



RETAIL PROPERTY FOR SALE

2.55 ACRE COMMERCIAL LOT ON RAEFORD RD
6326 Raeford Rd, Fayetteville, NC 28304

for more information

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,098,000

Lot Size: 2.55 Acres

Zoning: Commercial

Price / SF: \$9.88

PROPERTY HIGHLIGHTS

- Signalized intersection
- New Walgreens adjacent to site
- Zoned commercial and ready to build
- Over 45,000 Vehicles per day
- Lot can be subdivided
- Population of over 165,000 within 5 miles

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ADDITIONAL PHOTOS

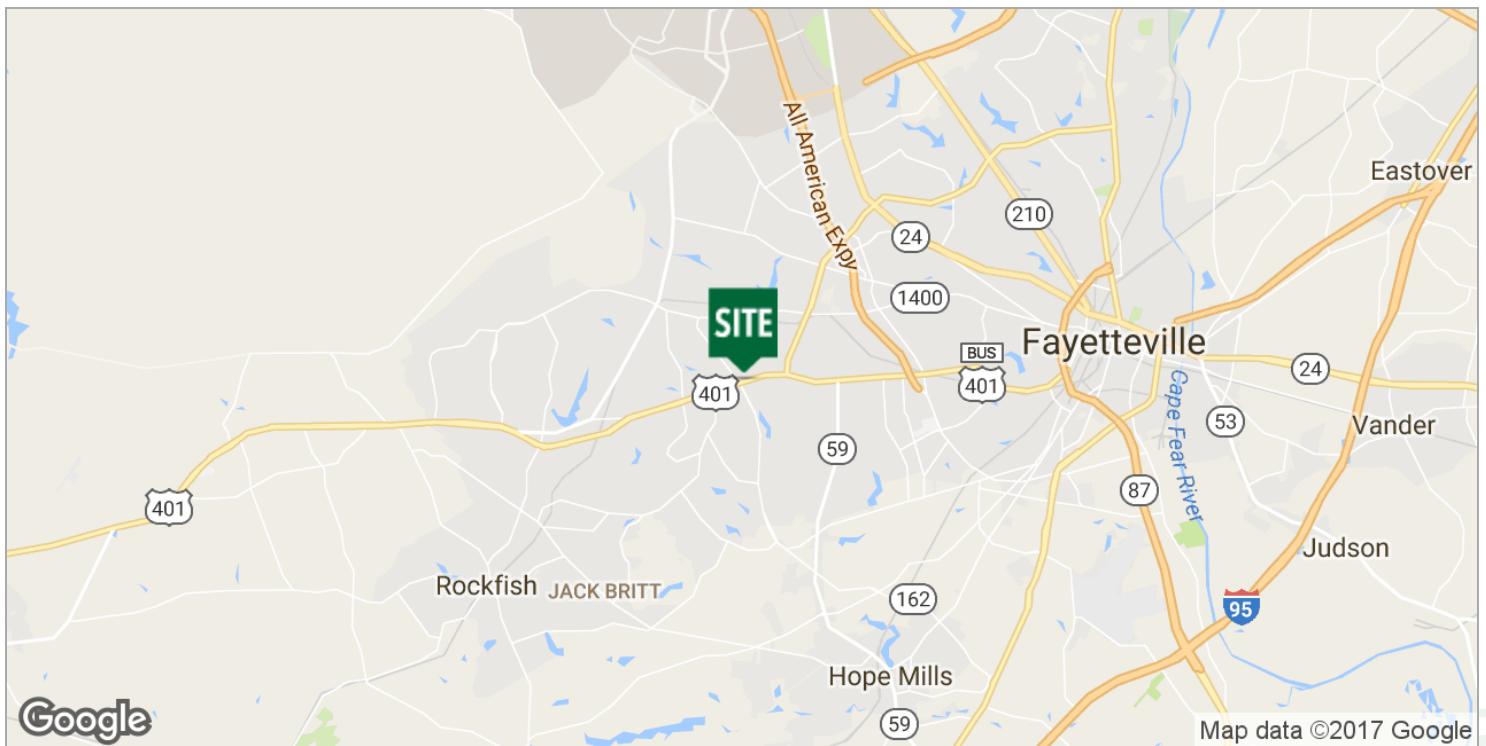
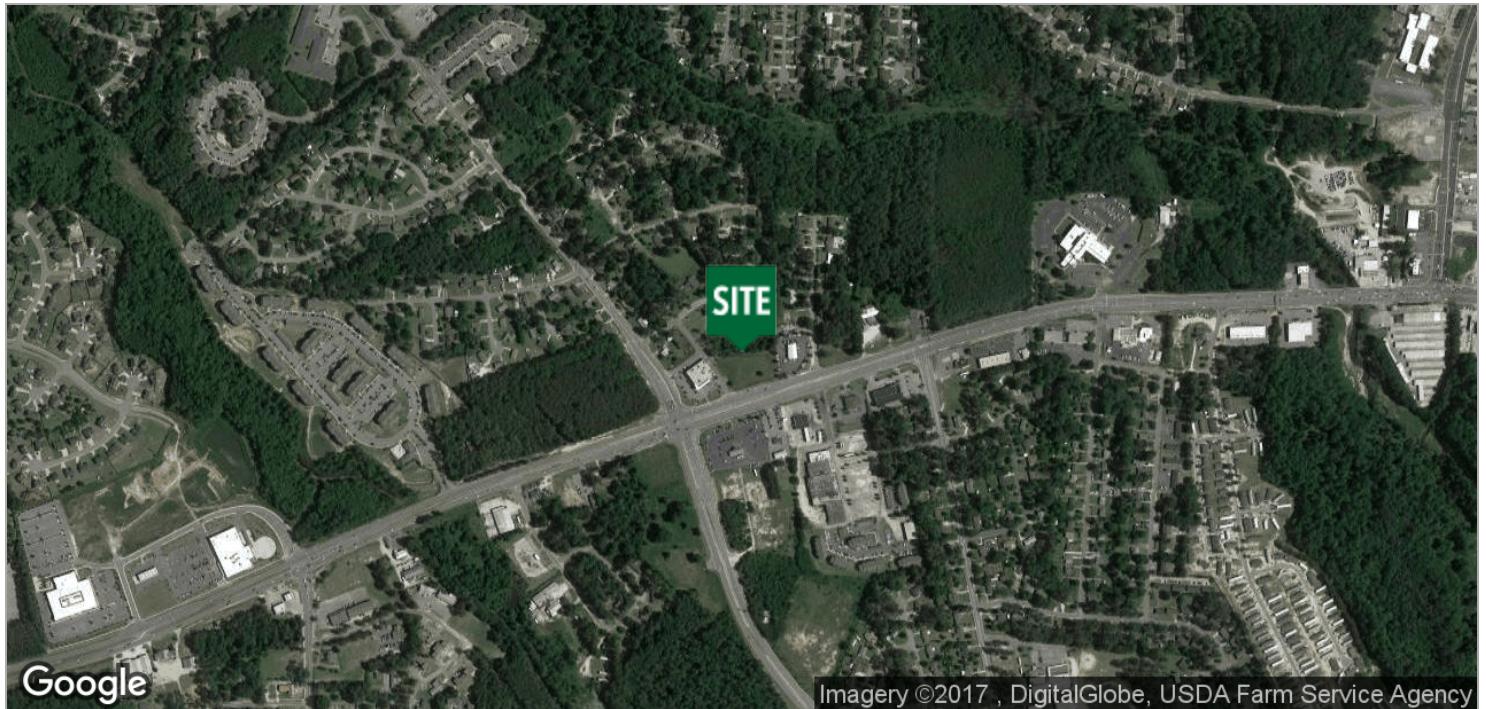


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LOCATION MAPS

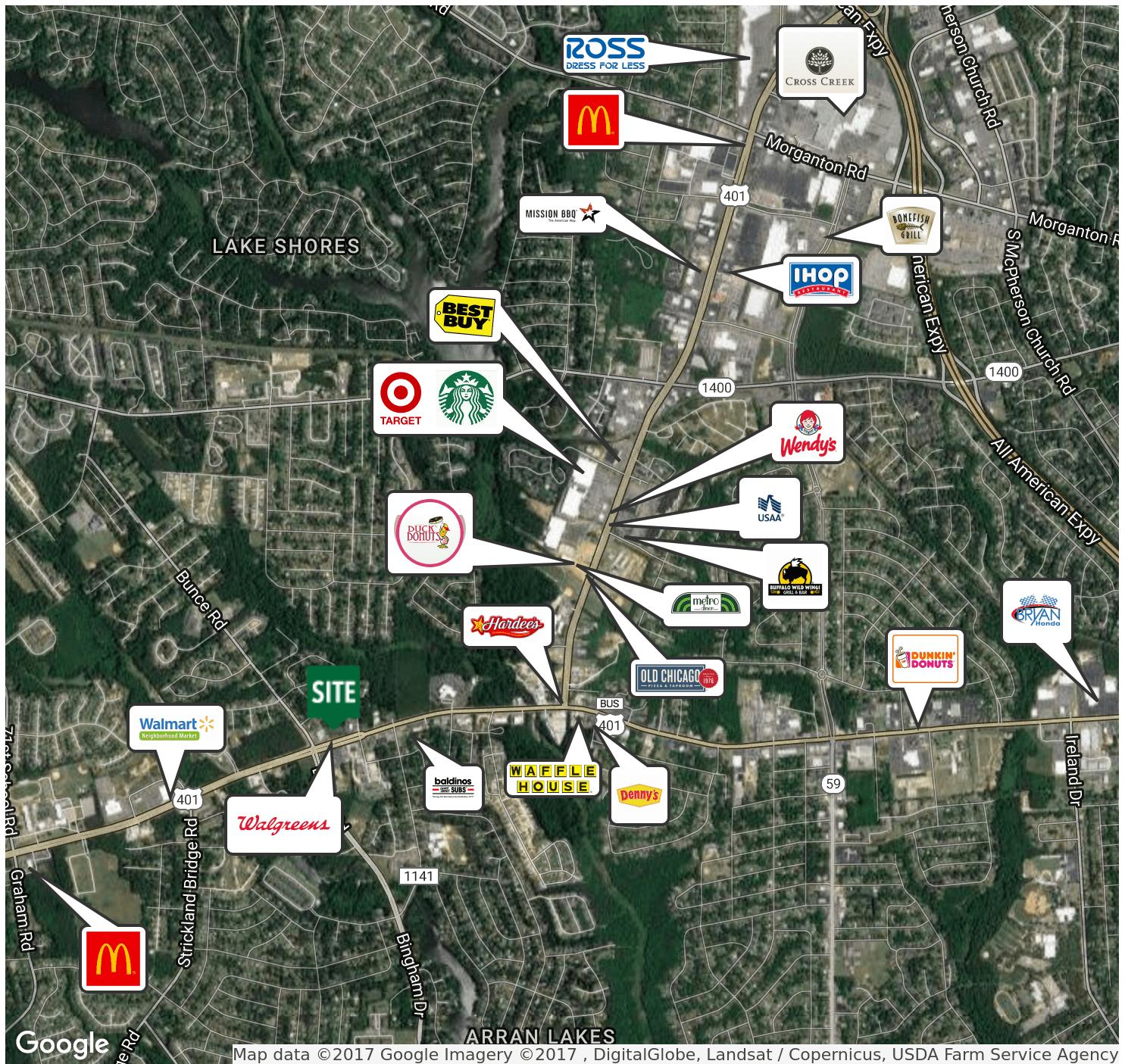


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RETAILER MAP



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	1 mile	3 miles	5 miles
Population			
2000 Population	6,873	66,333	141,065
2010 Population	8,935	72,144	153,400
2016 Population	9,320	74,648	160,908
2021 Population	9,604	76,277	166,054
2000-2010 Annual Rate	2.66%	0.84%	0.84%
2010-2016 Annual Rate	0.68%	0.55%	0.77%
2016-2021 Annual Rate	0.60%	0.43%	0.63%
2016 Male Population	46.6%	47.8%	47.6%
2016 Female Population	53.4%	52.2%	52.4%
2016 Median Age	29.9	31.8	32.8

In the identified area, the current year population is 160,908. In 2010, the Census count in the area was 153,400. The rate of change since 2010 was 0.77% annually. The five-year projection for the population in the area is 166,054 representing a change of 0.63% annually from 2016 to 2021. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 29.9, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	27.8%	42.3%	46.5%
2016 Black Alone	59.4%	41.6%	38.1%
2016 American Indian/Alaska Native Alone	0.9%	1.1%	1.2%
2016 Asian Alone	2.7%	4.1%	3.7%
2016 Pacific Islander Alone	0.4%	0.5%	0.4%
2016 Other Race	3.9%	4.5%	4.3%
2016 Two or More Races	5.0%	5.9%	5.7%
2016 Hispanic Origin (Any Race)	11.0%	13.7%	13.3%

Persons of Hispanic origin represent 13.3% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.1 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	2,718	25,091	53,588
2010 Households	3,811	29,641	61,801
2016 Total Households	4,011	31,065	65,361
2021 Total Households	4,157	31,960	67,715
2000-2010 Annual Rate	3.44%	1.68%	1.44%
2010-2016 Annual Rate	0.82%	0.75%	0.90%
2016-2021 Annual Rate	0.72%	0.57%	0.71%
2016 Average Household Size	2.32	2.40	2.45

The household count in this area has changed from 61,801 in 2010 to 65,361 in the current year, a change of 0.90% annually. The five-year projection of households is 67,715, a change of 0.71% annually from the current year total. Average household size is currently 2.45, compared to 2.46 in the year 2010. The number of families in the current year is 43,041 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$35,224	\$43,575	\$46,782
2021 Median Household Income	\$33,686	\$48,940	\$52,175
2016-2021 Annual Rate	-0.89%	2.35%	2.21%
Average Household Income			
2016 Average Household Income	\$43,835	\$57,617	\$62,152
2021 Average Household Income	\$46,622	\$62,101	\$67,415
2016-2021 Annual Rate	1.24%	1.51%	1.64%
Per Capita Income			
2016 Per Capita Income	\$18,839	\$24,086	\$25,262
2021 Per Capita Income	\$20,158	\$26,125	\$27,489
2016-2021 Annual Rate	1.36%	1.64%	1.70%
Households by Income			
Current median household income is \$46,782 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$52,175 in five years, compared to \$59,476 for all U.S. households			
Current average household income is \$62,152 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$67,415 in five years, compared to \$84,021 for all U.S. households			
Current per capita income is \$25,262 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$27,489 in five years, compared to \$32,025 for all U.S. households			
Housing			
2000 Total Housing Units	3,136	27,275	58,594
2000 Owner Occupied Housing Units	1,480	14,547	32,438
2000 Renter Occupied Housing Units	1,238	10,544	21,150
2000 Vacant Housing Units	418	2,184	5,006
2010 Total Housing Units	4,234	32,582	67,794
2010 Owner Occupied Housing Units	1,483	14,689	34,146
2010 Renter Occupied Housing Units	2,328	14,952	27,655
2010 Vacant Housing Units	423	2,941	5,993
2016 Total Housing Units	4,682	35,245	73,944
2016 Owner Occupied Housing Units	1,449	14,324	34,110
2016 Renter Occupied Housing Units	2,562	16,741	31,251
2016 Vacant Housing Units	671	4,180	8,583
2021 Total Housing Units	4,980	36,977	78,048
2021 Owner Occupied Housing Units	1,466	14,512	35,093
2021 Renter Occupied Housing Units	2,691	17,449	32,622
2021 Vacant Housing Units	823	5,017	10,333

Currently, 46.1% of the 73,944 housing units in the area are owner occupied; 42.3%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 67,794 housing units in the area - 50.4% owner occupied, 40.8% renter occupied, and 8.8% vacant. The annual rate of change in housing units since 2010 is 3.93%. Median home value in the area is \$131,335, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.39% annually to \$155,149.