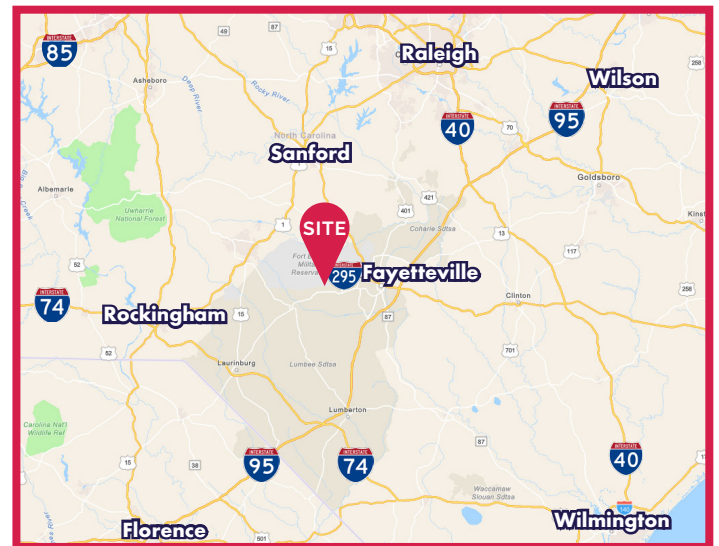




**7724 RAEFORD ROAD  
Fayetteville, NC 28304**

### Lease Information

Available Spaces	First Floor, ±1,450-6,349 RSF Second Floor, ±1,450-6,327 RSF
Available Date	Both floors have space available immediately for custom tenant improvements
Accessibility	Easy access from Raeford Road
Lease Rate	\$25.00/SF
Tenant Improvement Allowance	Negotiable
Lease Structure	Net of electricity and janitorial services
Current Condition	Shell space suitable for general office use and/or medical office



Ideally located on Raeford Road near the intersection with US-401 and in close proximity to I-295.

## Executive Summary

The property consists of one three-story Class A office building anchored by a Dermatology practice totaling  $\pm 19,000$  square feet on 2.00 acres. There are two unfinished floors (1st and 2nd Floor) available for lease the first floor being approximately 6,349 RSF and the second floor being approximately 6,327 RSF with elevator access. It is situated near highly-traveled U.S. Hwy 401 and has excellent visibility, signage, frontage, and accessibility; all hallmarks of a great client-serving office property. The building is also located in close proximity to major transportation route I-295. It was built in 2016, is 33% leased, and can accommodate a mix of long-term office tenants.



The property allows each tenant to have its own signage/visibility, and has significant parking with 76 parking spaces and easy egress/ingress routes. In front of the property, Raeford Road, traffics 8,400 vehicles per day (VPD 2021). Nearby U.S. 401 has 23,000 VPD, and I-295 to U.S. 401 has 13,000 VPD. The property is 0.5 miles from major retail amenities including a Walmart Supercenter, Lowe's Home Improvement, Food Lion, Tractor Supply, and several restaurants including Applebees, Chick-fil-A, Zaxby's, and IHOP that attract high traffic to the area.



West Fayetteville has experienced significant growth and has an exceptionally low vacancy rate of 2.8% among similar quality buildings in the submarket. The I-295 interchange is less than 1.5 miles away, VA Fayetteville Health Care Center is 2.1 miles away, and Hoke Hospital is 3.4 miles away. There are 40,581 residents within a three-mile radius with an average household income of \$78,472. The Fayetteville Outer (Southern) Loop (I-295) to I-95 connection is expected to complete by 2026 and will cause further growth and quick access to the area. The (Northern) Inner Loop has already been completed.





**BUILDING INFORMATION**

Building SF	±19,000 RSF
Stories	3 (3 <sup>rd</sup> Floor fully leased)
Floor RSF	1st Floor: ±6,349 RSF 2nd Floor: ±6,327 RSF
Building Class	A
Year Built	2016
Parking Ratio	4.00 spaces per 1,000 SF Surface

**AMENITIES**

- Less Than 6 miles from 3 Hospitals/Clinics
  - VA Health Care Center - 2.1 miles
  - Hoke Hospital - 3.4 miles
  - FirstHealth Hospital (Hoke) - 5.9 miles
- Available building and monument signage highly visible from Raeford Road
- Existing Third Floor Tenant is Carolina Skin Care
- Numerous retail amenities and restaurants within walking distance of property

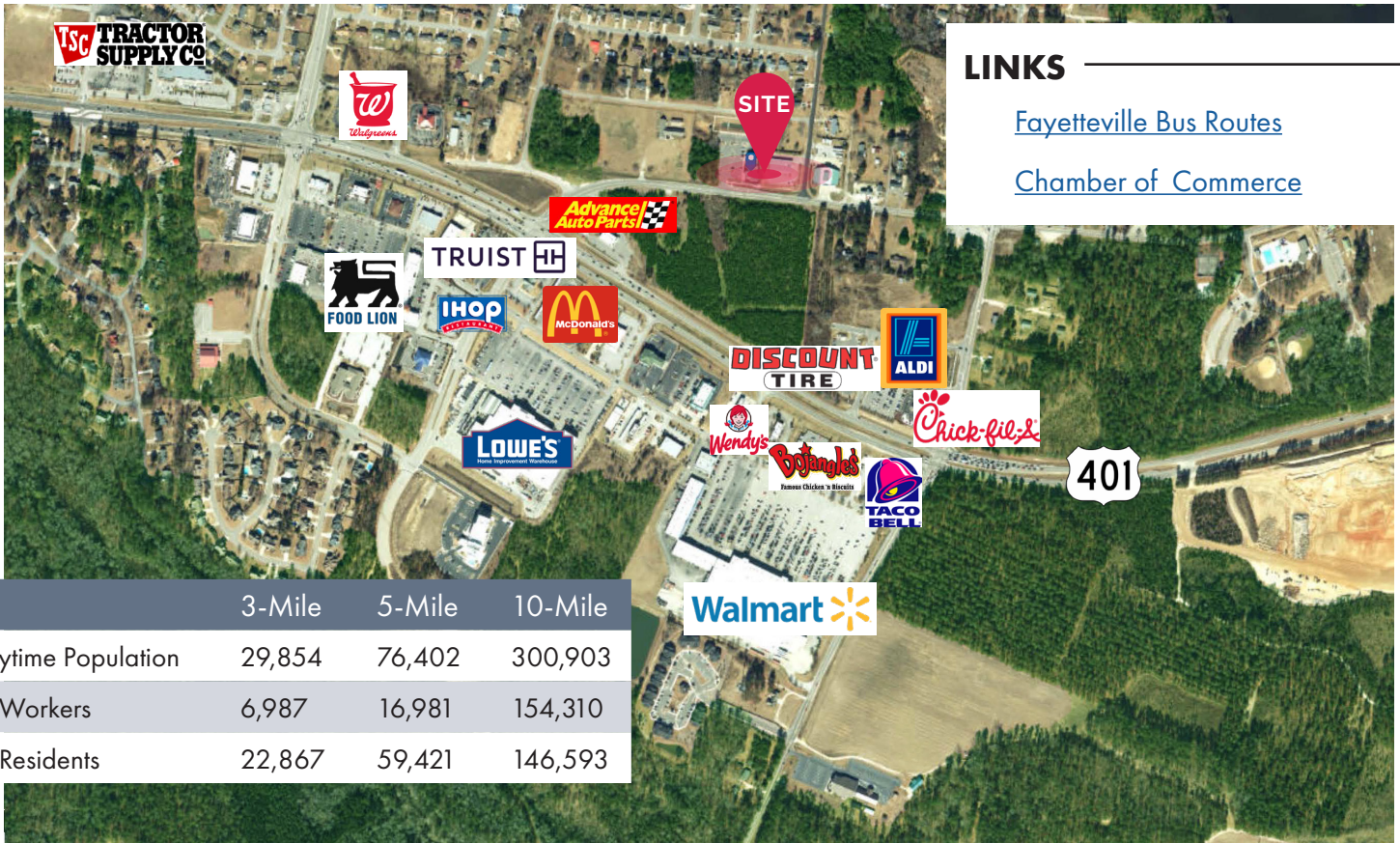


**SIGNAGE**



**Signage on front of building visible from Raeford Road**

Location Map



LINKS

[Fayetteville Bus Routes](#)

[Chamber of Commerce](#)

	3-Mile	5-Mile	10-Mile
Daytime Population	29,854	76,402	300,903
Workers	6,987	16,981	154,310
Residents	22,867	59,421	146,593

NEARBY ATTRACTIONS

Lake Rim Park	Fort Liberty
VA Health Care Center	US Army Airborne & Special Ops Museum
Hoke Hospital	NC Veterans Park
Westside Village Shopping Center	Museum of the Cape Fear Historical Complex
FirstHealth Hospital (Hoke)	82nd Airborne Division War Memorial Museum

EASE OF ACCESS

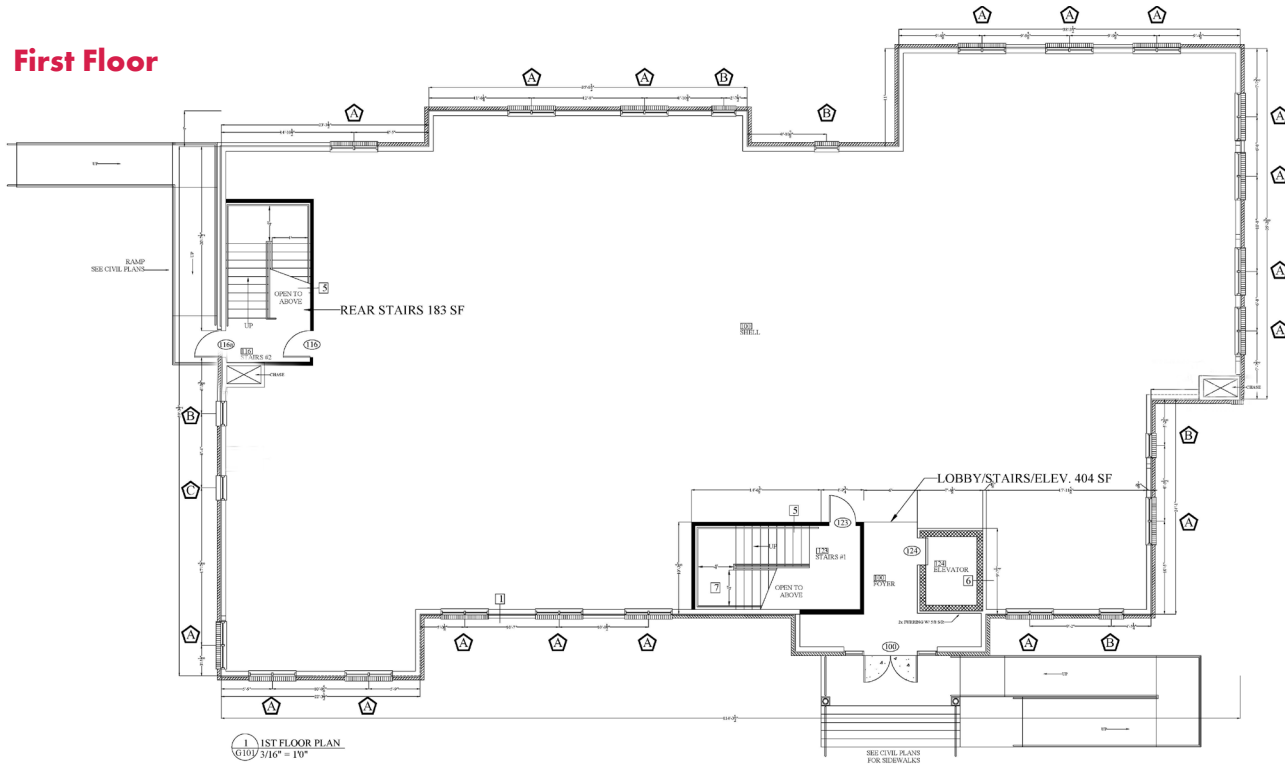
US-401	0.2 miles
I-295	1.5 miles
Fort Liberty	10.7 miles
I-95	11.6 miles
Downtown Fayetteville	12 miles



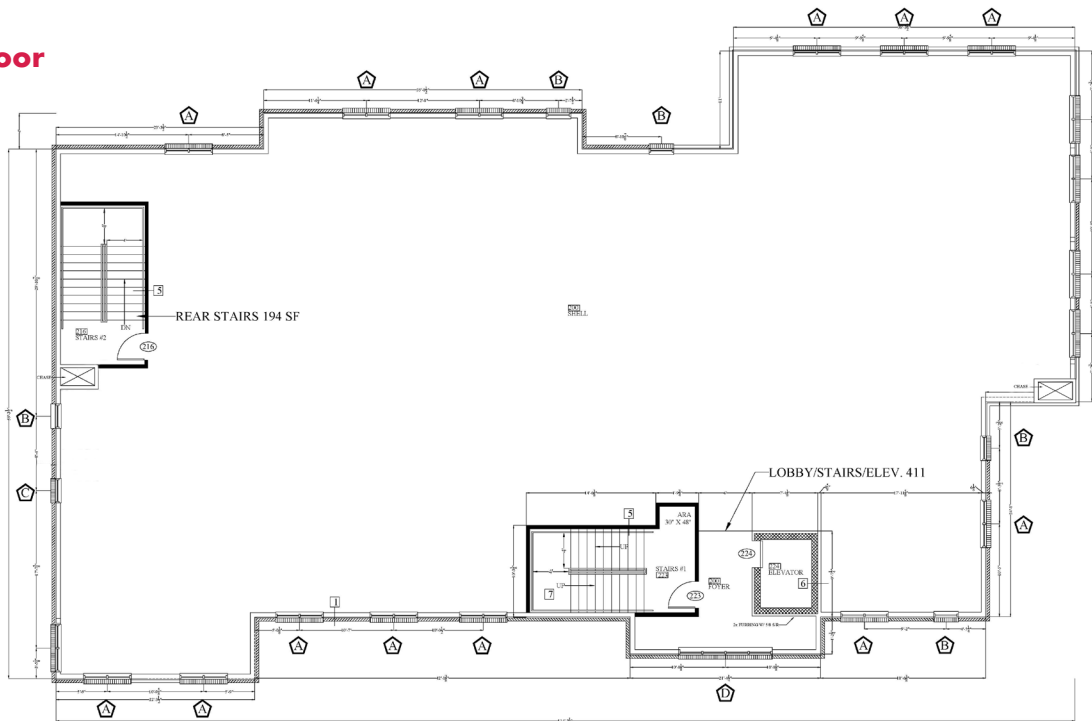
Visit our website for more information.

Floor Plans

First Floor

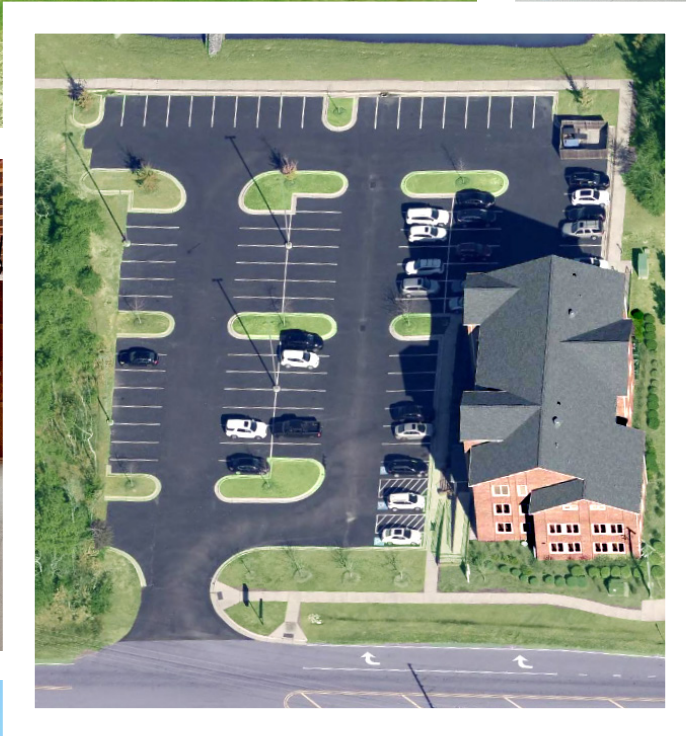


Second Floor





Property Photos





### Why Fayetteville

30

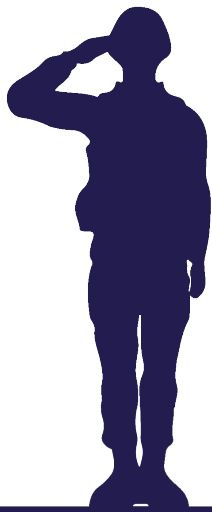
Median Age in Fayetteville  
*(The youngest major city in NC!)*

39

Universities Within 50 Miles Offering a Bachelors Degree or Higher

82

Languages Spoken in Our School System



7,000

Highly-trained military personnel transition out of Fort Bragg and into the civilian workforce each year.



50,000+

Veterans—many of whom work for the 850+ DoD contractors in our community

30,000+

Military spouses & thousands of under-employed workers with the skills, knowledge, & work ethic to serve in high-demand positions



County Civilian Labor Force: 125K+



16,940 More People Working than in May '20



Average Weekly Wage: \$879

1.5M

People Within a 60-Min. Drive

14K+

Active Job Seekers Within a 60-Min. Drive

### Museums

- Airborne and Special Operations Museum
- Fayetteville History Museum
- Fascinate-U Children's Museum
- North Carolina Veterans Park
- Museum of the Cape Fear Historical Complex
- 82nd Airborne Division War Memorial Museum



Fayetteville Area System Transit (FAST) provides public transportation 7 days a week with 27 buses and 18 routes



2023

All-America City Award Winner



- ✈ 10 Min. From Downtown Fayetteville
- ✈ 7,709 Ft. Runway
- ✈ Direct Flights Through Charlotte, Atlanta, & Dallas
- ✈ One Connection Away From More than 250 Destinations
- ✈ American, Delta, & Private Charter Services

SOURCE: FAYETTEVILLE CUMBERLAND COUNTY ECONOMIC DEVELOPMENT CORPORATION

