

RETAIL PROPERTY FOR SALE

# 3.38 Acres with Strong Traffic Counts

411 N Eastern Blvd, Fayetteville, NC 28301



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)

# PROPERTY OVERVIEW

<b>Sale Price:</b>	\$2,805,000
<b>Lot Size:</b>	3.38 Acres
<b>Zoning:</b>	LC/MR5
<b>Submarket:</b>	Downtown
<b>Traffic Count:</b>	34,881

## property description

411 N Eastern Blvd is a 3.38-acre redevelopment opportunity anchored by the long-standing Sandpiper Restaurant, a recognizable site with established visibility and access patterns. The parcel is mostly zoned LC (Limited Commercial-zoning district permits convenience store with gas sales and fast food with drive thru) and MR-5, providing flexibility for a range of commercial or mixed residential uses. Its expansive footprint and frontage along Grove Street and N Eastern Boulevard support multiple redevelopment uses, from c-store to fast food.

Located at a signalized intersection along Hwy 24 (Grove St), the property captures significant inbound traffic into Fayetteville, making it a highly visible gateway site. Grove Street carries 34,881 vehicles per day, while N Eastern Boulevard sees 18,119 vehicles daily, creating consistent exposure throughout the day. The surrounding area includes a mix of national retailers, service providers, and dense residential neighborhoods that support sustained consumer demand. Within a 5-mile radius, the population reaches approximately 72,664, with average household incomes up to \$81,087, indicating a stable and growing customer base. Accessibility is currently right-in/right-out from Grove Street, with strong connectivity to the broader Fayetteville road network and regional traffic



# Downtown Fayetteville

Grove St | 34,881 AADT

Bus 95/301 | 18,119 AADT

3.38 AC

*for more information*

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



Vicinity Map  
(Not to Scale)

**LEGEND**

- SR-SET 1/2" IRON REBAR
- ER-EXISTING IRON REBAR
- EP-EXISTING IRON PIPE
- ES-EXISTING IRON STAKE
- PS-PLAT BOOK
- PO-POLE
- R/W-RIGHT OF WAY
- DB-DEED BOOK
- SF-SQUARE FEET
- AC-ACRES
- EX-EXISTING
- ECM-EXISTING CONCRETE MONUMENT
- CP-COMPUTED POINT
- SSM-SANITARY SEWER MANHOLE
- SSCO-SANITARY SEWER CLEANOUT
- FH-FIRE HYDRANT
- PP-POWER POLE
- LP-LIGHT POLE
- OE-OVERHEAD ELECTRIC

**SYMBOLS**

- - EIR/SR/EP/PP/CP
- - ECM
- SURVEYED LINE
- - - TIE LINE
- - - LINE NOT SURVEYED (ADJACENT)
- - - R/W LINE



NAD 83 (2011)

**CERTIFICATE OF SURVEY AND ACCURACY**

I, MICHAEL J. ADAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 7777, PAGE 380); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 442 PAGE 387 AND PLAT BOOK 7, PAGE 98; THAT THE RATIO OF PRECISION CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND OFFICIAL SEAL THIS 28TH DAY OF JULY, 2025

*Michael J. Adams*

MICHAEL J. ADAMS PLS L-4491  
CFS NC-075

I, MICHAEL J. ADAMS, BY SIGNATURE ABOVE, ALSO HEREBY CERTIFY THAT THIS THIS PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LAND IN WHICH NO NEW RIGHTS OF WAY HAVE BEEN CREATED OR AN EXISTING RIGHT OF WAY ALTERED OR CHANGED.

**CERTIFICATE OF GPS ACCURACY**

I, MICHAEL J. ADAMS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

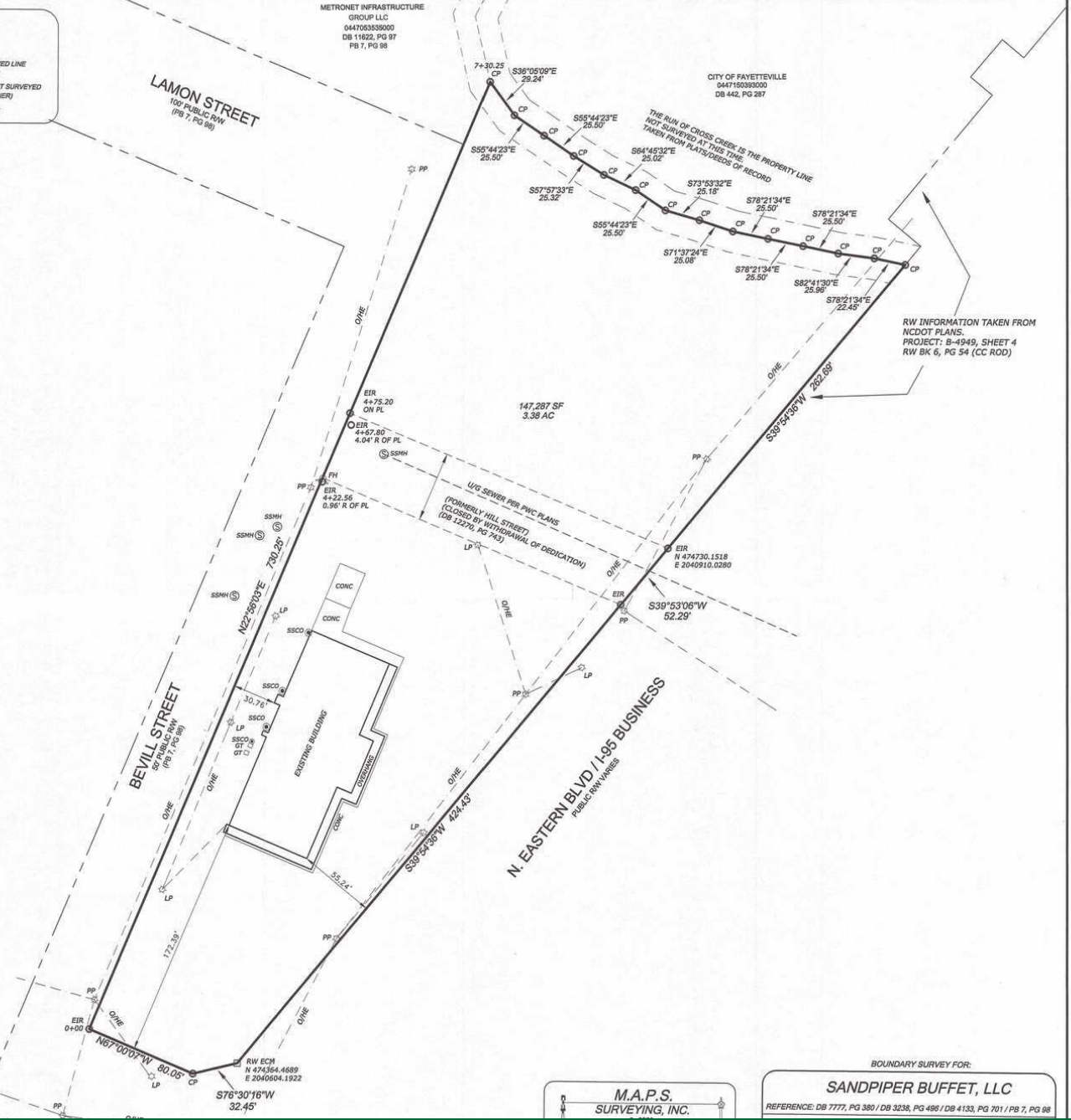
- CLASS OF SURVEY: CLASS AA (21 NCAC 56.1603)
- POSITIONAL ACCURACY: 0.10 FT
- TYPE OF GPS FIELD PROCEDURE: RTK
- DATE OF SURVEY: JULY 20-21, 2025
- DATUM/EPOCH: NAD83(2011)
- PUBLISHED/FIXED-CONTROL USE: NCKTN
- GEOID MODEL: GEOID18
- COMBINED GRID FACTOR(S): 0.9985364
- UNITS: US SURVEY FEET

*Michael J. Adams*

MICHAEL J. ADAMS PLS L-4491  
CFS NC-075

**NOTES**

- AREA COMPUTED BY COORDINATES
- SET IRON PIPES ON ALL CORNERS NOT MONUMENTED
- ALL DISTANCES ARE HORIZONTAL GROUND.
- NO NCGS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.
- THERE ARE NO ENCROACHMENTS ACROSS PROPERTY LINES EXCEPT AS SHOWN ON MAP.



for more information

**PATRICK MURRAY, CCIM, SIOR**  
Principal / Broker in Charge  
O: 910.829.1617  
C: 910.861.0449  
patrick@grantmurrayre.com

**M.A.P.S. SURVEYING, INC.**  
1700 W. BROAD ST. SUITE 200  
FAYETTEVILLE, NC 28301  
TELEPHONE: (910) 484-8432  
www.mapsurveying.com  
SURVEYED BY: M.J.A.

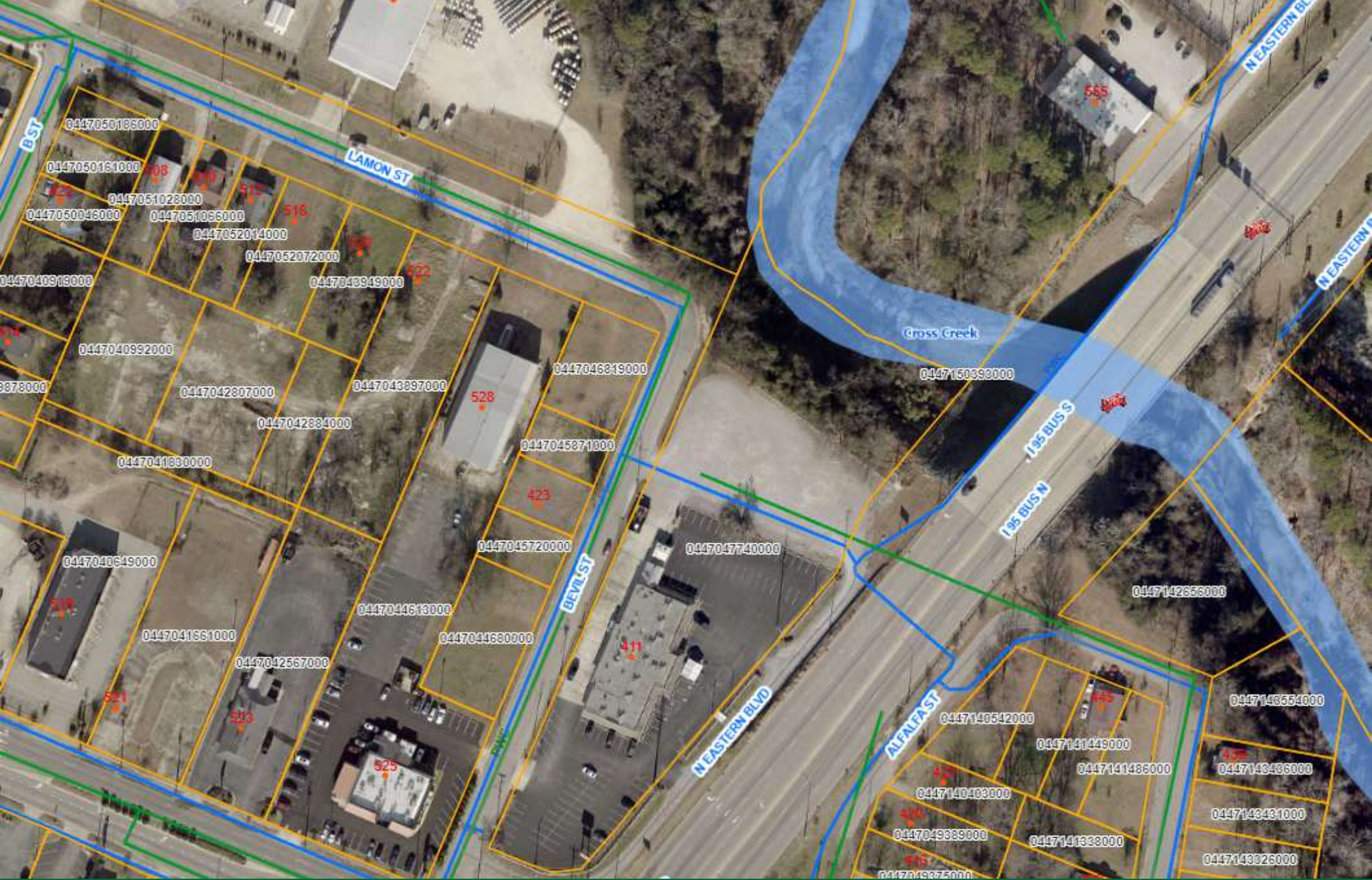
**SANDPIPER BUFFET, LLC**  
REFERENCE: DB 7777, PG 380 / DB 3238, PG 496 / DB 4133, PG 701 / PG 7, PG 98

ADDRESS: 1171 N. EASTERN BLVD  
TOWNSHIP: CROSS CREEK  
ZONING: LCMRS  
COUNTY: CUMBERLAND

DATE: JULY 29, 2025  
CITY: FAYETTEVILLE, NC



**Grant - Murray**  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE



for more information

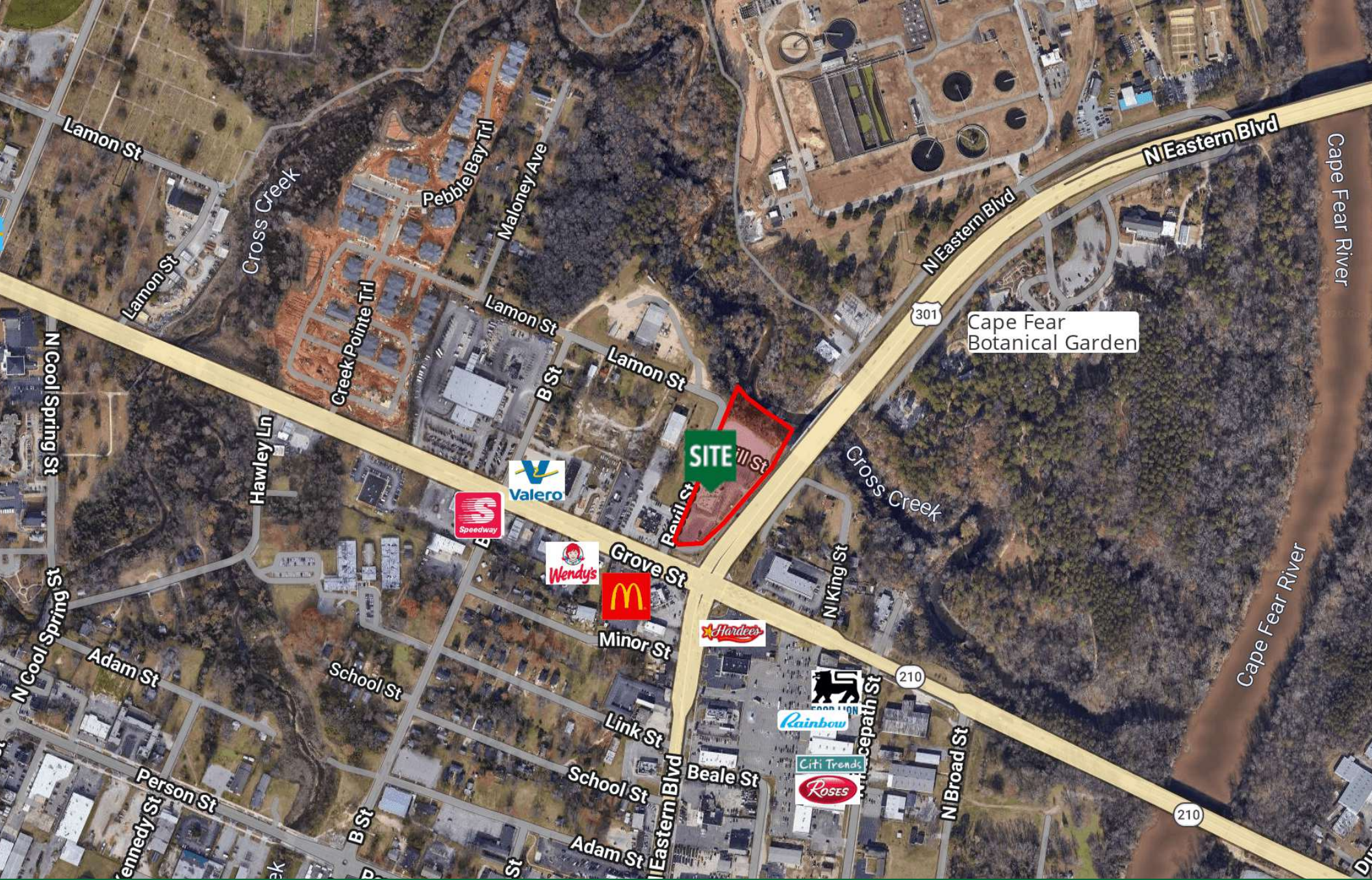
PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge  
 O: 910.829.1617  
 C: 910.861.0449  
 patrick@grantmurrayre.com



**Grant - Murray**  
 REAL ESTATE, LLC  
 COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com

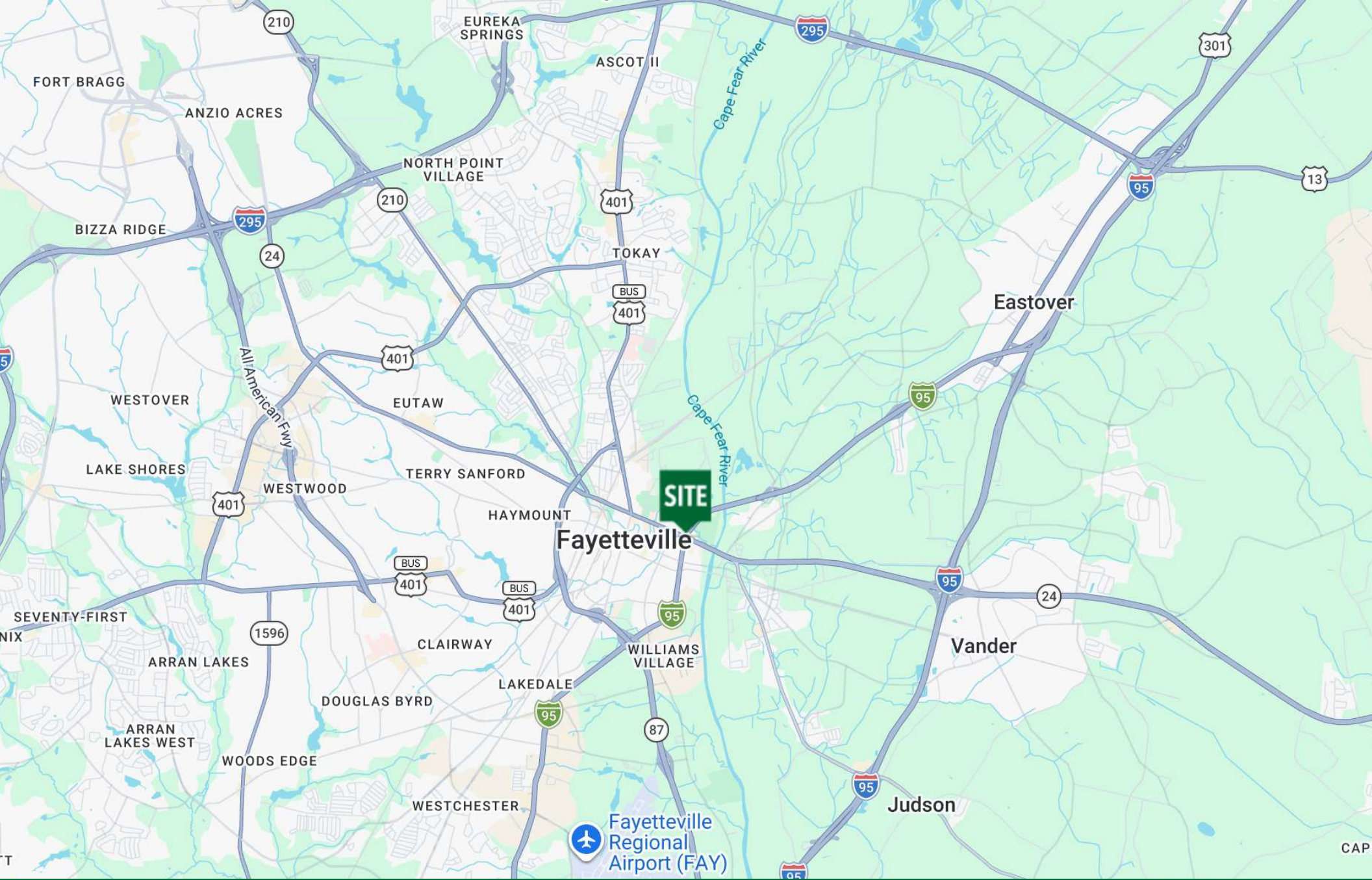


Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

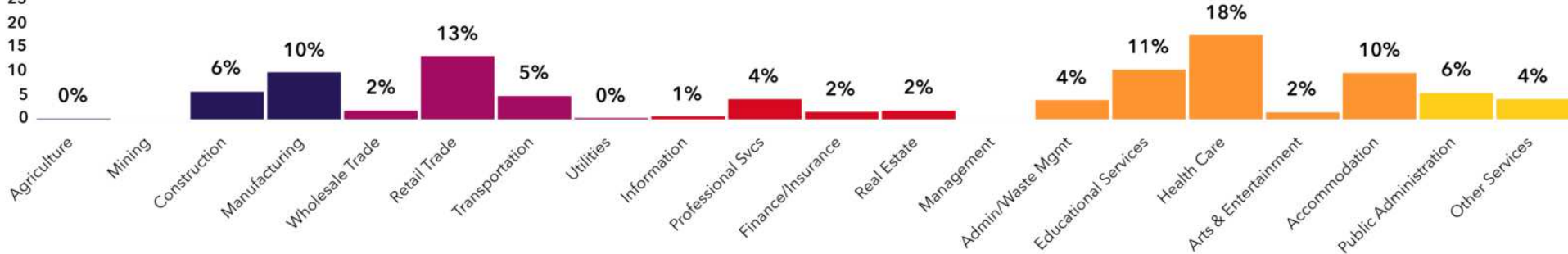
150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)

Cedar Creek

Map

data

©2026



24,853 Total Population		<b>Population</b>		47,317 Daytime Population
\$49,223 Median HH Income		<b>Income</b>		\$33,512 Per Capita Income
10,293 Total Households		<b>Housing</b>		11,949 Total Housing Units
\$247,360 Median Home Value		<b>Homes</b>		44.9% Home Ownership
38.0 Median Age		<b>People</b>		Tapestry Segment

# Demographics

411 North Eastern Boulevard, Fayetteville, North Carolina, 28301



for more information

PATRICK MURRAY, CCIM, SIOR  
Principal / Broker in Charge  
O: 910.829.1617 (ext. 2025), Esri (2025).  
C: 910.861.0449  
patrick@grantmurrayre.com

Source: U.S. Census Bureau Census 2010 Summary File 1. Esri forecasts for 2025 and 2028





## Working With Real Estate Agents Disclosure (For Buyers)

### IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

**Note to Agent:** Check all relationship types below that may apply to this buyer.

           **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

           **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.\*

           **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.\*

*\*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

**Unrepresented Buyer (Seller subagent):** The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

**Note to Buyer:** For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at [ncrec.gov](http://ncrec.gov) (Publications, Q&A Brochures) or ask an agent for a copy of it.

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date

**Thomas Patrick Murray**

\_\_\_\_\_  
Agent's Name

**231098**

\_\_\_\_\_  
Agent's License No.

**Grant-Murray Real Estate, LLC**

\_\_\_\_\_  
Firm Name

REC. 4.27 # 4/6/2021