

HOTEL/RETAIL SITE

4.743 acres

3608 Kahn Drive, Lumberton, NC

OWNER FINANCING AVAILABLE

**AVISON
YOUNG**

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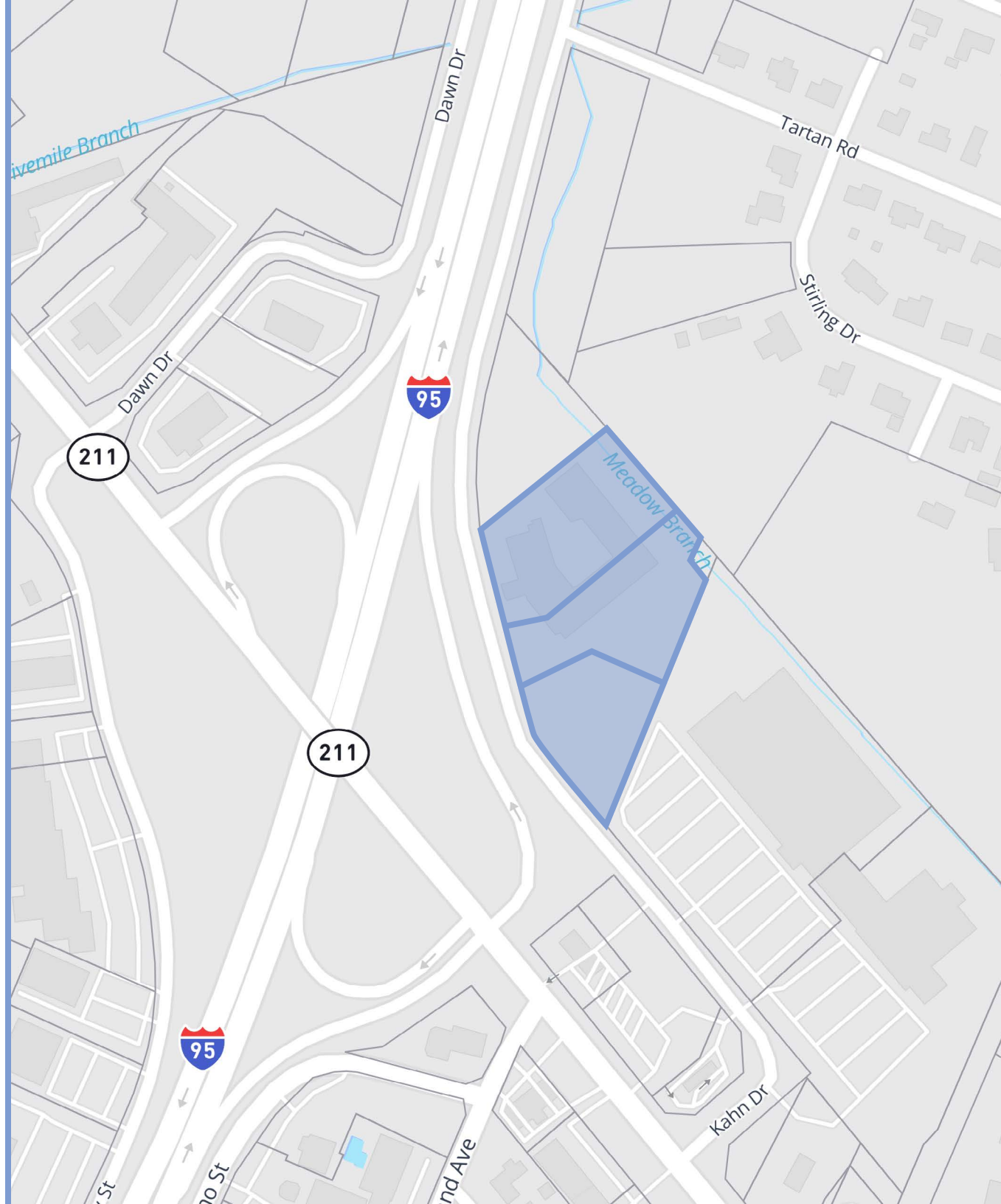
SALE CONTACT

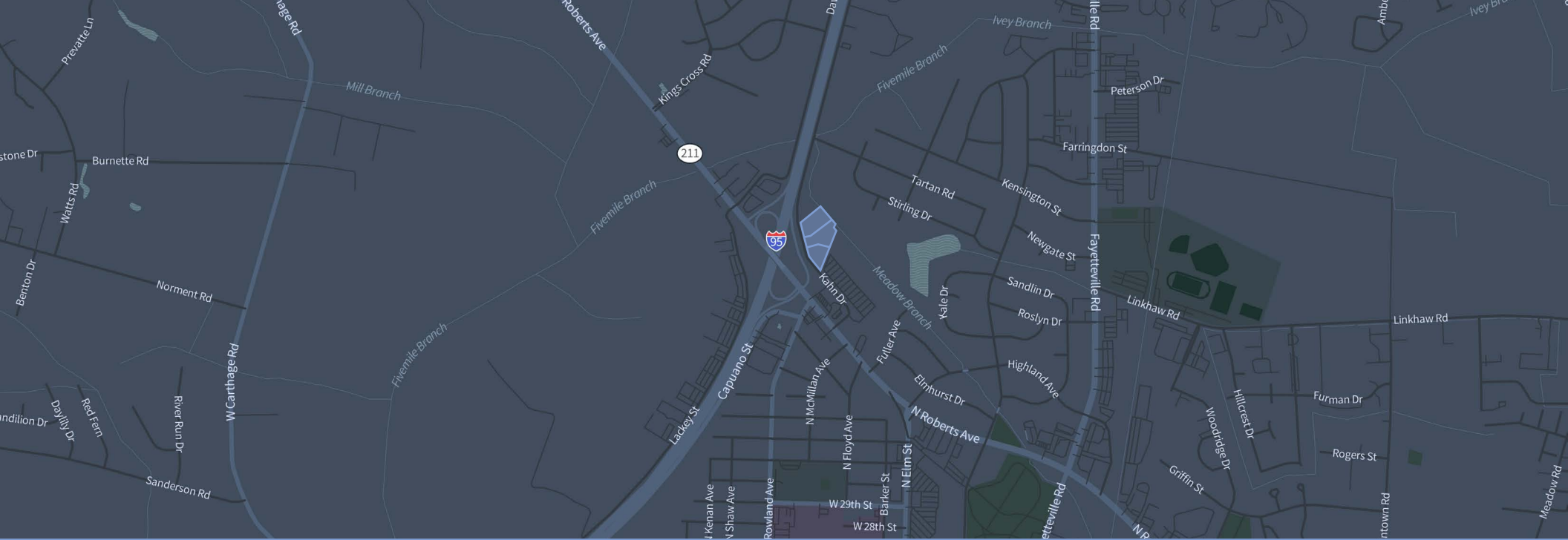
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EXECUTIVE SUMMARY

Avison Young is pleased to present a excellent investment opportunity, 3608 Kahn Drive, Lumberton, North Carolina 28358 (the “Property”). Three adjacent parcels totaling approximately 4.743 acres are located along Kahn Drive in Lumberton, NC, within immediate proximity to Interstate 95, one of North Carolina’s highest-traffic north–south corridors. The property is already identified as commercial land with a history of large-scale commercial use and is zoned Planned Commercial District, which accommodates a wide range of retail, hospitality, and service-oriented developments. As reported by the NC DOT in 2023, traffic volumes on I-95 and North Roberts Avenue total roughly 60,000 vehicles per day.

Given its acreage, commercial zoning, direct access to I-95, and existing utility infrastructure, the site presents a prime opportunity for hotel development, particularly select-service brands serving highway travelers. Retail development, such as convenience retail, QSR, or multitenant strip configurations would also perform strongly due to high visibility and traffic counts associated with the I-95 interchange.

The Lumberton market serves as a major overnight stopping point for interstate traffic, positioning this assemblage well for hospitality investment. Zoning and surrounding land uses further support retail or restaurant concepts that complement corridor demand.

Investment Highlights



High visibility and accessibility from Interstate 95



Ready-to-develop with essential infrastructure in place



Excellent long-term value in a growing market



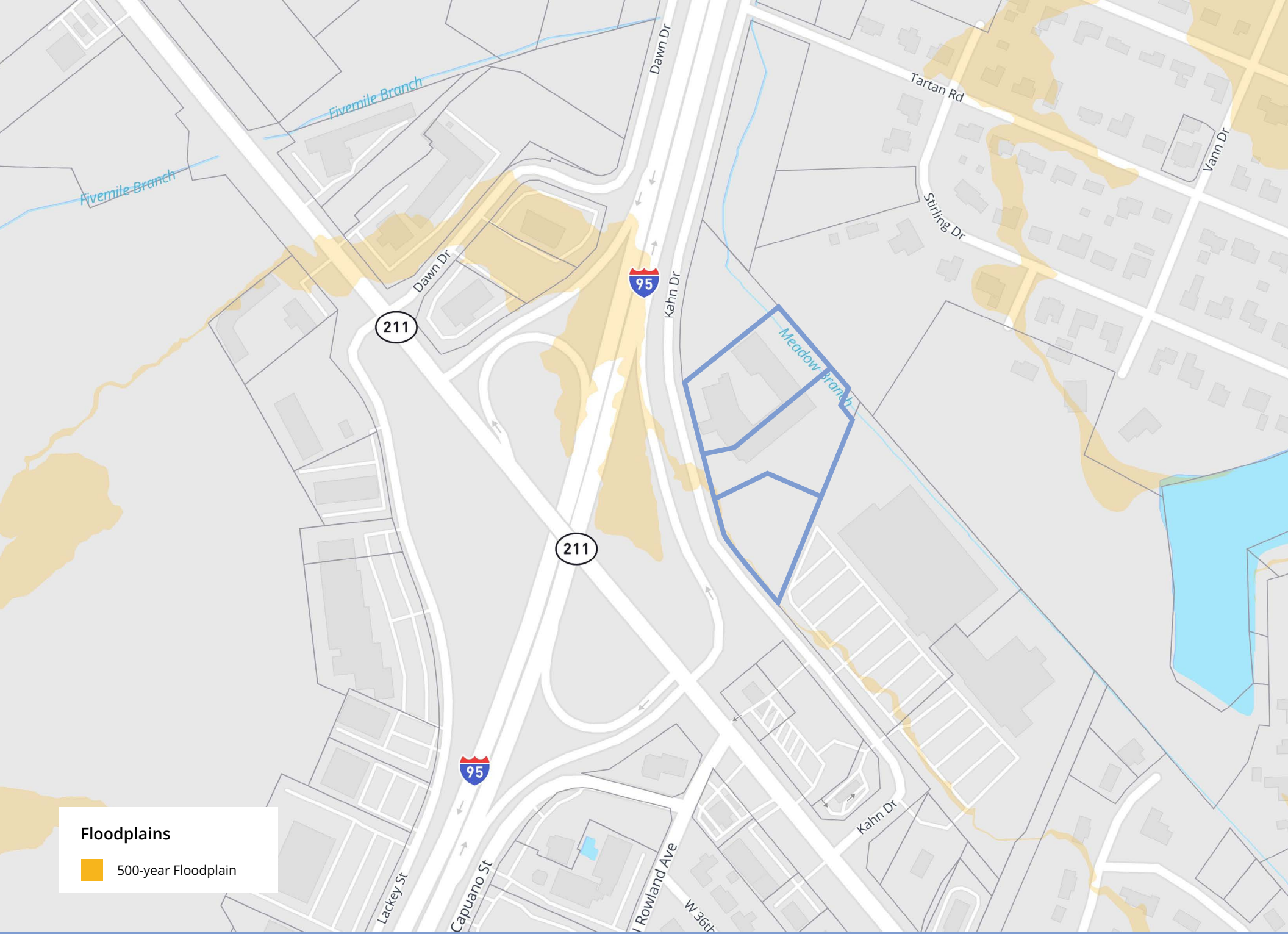
Zoned for hotel and retail development

PROPERTY OVERVIEW


Sale price	Contact broker for details
Address	3608 Kahn Drive
City	Lumberton
State	North Carolina
Zipcode	28358
Total lot size	4.743 acres
PIN	320301005, 32030100502, 32030100503
County	Robeson
Zoning	C-00

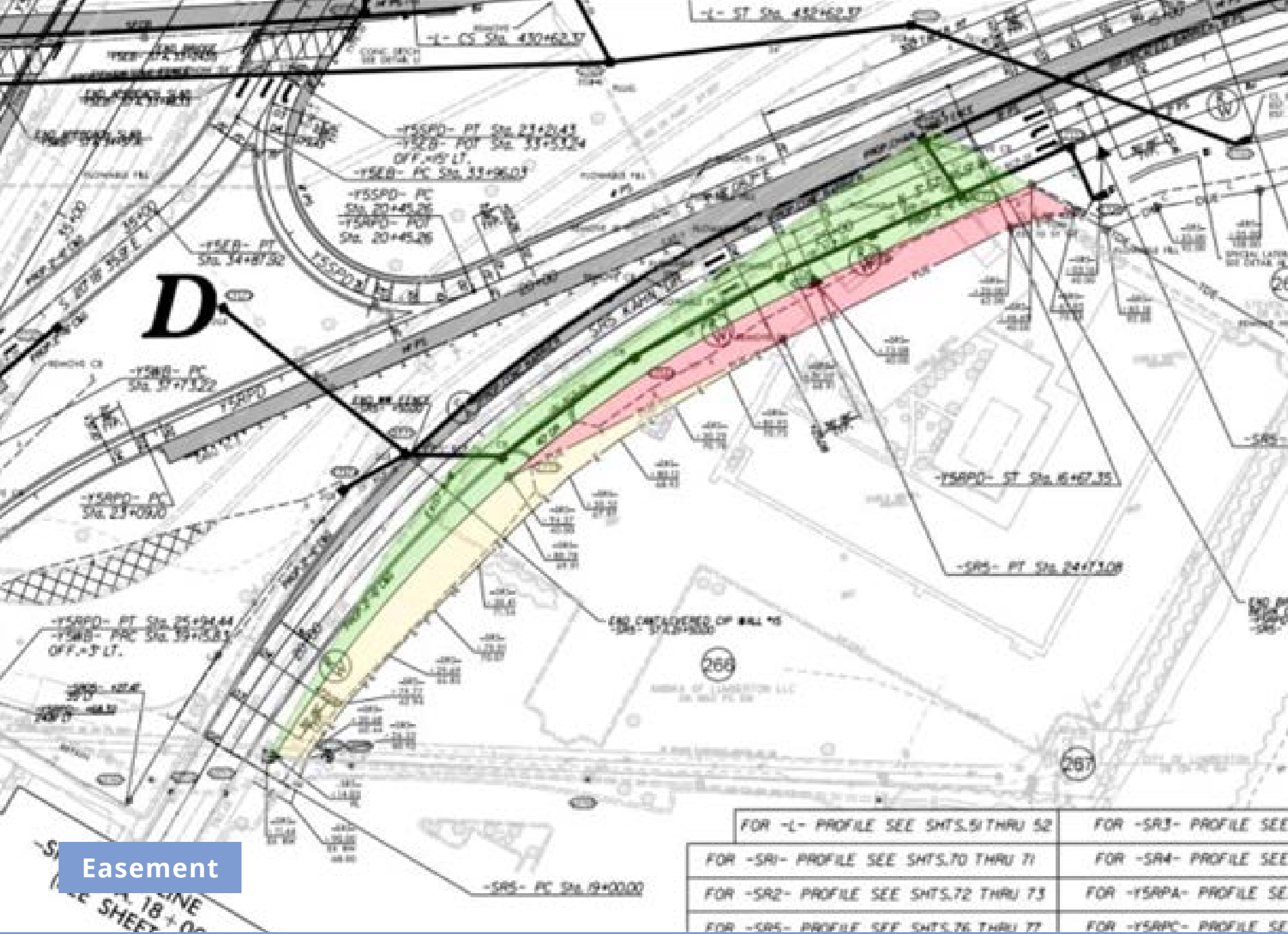
- Three adjacent parcels, totaling 5.27 acres with an easement of 0.527 acres to NC DOT
- Positioned just off I-95, providing exceptional regional accessibility for travelers and residents
- Road frontage along Kahn Drive
- Approximately 2 miles from Lumberton Regional Airport
- The site includes areas designated as flood plain
- The site is located ten miles northeast of the 240-acre Lumbee tract that has been identified for a potential casino development



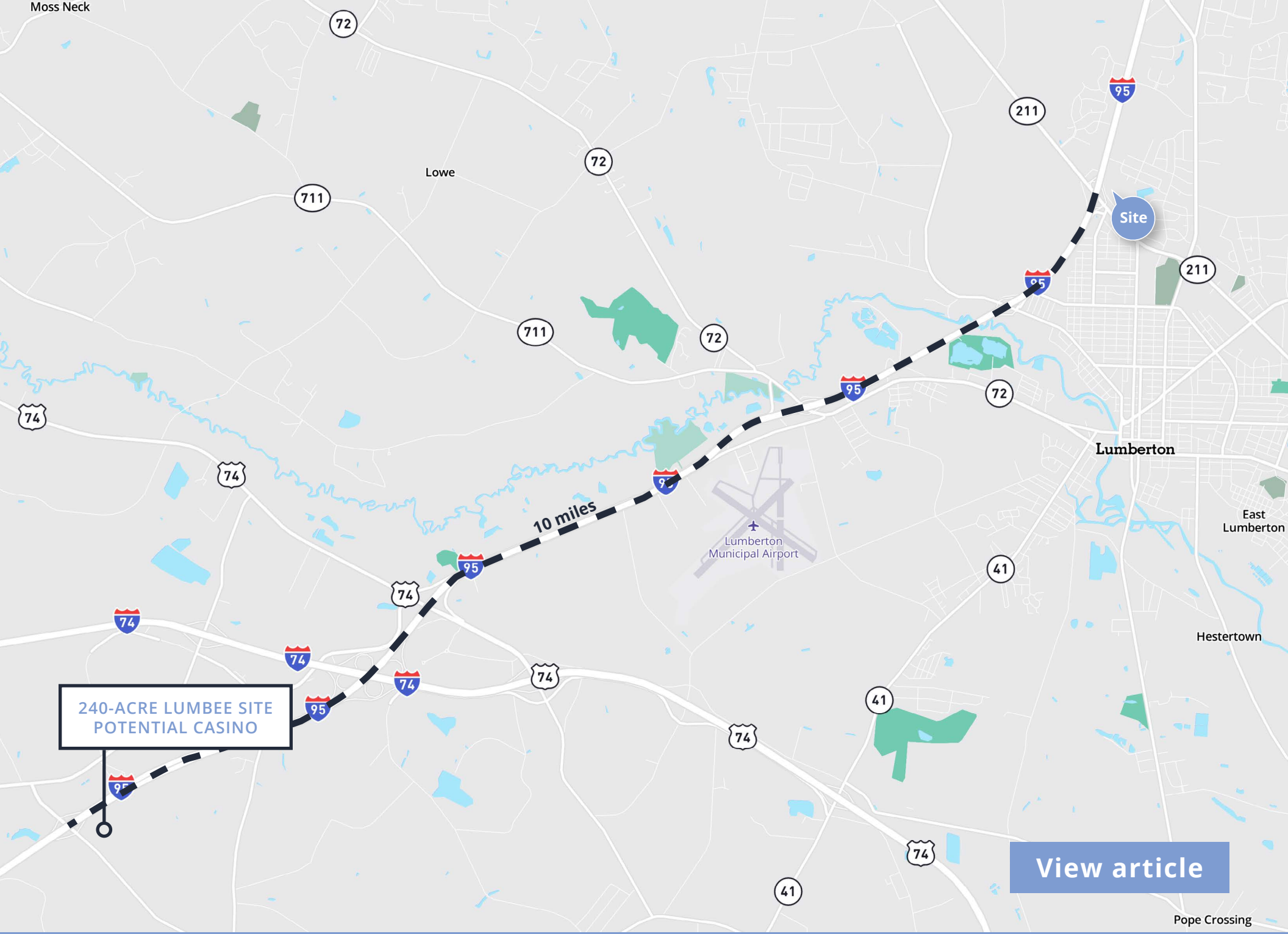


Floodplains

 500-year Floodplain



Easement



240-ACRE LUMBEE SITE
POTENTIAL CASINO

10 miles

Site

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Walmart, Lowe's, Dollar Tree, Hobby Lobby, Sam's Club, Firehouse Subs, Starbucks, Waffle House, Hardee's, Panera Bread, Smithfield's, DQ, McDonald's, Wendy's, Zaxby's, Golden Corral, Burger King, Cold Stone Creamery, Little Caesars Pizza, Denny's, Outback Steakhouse, IHOP, Ruby Tuesday, Wawa, SpringHill Suites Marriott, Holiday Inn Express, Comfort Suites, Hampton Inn, Quality Inn, Holiday Inn, Home2 Suites by Hilton, Best Western.

Cockerel, Comfort Inn & Suites, Ramada by Wyndham, Rodeway Inn, Country Inn & Suites, Red Roof Inn, Fairfield by Marriott, Travelodge.

Big Lots, Olie's Bargain Outlet, Planet Fitness, Tractor Supply Co, McDonald's, Royal Farms, SweetFrog Premium Frozen Yogurt, Cook Out, Waffle House.

Beik, Bath & Body Works, Roses, Jersey Mike's Subs, Hardee's, Bojangles, Sonic Drive-Ins, Hwy 55.

AlDI, Dollar General, CVS, KFC, Popeyes, Taco Bell, Arby's, Dunkin', Captain D's Seafood.

Amenity Map

MARKET OVERVIEW

Lumberton serves as the primary commercial and employment center of Robeson County and benefits from a highly strategic location along the Interstate 95 corridor, with additional east-west connectivity via I-74. This positioning places the market within one day's drive of major East Coast population centers and has made Lumberton increasingly attractive to logistics, distribution, and service-oriented users seeking cost-efficient regional access. Ongoing I-95 widening and interchange improvements further enhance long-term accessibility and support continued industrial investment in the market.

The city has a population of approximately 19,000, while the broader Robeson County labor shed exceeds 117,000 residents, providing a sizable and diverse workforce for employers. Lumberton's economy is anchored by healthcare, education, public administration, manufacturing, and retail trade, with healthcare and social assistance representing the county's largest employment sector. Lower-than-average housing and operating costs contribute to workforce stability and appeal to value-driven businesses, particularly within labor-intensive industries.

From a real estate perspective, Lumberton offers attractive fundamentals for cost-conscious tenants and investors, including low land prices, modest rents, and limited barriers to entry. Retail demand is primarily service-driven and supported by local population needs, while industrial and flex properties benefit from regional distribution traffic rather than local consumption alone. Overall, Lumberton presents a stable, infrastructure-supported market with long-term upside tied to logistics growth, public investment, and its role as the commercial anchor of Robeson County.



118,998

Total population

32,877

Total employees

3,314

Total businesses

49,639

Households

\$65,457

Average hh income

\$88,018

Median house value

Robeson County Demographics

Get in touch

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