

RETAIL / FLEX PROPERTY FOR LEASE

2712 Owen Dr

2712 Owen Dr, Fayetteville, NC 28306

**GLENN'S  
TRUCK SHOP**  
**484-0555**

**GLENN'S TRUCK SHOP TRUCK & SUV ACCESSORIES**  
**ARE TRUCK TOPS**

*for more information*

COREY CROEGAERT

Commercial Broker and Investment Specialist

O: 910.987.2579

C: 910.987.2579

[corey.c@grantmurrayre.com](mailto:corey.c@grantmurrayre.com)



**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>	8,564 SF
<b>Lease Rate:</b>	\$10.00 SF/yr (NNN)
<b>Monthly Base Rent:</b>	\$7,136.67
<b>Zoning:</b>	CC

## property description

Grant-Murray is pleased to present 2712 Owen Drive. Located within half a mile of I-95, this space offers 8,564 SF of versatile retail, flex, and warehouse space situated on a high-visibility signalized corner lot. Formerly home to the well-known Glenn's Truck Shop, this property includes valuable infrastructure such as, 1 roll-up door, two car lifts, open warehouse floor space, and existing retail/showroom capacity. A highly visible billboard on the parcel provides an added layer of exposure for future tenants. The building's layout is well-suited for automotive users, contractors, equipment dealers, or hybrid retail operations. Ownership is in the process of selling through existing inventory, offering a clean slate for new occupancy.

Located at the signalized intersection of Owen Drive and Camden Road, this corner benefits from 31,000 vehicles per day along Owen and an additional 8,700 on Camden—making it a major traffic artery in Fayetteville. The site is less than three miles from Cape Fear Valley Medical Center and offers direct access to downtown, major highways, and a strong base of residential and industrial neighborhoods. The area supports a balanced demographic with a daytime population exceeding 145,000 within five miles and a household income average above \$67,000. Don't miss this opportunity





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AERIAL / DAILY TRAFFIC



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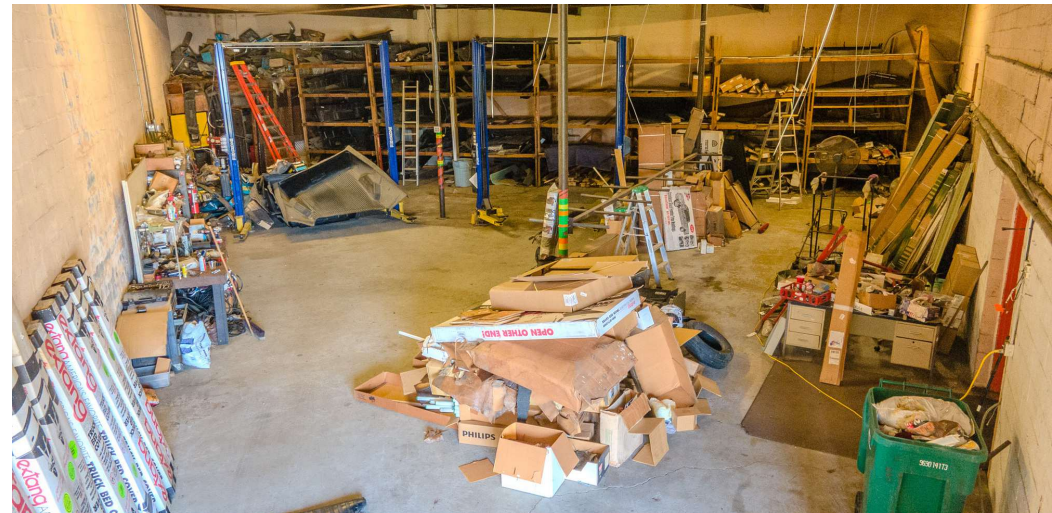
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ADDITIONAL PHOTOS



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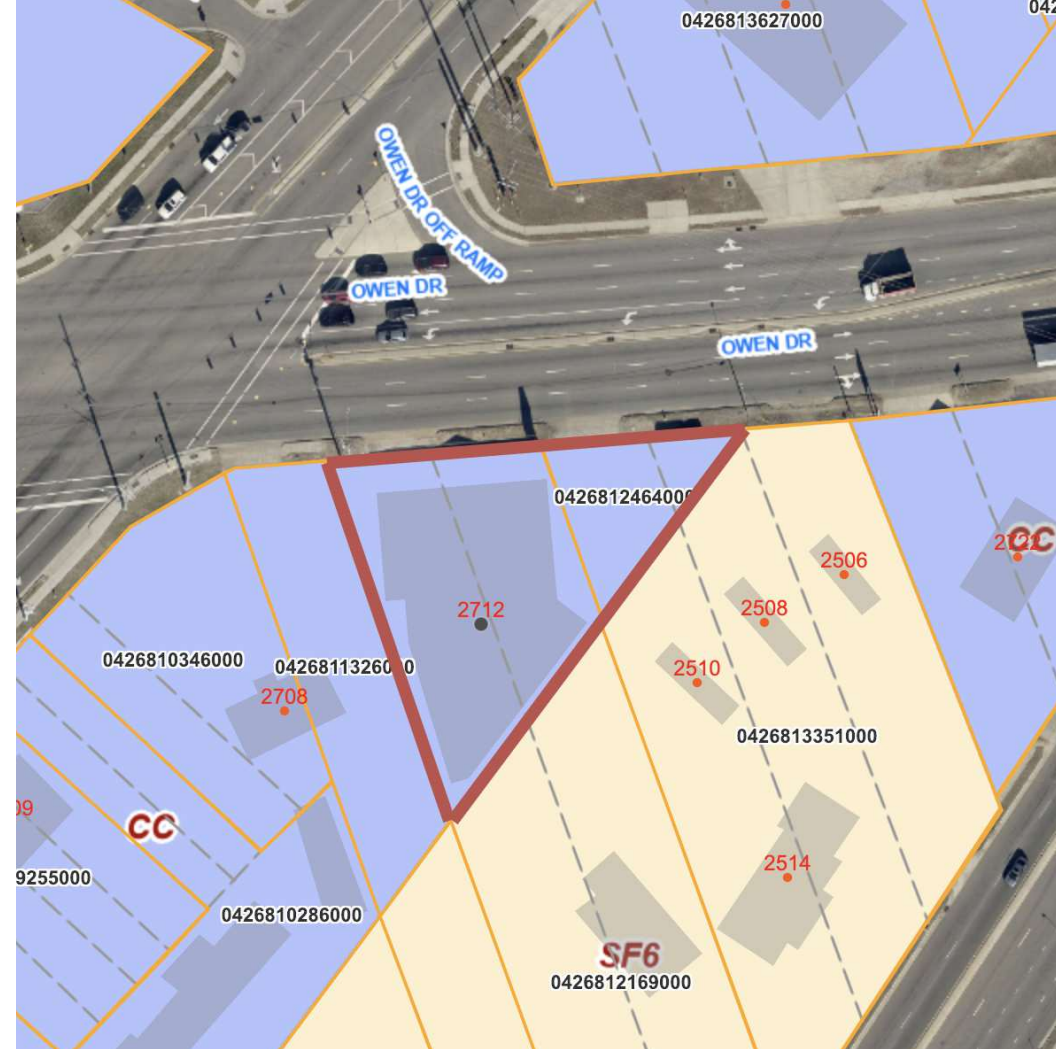
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ZONING



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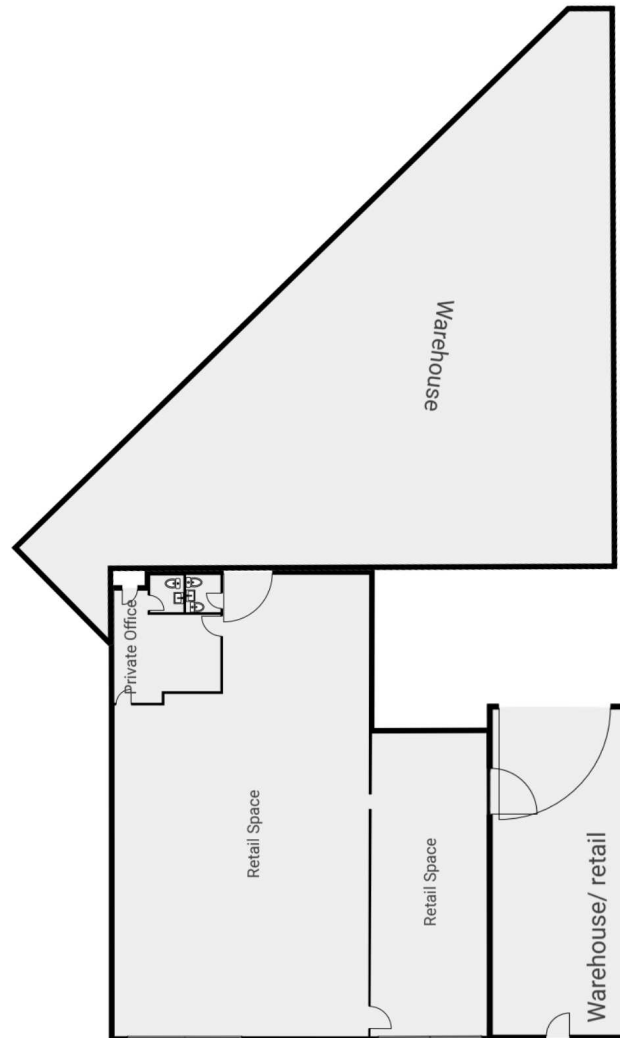
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FLOOR PLAN



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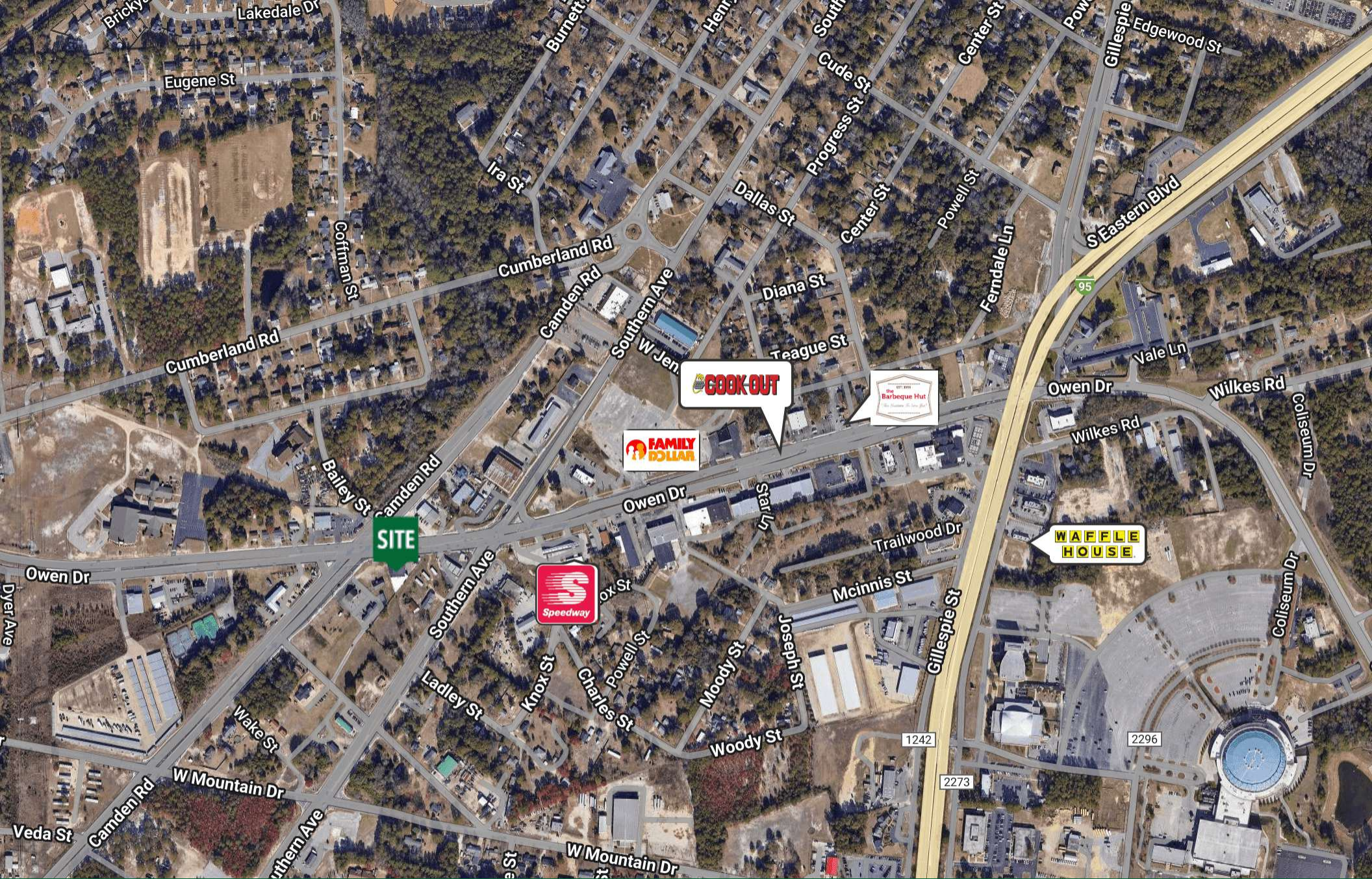
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