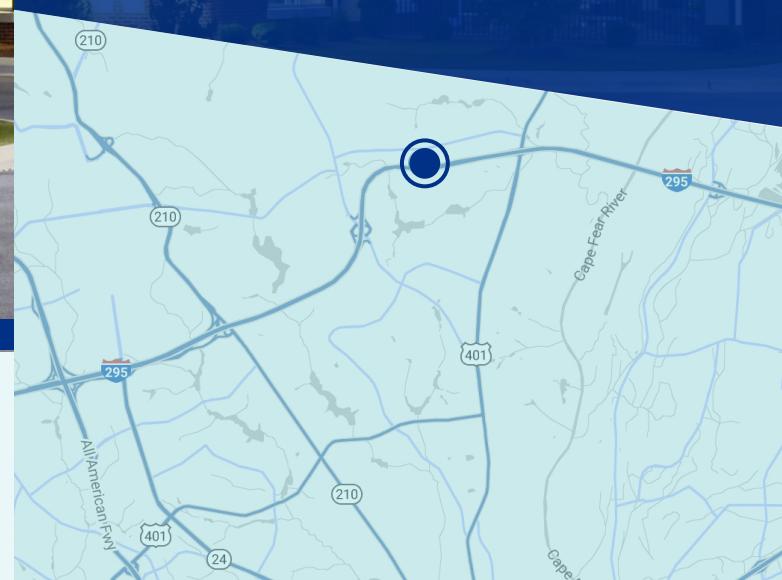




3400 WALSH
PARKWAY
FAYETTEVILLE, NC 28311

RIVER LANDING CENTER
OFFICE SPACE FOR LEASE



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Raleigh, NC 27605
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3400 WALSH PARKWAY

FAYETTEVILLE, NC 28311

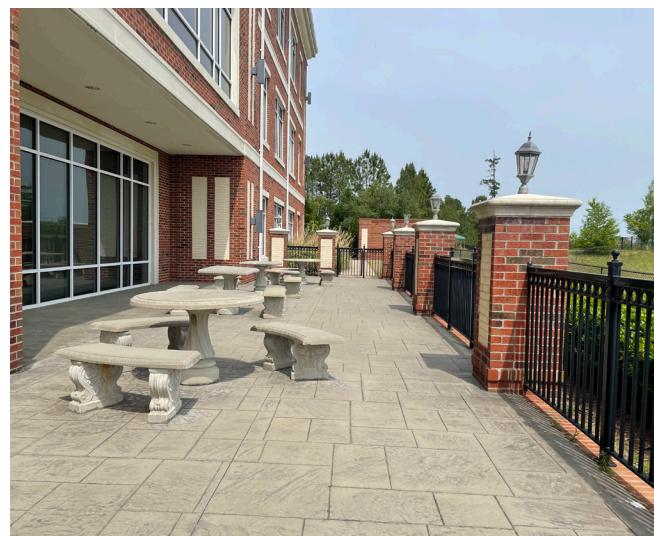
PROPERTY HIGHLIGHTS

- 46,827 SF, Class A, three-story office building
- 4.35/1,000 SF parking ratio
- Available Suites:
Suite 112: 4,714 SF
- On-site conference room and fitness center
- Layers of security suitable for government agencies, insurance companies, small law firms, real estate, IT and software
- Side terrace with outside seating

ASKING RATE
\$24.00/SF
Full Service

- Easy access to Downtown Fayetteville, Medical District, Fort Bragg Military Base, I-295 and All American Freeway
- Located less than a mile from Methodist University
- Surrounded by national restaurants, retailers and medical offices

OFFICE SPACE FOR LEASE



ABOUT FAYETTEVILLE

- Home to Fort Bragg, the Nation's largest military installation
- Sixth largest city in North Carolina
- Approximately 300,000 in population
- Robust retail market attracting many national tenants

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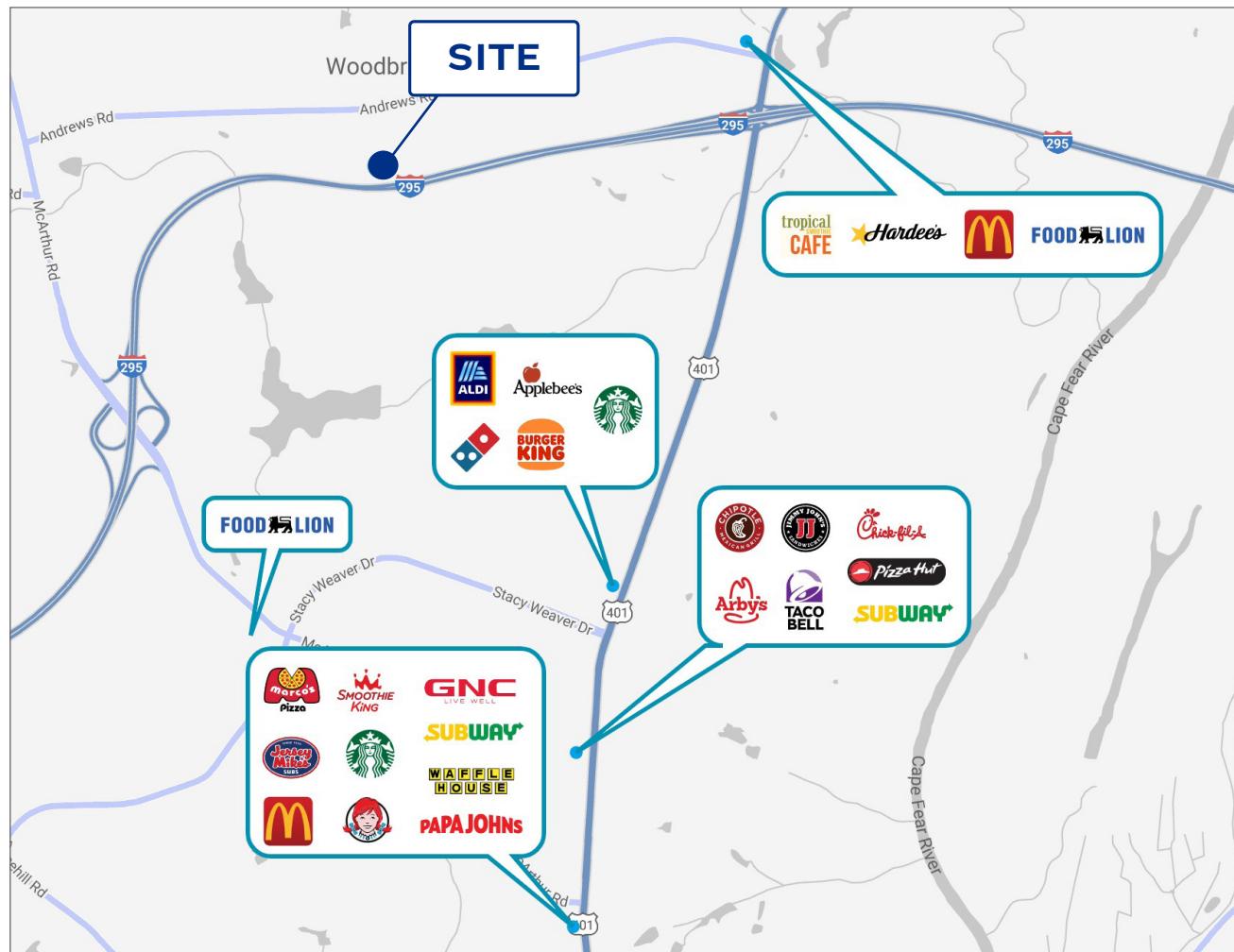
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 **TRADEMARK**
PROPERTIES

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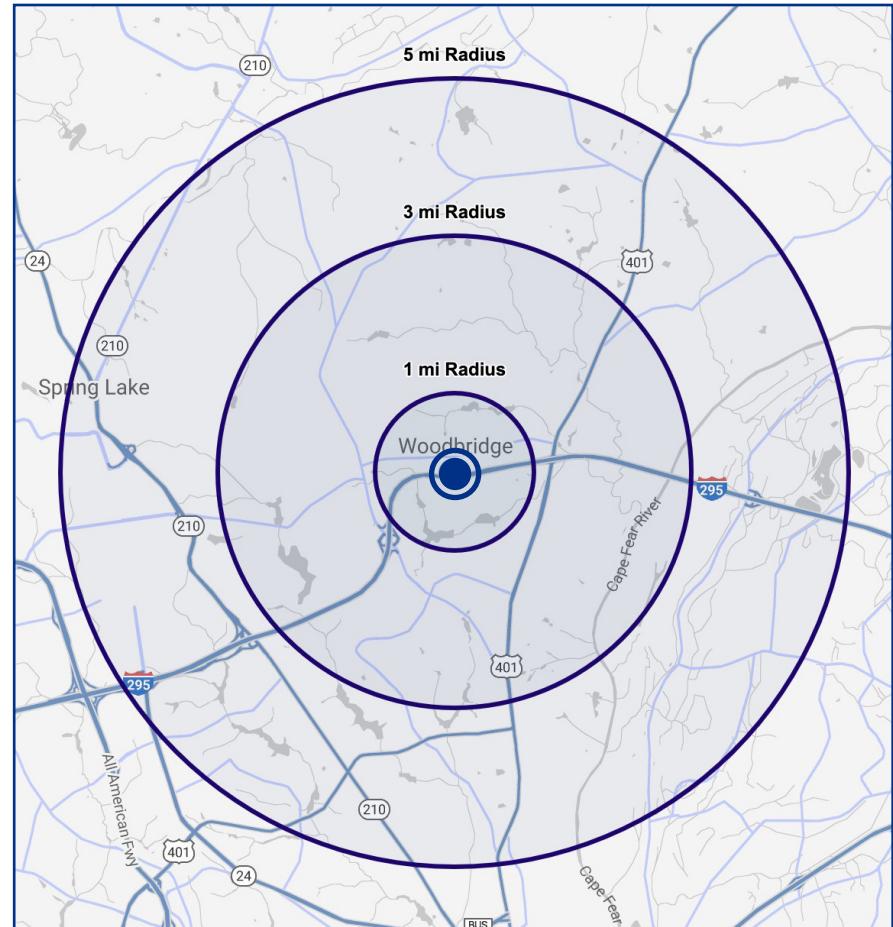
3400 WALSH PARKWAY

FAYETTEVILLE, NC 28311

DEMOGRAPHICS

DEMOGRAPHICS (2023 EST.)	1-MILE	3-MILE	5-MILE
Total Population	5,347	25,826	55,996
Total Households	2,139	10,857	23,092
Average Household Income	\$102,304	\$84,512	\$71,098
Median Household Income	\$76,693	\$62,512	\$52,351
Daytime Population	2,040	14,415	30,944

DEMOGRAPHICS (2028 PRJ.)	1-MILE	3-MILE	5-MILE
Total Population	5,339	25,681	55,968
Total Households	2,094	10,857	23,092
Average Household Income	\$111,819	\$92,904	\$78,084
Median Household Income	\$78,259	\$64,222	\$53,831



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