

RETAIL PROPERTY FOR SALE

4 Unit Strip center on Ramsey St Next to Sheetz

5389 - 5397 Ramsey Street, Fayetteville, NC 28311



for more information

GARY FUTCH, CCIM

CHRISTOPHER BAKER

Broker

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Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

PROPERTY OVERVIEW

Sale Price:	\$3,200,000
Lot Size:	1.38 Acres
Year Built:	1973
Building Size:	11,000 SF
Renovated:	2025
Zoning:	LC
Number of Units:	4
Cap Rate:	8.05%
NOI:	\$257,450
Market:	Fayetteville
Submarket:	Ramsey

property description

Exceptional opportunity to own a well-positioned shopping center with 8% Cap Rate, at one of Fayetteville's busiest commercial corridors with 30,000+ AADT. This property offers exposure, high daily traffic counts, and excellent visibility, making it ideal for retail, service investment. With strong frontage and easy accessibility, this location ensures consistent customer flow and long-term growth potential. There are 3 units in the strip. Unit one and Unit two 1700+ sqft, and Unit 3 with 3900+ sqft. As well as the additional building of 3700+ sqft the possibilities are endless! Ramsey St Corner 5397 Ramsey St has been Newly Renovated.





Ramsey St 30,000 AADT

AMERICAN
FLAG
STORAGE

AM4E'S

TOBACCO & VAPE

HIVE
ARCADE

HIVE

FRESH FOOD
SHEETZ
MADE TO ORDER

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RETAILER MAP



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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,541	36,089	56,234
Average Age	38	38	39
Average Age (Male)	36	37	37
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,289	15,383	23,103
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$82,102	\$79,246	\$71,569
Average House Value	\$231,622	\$226,272	\$211,845

Demographics data derived from AlphaMap



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