

RETAIL PROPERTY FOR LEASE

2-STORY OPPORTUNITY IN THE FAST CENTER

505 Franklin Street, Fayetteville, NC 28301



for more information

PATRICK MURRAY, CCIM, SIOR
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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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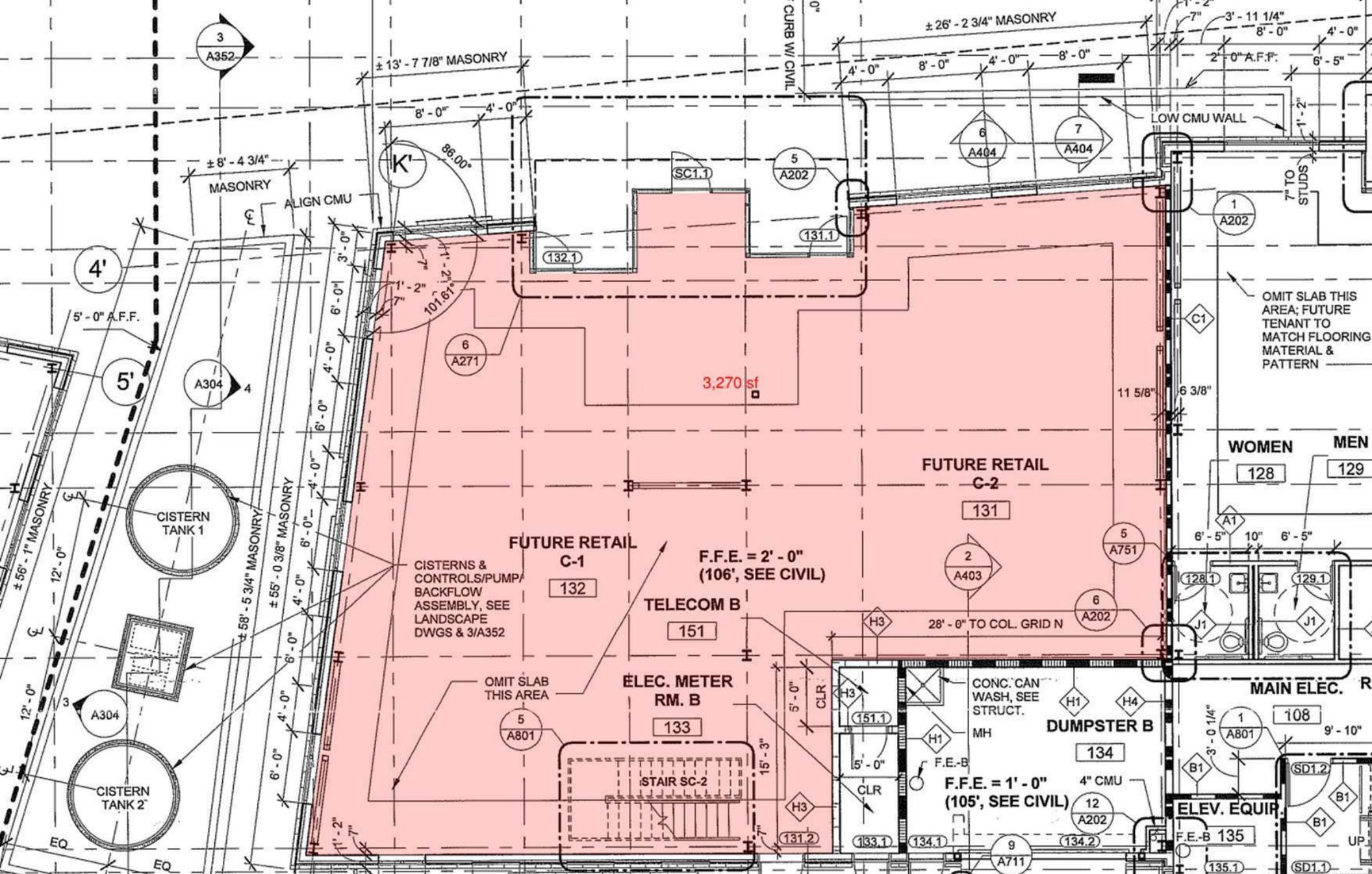
PROPERTY OVERVIEW

Available SF:	6,610 SF
Lease Rate:	Negotiable
Year Built:	2016
Zoning:	DT1
Traffic Count:	17,500

Property Description

NOW AVAILABLE FOR LEASE 6,610 SF TWO-STORY SPACE LOCATED WITHIN THE FAST TRANSIT CENTER IN DOWNTOWN FAYETTEVILLE. THE SPACE IS CURRENTLY IN SHELL CONDITION WITH THE TENANT IMPROVEMENT ALLOWANCE TO BE NEGOTIATED. THE LOCATION HAS GREAT POTENTIAL FOR A RESTAURANT, RETAIL, OR OFFICE LOCATION WITH THE BUS STATION CUSTOMERS, THE DOWNTOWN EMPLOYEES AND RESIDENTS, AND THE MANY VISITORS COMING TO THIS AREA.

THE PROPERTY IS LOCATED IN DOWNTOWN FAYETTEVILLE, NC AT THE SIGNALIZED INTERSECTION OF FRANKLIN ST AND ROBESON ST. IT IS WITHIN WALKING DISTANCE TO MANY OF DOWNTOWN'S AMENITIES TO INCLUDE THE WOODPECKER'S SEGRA STADIUM; THE AIRBORNE & SPECIAL OPERATIONS MUSEUM; NUMEROUS RESTAURANTS, BREWERIES, AND SHOPS; AND MANY DOWNTOWN RESIDENTS. WITHIN A ONE MILE RADIUS OF THE PROPERTY THERE ARE 4,416 RESIDENTS WITH AN AVERAGE HOUSEHOLD INCOME OF \$66,295 AND THE DAYTIME WORK POPULATION IS 17,476.



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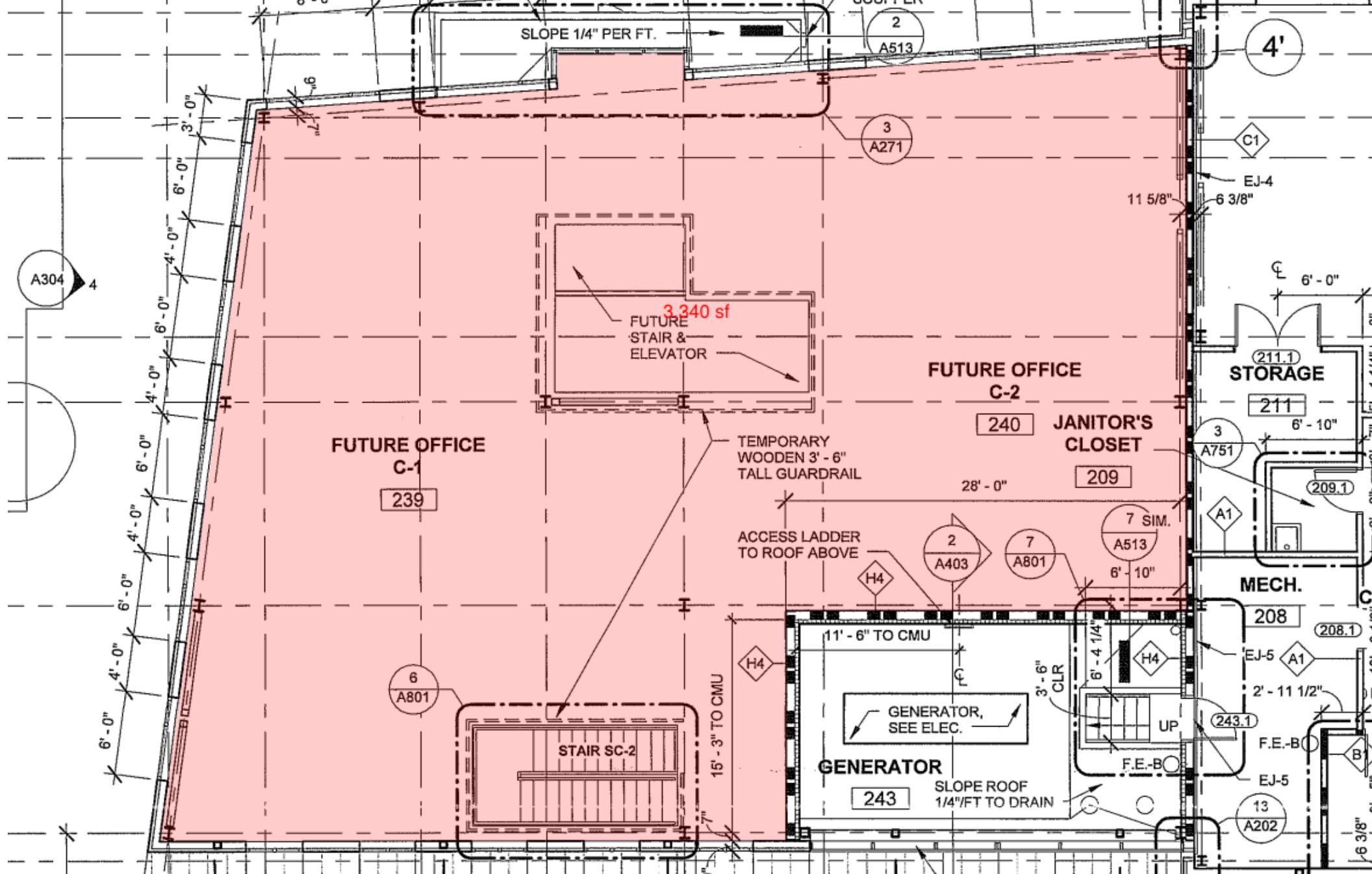
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DEMOGRAPHICS

1 MILE RADIUS

4,416

POPULATION

\$66,295

AVG HOUSEHOLD INCOME

19,857

DAYTIME POPULATION

41.2

MEDIAN AGE

1,923

TOTAL HOUSEHOLDS

