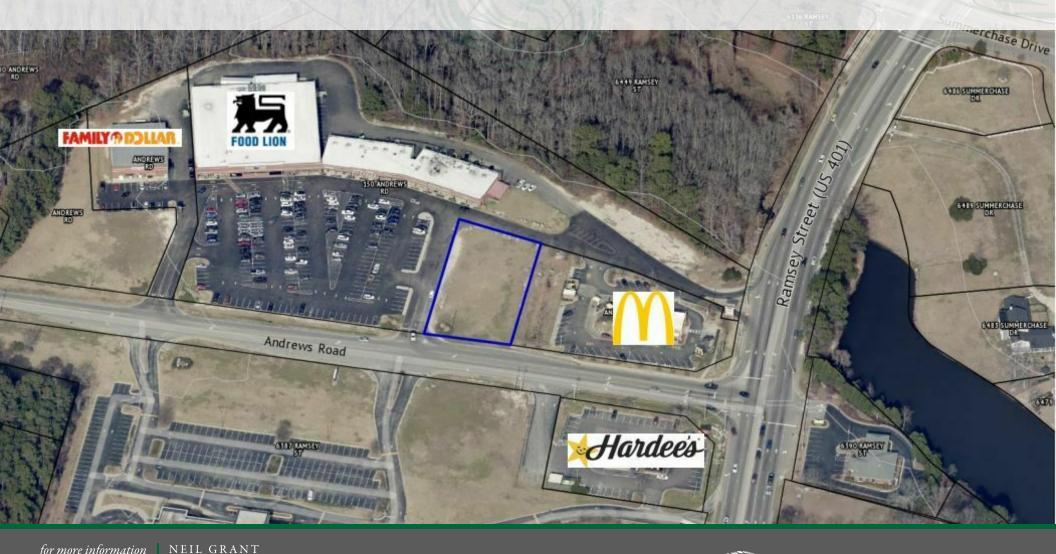
## ANDREWS RD

Andrews Rd, Fayetteville, NC 28311



for more information

Principal / Broker O: 910.829.1617 x206 C: 910.818.3252 neil@grantmurrayre.com





## PROPERTY OVERVIEW

6136 RAMS ST

**Available SF:** 

**Sale Price:** \$650,000

**Lot Size:** 0.69 Acres

Zoning: CP-PLANNED

**Price / Acre:** \$942,029

Market: Fayetteville

### **Property Overview:**

The Out Parcel lot is a great business opportunity at the busy intersection of Ramsey and the 295 Bypass. It comes with water and sewer connections and is part of a bustling shopping center with a new gas station. The location is highly visible, adjacent to McDonald's and close to Cape Valley Hospital, making it ideal for healthcare-related businesses. With established stormwater infrastructure, there's room for potential expansion. This versatile lot suits various businesses like automotive services or fast food, benefitting from high traffic and



# ANDREWS RD, FAYETTEVILLE, NC 28311

#### DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,858	53,436	209,011
Average Age	31.8	32.6	33.0
Average Age (Male)	29.9	30.9	31.4
Average Age (Female)	32.9	34.1	34.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,663	25,784	94,685
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$78,826	\$49,501	\$50,252
Average House Value	\$217,052	\$115,799	\$127,572

<sup>\*</sup>Demographic data derived from 2020 ACS - US Census

