a selection of tenants or a single tenant that would compliment this community in this highly desirable location.

Centrally located off of I-95 and Cedar Creek Road, the property sits in an affluent, residential neighborhood in Fayetteville, North Carolina.

## SUGGESTED USES

- Fitness
- Entertainment
- Self Storage
- Child Care Center
- Food & Beverage
- Medical
- Events & Catering
- Office

## PROPERTY HIGHLIGHTS

- Approximately 15,000 SF of commercial space for lease, including storefront retail space with double height ceilings and tons of natural light.
- Separate entrances available for each space.
- Space features commercial kitchen.
- Abundant onsite parking available for any use.
- Attached to brand new, 201-unit multifamily community, GoodHomes Cedar Creek, opening in February 2024.
- High visibility directly off of I-95 and Cedar Creek Road, with available signage and billboard space.
- Situated in affluent, family-friendly residential neighborhood, Cedar Creek, with direct access to I-95.
- High traffic counts of 13,600 VPD on Cedar Creek Road and 55,000 VPD on I-95.

## OFFERING SUMMARY

**Lease Price:** Contact for info  
**Retail Size:** +/- 15,000 SF

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## FLOOR PLANS



## SPACE HIGHLIGHTS

- Features two storefront retail spaces (green) with double height ceilings and lots of natural light.
- Includes commercial kitchen and event space (blue & orange).
- Can be demised and combined into one space, or leased separately.
- Tenant can utilize main entrance or private entrance on either side of the property.

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## EXTERIOR RENDERINGS

*\*Renderings below are representative of final product (facade, landscaping, etc.)*



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## EXISTING PHOTOS

**OPPORTUNITY 1**  
(Approx. 3,000 SF)



**OPPORTUNITY 2**  
(Approx. 7,000+ SF)



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## EXISTING PHOTOS

### EVENT / CATERING SPACE (Approx. 5,000 SF)



### MAIN ENTRANCE (Under Renovation)



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## PREVIOUS USE - OPPORTUNITY 2

Fully Built-Out Restaurant - 7,000 SF



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## RENDERING - OPPORTUNITY 2

**OPTION:** Professional Gym





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## RENDERING - OPPORTUNITY 1

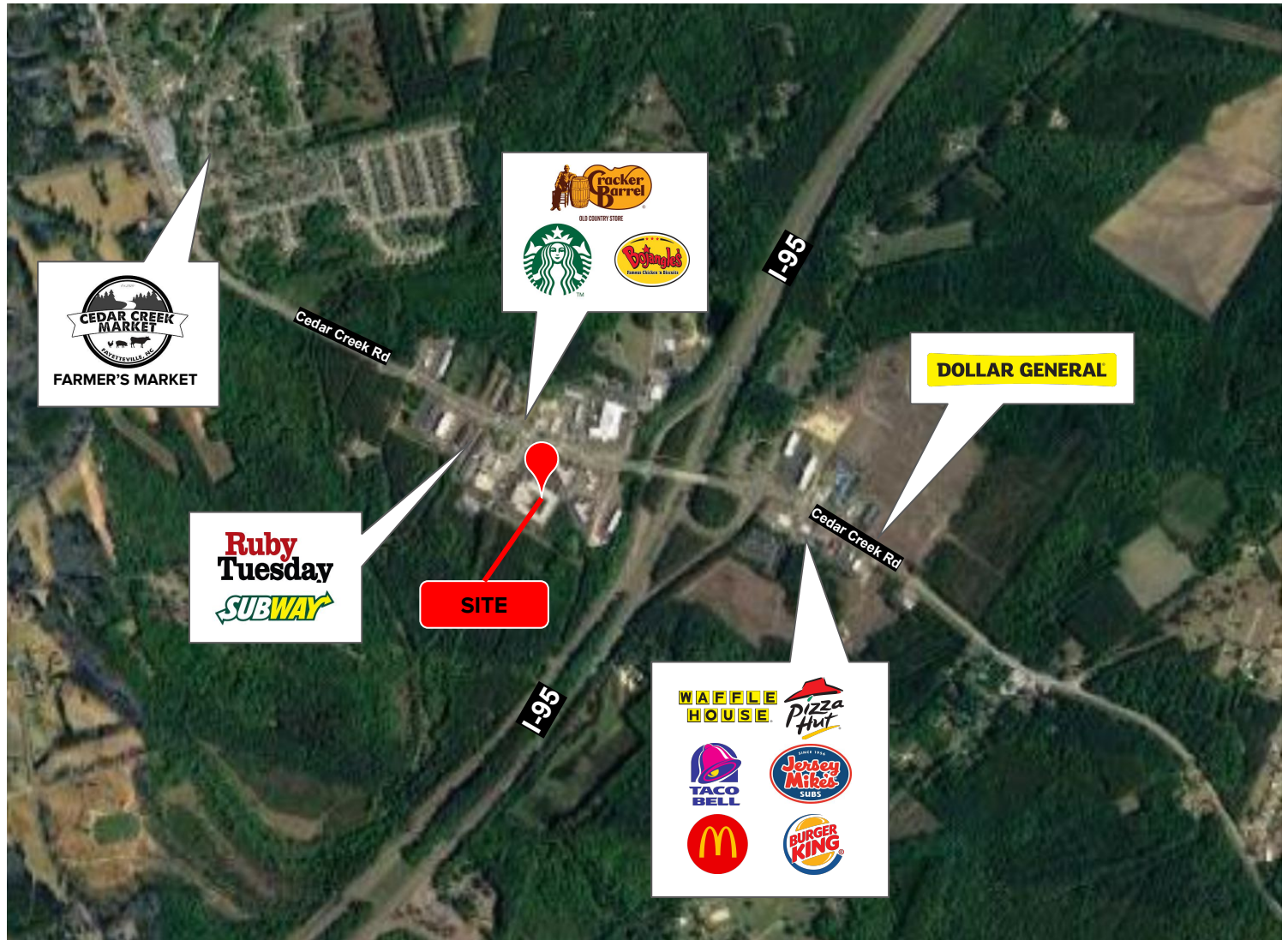
**OPTION:** Restaurant



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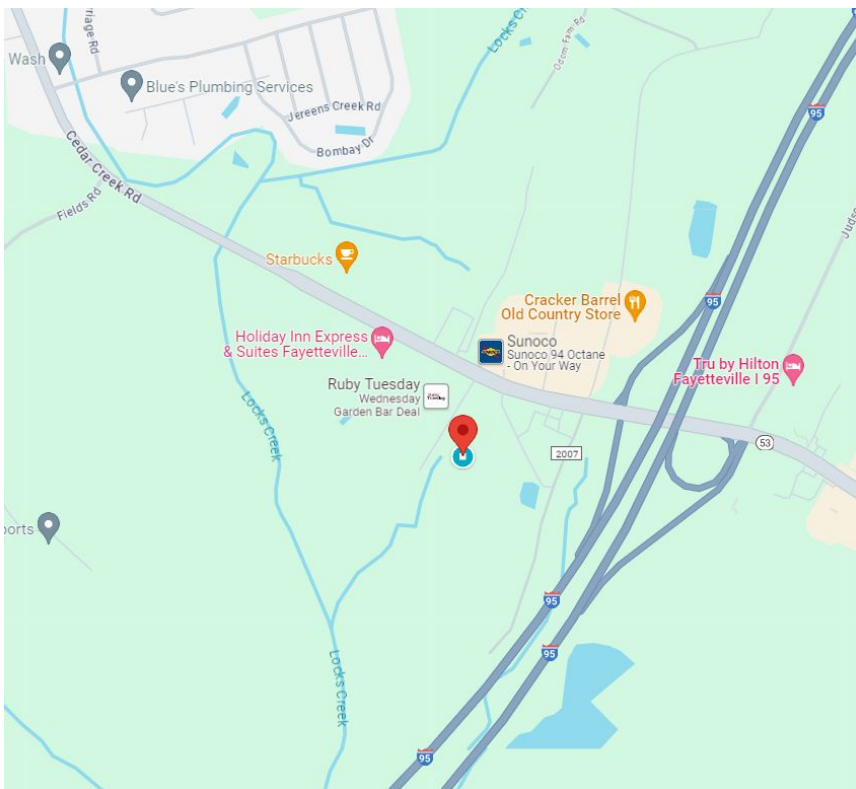
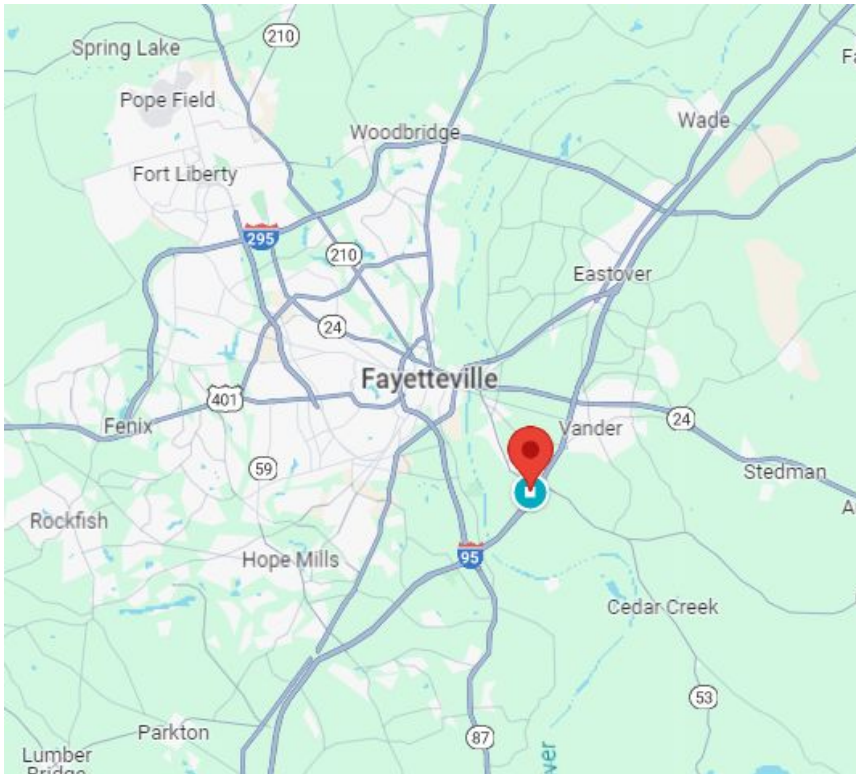
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## RETAIL MAP



# 1944 CEDAR CREEK

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## CONTACT

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