

NEW RETAIL UNDER CONSTRUCTION

Liberty Square

1205 Robeson St, Fayetteville, NC 28305



for more information

NEIL GRANT

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REAL ESTATE, LLC

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



PROPERTY OVERVIEW

Available SF:	1,210 - 1,263 SF
Lease Rate:	\$31.00 SF/yr (NNN)
Lot Size:	1.08 Acres
Year Built:	2024
Building Size:	4,972 SF
Zoning:	CC
Market:	Fayetteville
Traffic Count:	30,500

property description

LIBERTY SQUARE - A NEW RETAIL CENTER UNDER CONSTRUCTION at 1205 Robeson St in Fayetteville, NC. The center will be 4,972 SF with spaces starting at 1,210 SF and 20 parking spaces (4/1,000 SF ratio). The endcap will have a drive-thru making this a convenient location for breakfast and lunch users to serve the office workers in the 667,000 SF of office space that is within a one mile radius of the center. The proposed delivery condition is a cold, dark shell and TIA to be determined dependent on tenant credit and lease terms (10-year lease term preferred).

The retail center will be located at the signalized intersection of Robeson St and Levy Dr just minutes from the historic Downtown Fayetteville, Segra Stadium, County Courthouse, Cape Fear Valley Medical Center, and the busy Raeford Rd commercial and office corridor. The traffic count along Robeson St is 30,500 cars per day. Within a three mile radius the daytime population is 93,576 with an average household income of \$80,084.



Traffic Light

LEVY DRIVE
50' PUBLIC ROW

1211 1209 Asian Restaurant 1205

LOT 2
14,159 sf
0.33 ac

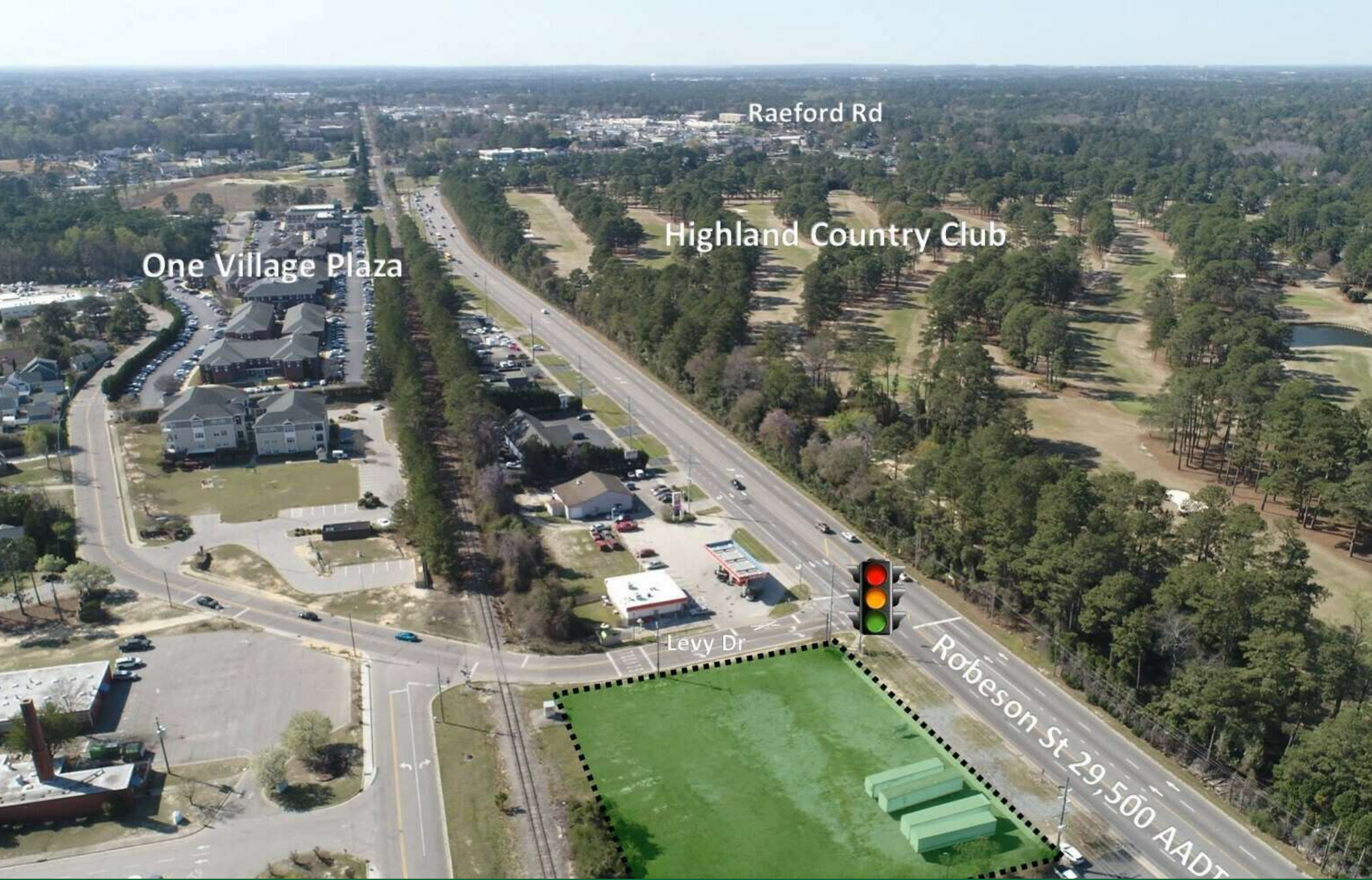
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Raeford Rd

Highland Country Club

One Village Plaza

Levy Dr

Robeson St-29,500 AADT

for more information

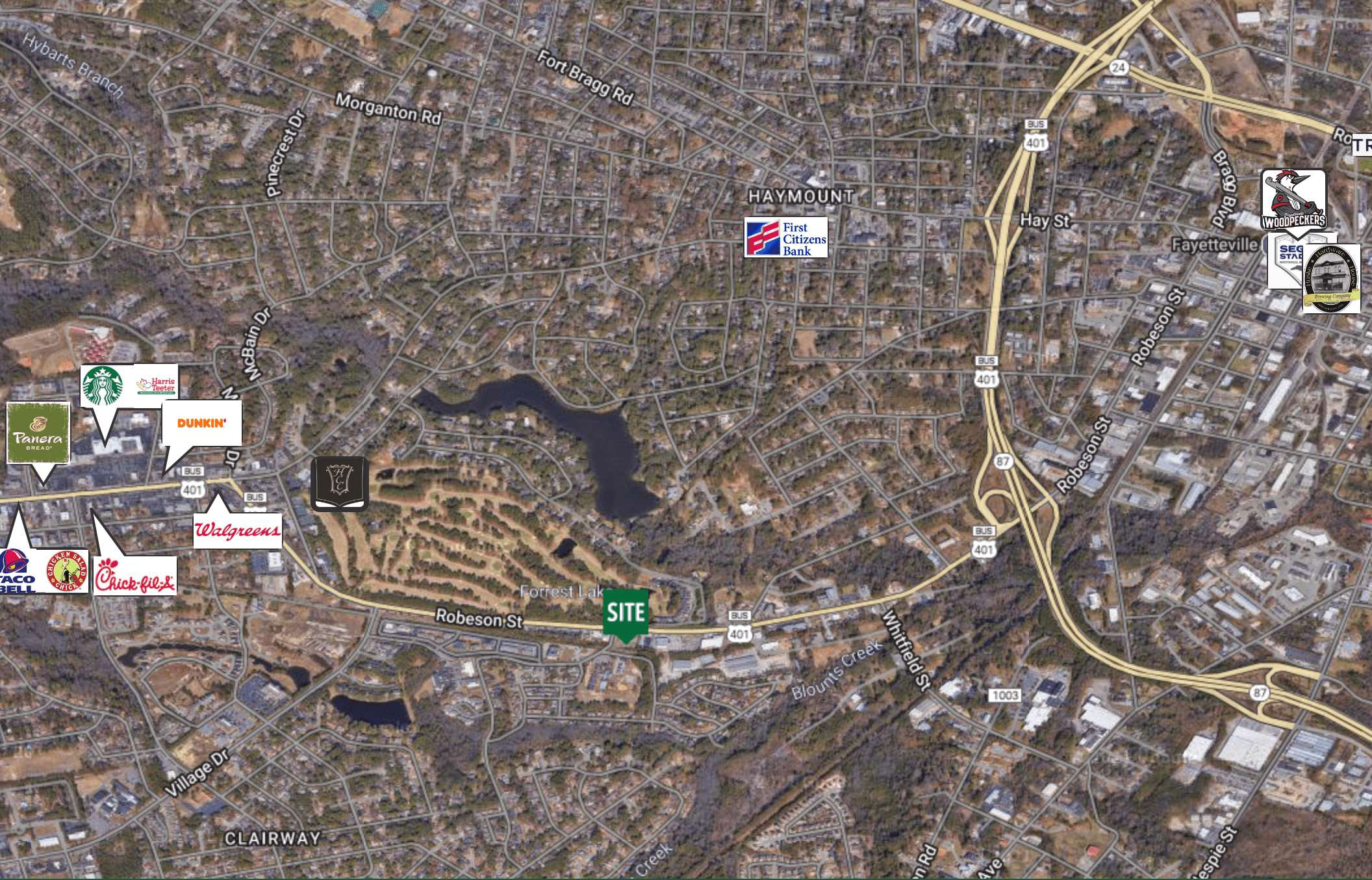
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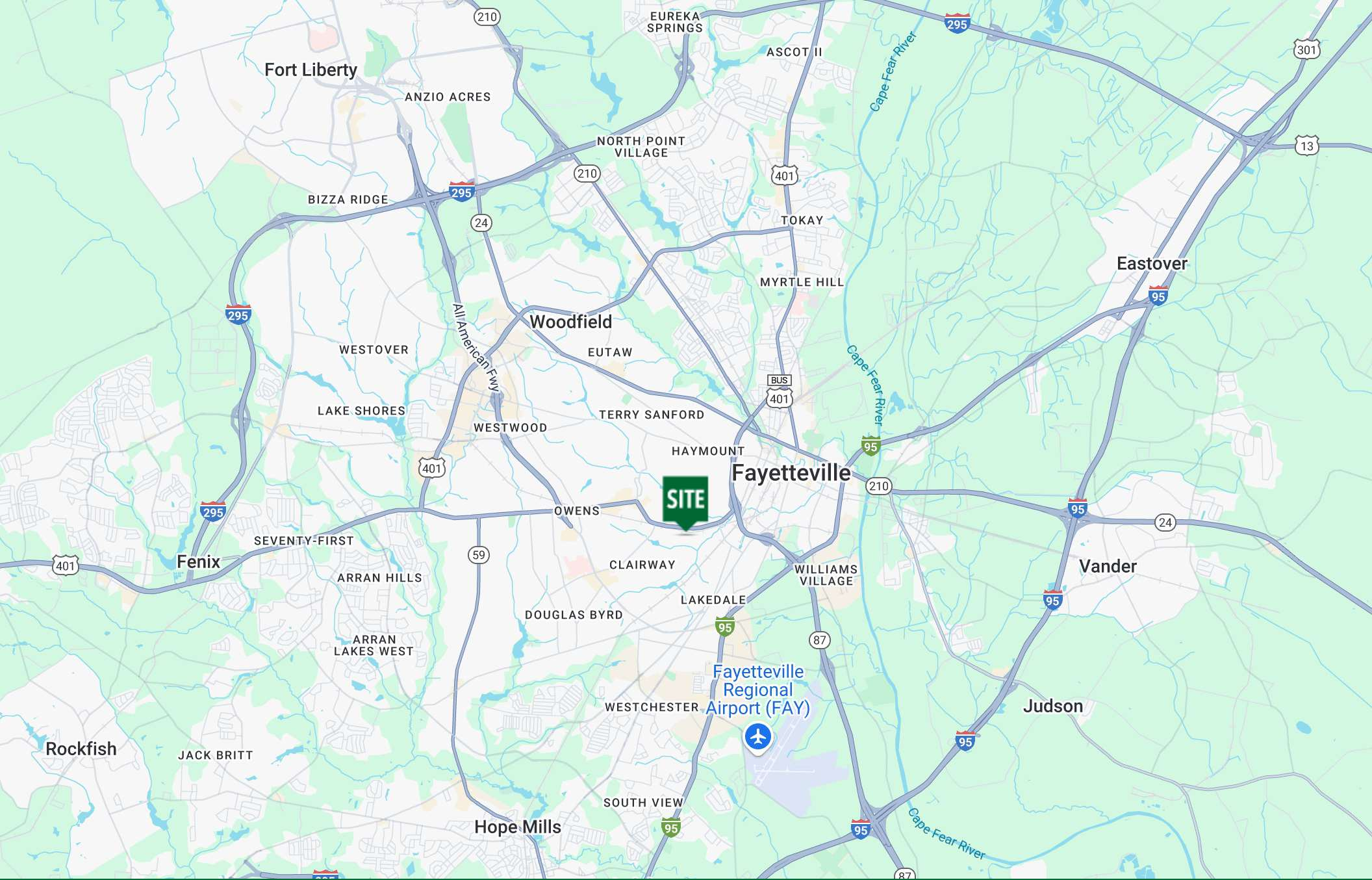
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Maxar Technologies



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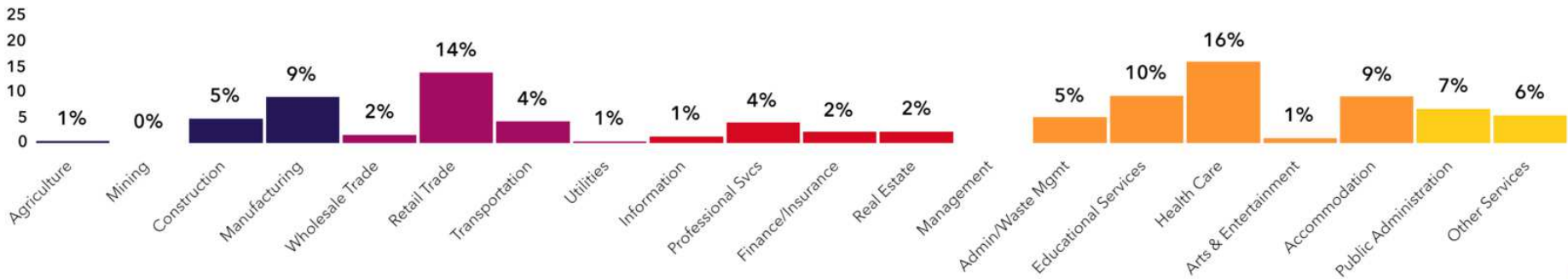
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Cedar Creek
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Map
data
© 2024



45,302
Total Population

Population

93,576
Daytime Population

\$54,259
Median HH Income

Income

\$34,528
Per Capita Income

19,380
Total Households

Housing

21,806
Total Housing Units

\$223,285
Median Home Value

Homes

50.4%
Home Ownership

39.2
Median Age

People

Old and Newcomers
Tapestry Segment

Demographics

1205 Robeson St, Fayetteville, North Carolina, 28305



9%
No HS Diploma



27%
HS Graduate



31%
Some College



33%
Degree or Higher

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028



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- #2 Best Place in America to Invest in Real Estate (Fortune, 2020)
- Top 50 Most Diverse Cities in America (Niche, 2020)
- Best Places for Business and Careers (Forbes, 2019)
- Top 50 Cheapest Places to Retire MSN Money, 2018)
- Most affordable housing in the USA for first-time home buyers (WalletHub, 2017)
- Vibrant downtown featuring museums, live music, & award-winning performing arts and cultural events
- Home of the International Folk Festival, Bi-Annual Dogwood Festival, When Pigs Fly All-American BBQ Festival, & more
- 520 Restaurants, breweries, wine bars, & more
- Professional & collegiate sporting events
- World-class golf courses



Why Fayetteville?

408,763

30-minute trade area

\$9.9B

total consumer spending

\$77,340

avg household income

6M+ SF

retail in area submarket

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