



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



OFFICE BUILDING FOR SALE

2847 BRIDGEWOOD DRIVE  
Fayetteville, NC 28306

*for more information*

NEIL GRANT

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**OFFERING SUMMARY**

<b>Sale Price:</b>	\$3,999,000
<b>Lot Size:</b>	14.99 Acres
<b>Year Built:</b>	2016
<b>Building Size:</b>	15,547
<b>Zoning:</b>	HI & M (P) CU
<b>Market:</b>	Fayetteville
<b>Price / SF:</b>	\$257.22

**PROPERTY OVERVIEW**

This two-story building totals 15,541 square feet of modern design and innovation. The building was completed in 2016, and this class A property is nestled on a 2.46-acre lot, offering more than ample parking space for your staff, and visitors. Once you enter the lobby at the welcoming desk, you are captivated by all the features this property offers. Boasting a superb layout, the premises encompass men's and women's restrooms located on each floor, spacious classrooms, providing ample space for instruction and training. Among its impressive features, 2847 Bridgewood Drive offers an array of classroom configurations and a state-of-the art conference room to host important meetings and presentations. Two spacious lounge areas that service staff and visitors as places to relax and or connect maybe enjoy meal together. Additionally, there is a 1,294-office suite that offers flexibility for workspace and creative collaboration among staff instructors. This property is equipped to facilitate seamless operations, enabling your business to thrive in a nurturing environment. From high-speed internet connectivity to advanced multimedia capabilities, every aspect of this workspace design has been thoughtfully integrated. This property has the added convenience of 1,554sqft heated warehouse, equipped with two 14-Foot rollup doors. This expansive space is perfect for storage, or even a workshop area, providing endless opportunities to enhance your business operations. 2847 Bridgewood Drive presents a rare opportunity to acquire a remarkable commercial property that blends modernity, functionality, and strategic location in the Fayetteville market.

**PROPERTY HIGHLIGHTS**

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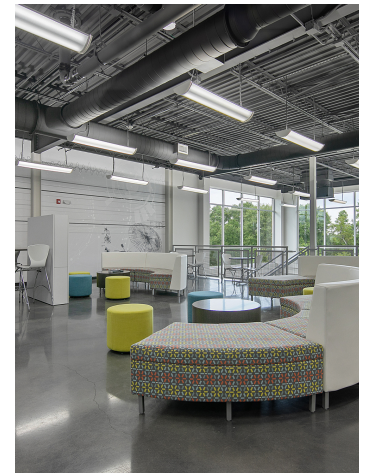
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ADDITIONAL PHOTOS



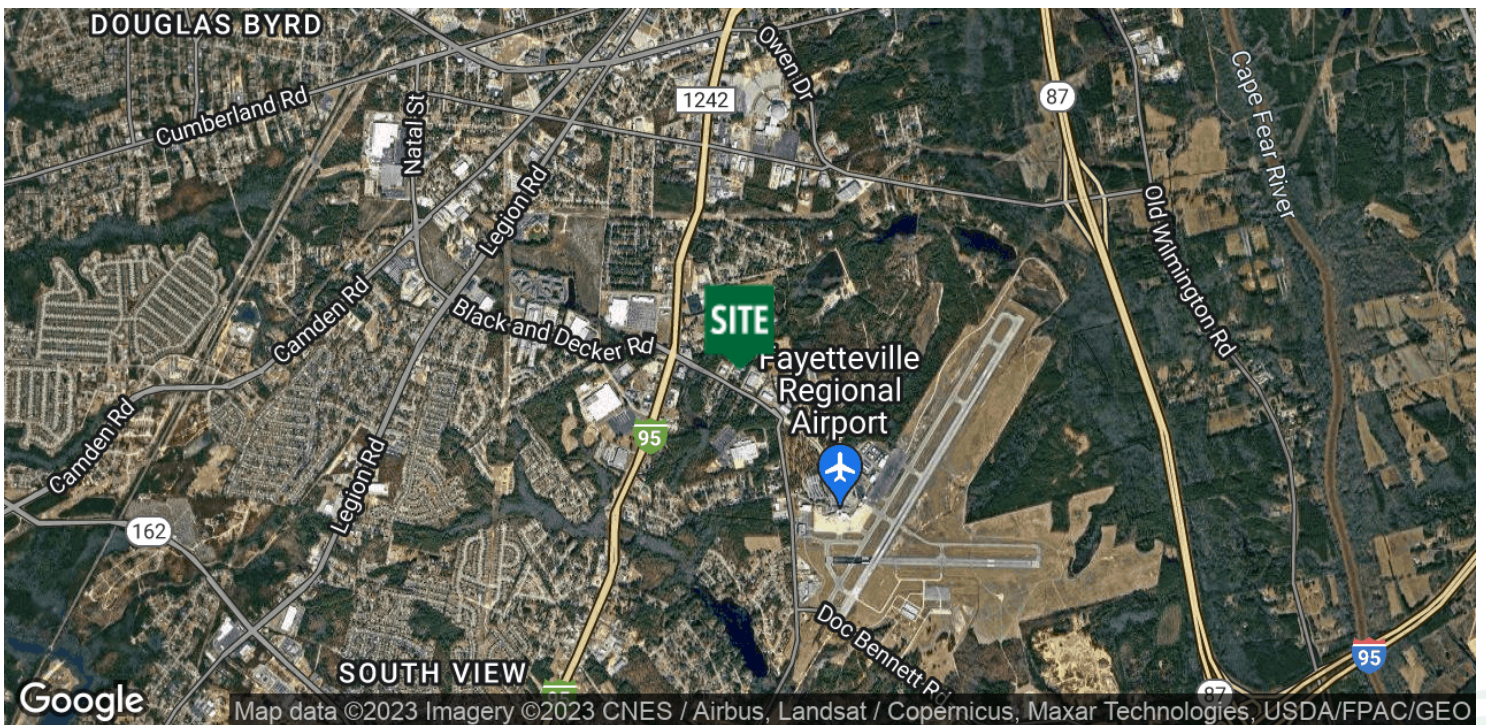
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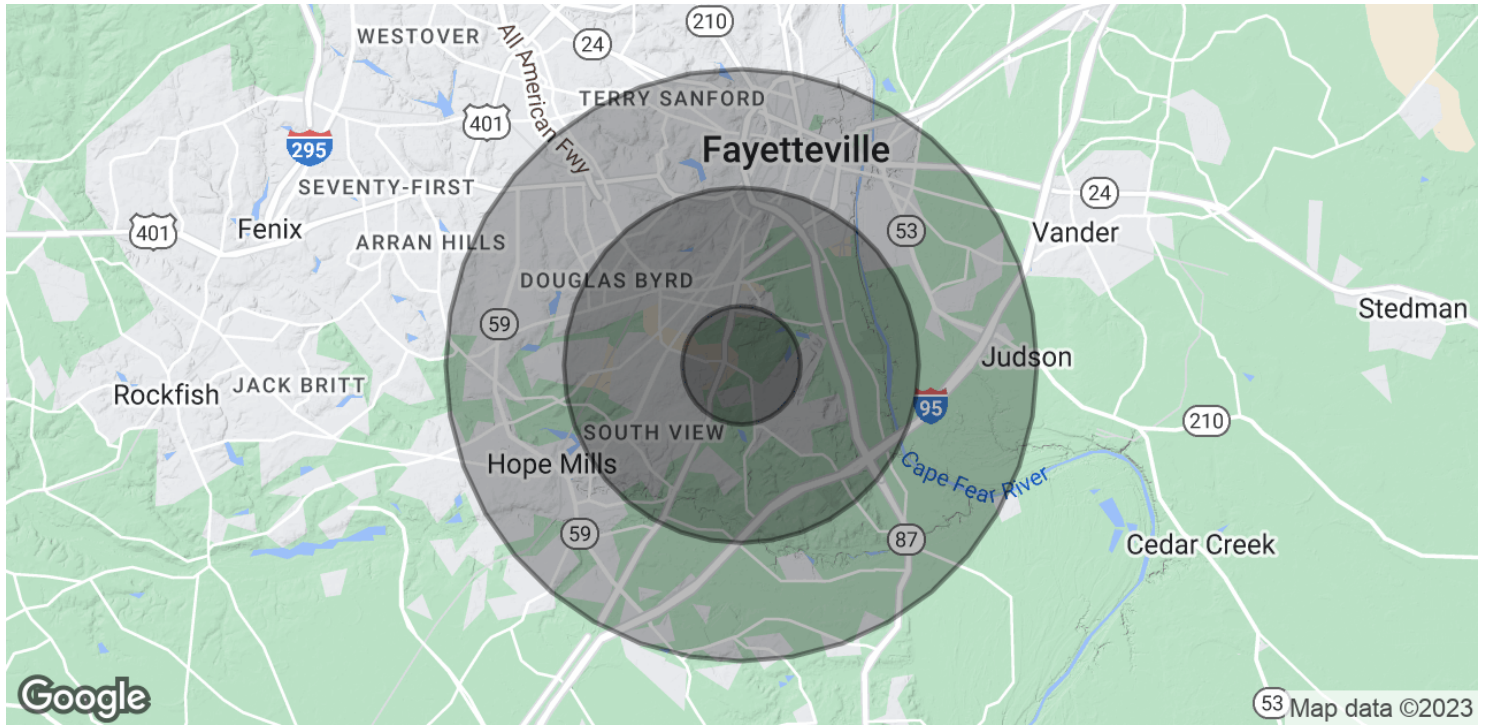
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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,494	28,490	82,952
Average Age	33.5	34.9	36.7
Average Age (Male)	31.1	31.4	34.7
Average Age (Female)	35.9	37.2	38.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,162	12,054	38,070
# of Persons per HH	2.1	2.4	2.2
Average HH Income	\$45,339	\$50,185	\$52,266
Average House Value	\$89,808	\$131,698	\$141,001

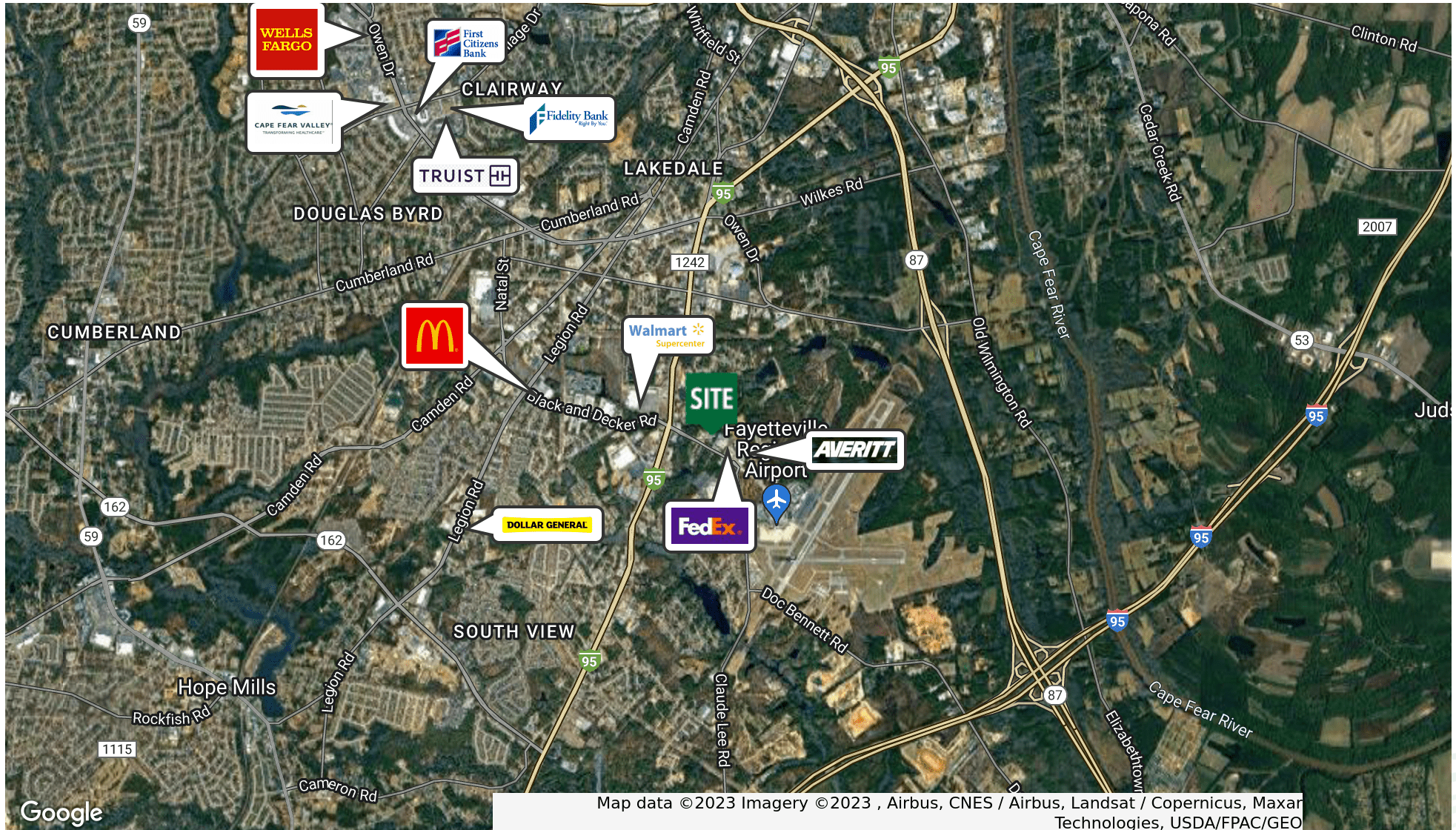
\* Demographic data derived from 2020 ACS - US Census

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RETAILER MAP (L)



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