

RETAIL PROPERTY FOR LEASE

15,000+ SF Retail, Flex, Auto Location For Lease/Sale

3618 Sycamore Dairy Rd, Fayetteville, NC 28303



for more information

NEIL GRANT

Principal / Broker

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

15,000+ SF Retail, Flex, Auto Location For Lease

3618 SYCAMORE DAIRY RD, FAYETTEVILLE, NC 28303

PROPERTY DETAILS & HIGHLIGHTS

Building Name	15,000+ SF Retail, Flex, Auto Location For Lease
Property Type	Retail
Property Subtype	Free Standing Building
APN	0418-73-2648-
Lease Rate	\$ 10 SF/YR
Lease Type	NNN
Sale Price	\$ 2,000,000
Building Size	15,750 SF
Lot Size	1.02 Acres
Year Last Renovated	2018
Number of Floors	1
Traffic Count	24,000 VPD

Located in the heart of the Fayetteville MSA area, this impressive 15,750-square-foot retail/free-standing building offers an exceptional opportunity for lessees. Renovated in 2018, its modern features and adaptable layout make it an ideal choice for various retail ventures. Zoned LC (Limited Commercial), the property presents a versatile foundation for entrepreneurial endeavors. With its prime location and ample space, this property stands as a promising venture for those seeking a lucrative opportunity in the automotive/retail sector.



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LOCATION DESCRIPTION

Explore the vibrant commercial opportunities surrounding the property located at 3618 Sycamore Dairy Rd, Fayetteville, NC, 28303. With its prime location in the Fayetteville MSA market, this area offers a robust retail environment with a diverse mix of dining, shopping, and entertainment options. Nearby destinations like Cross Creek Mall, Freedom Town Center, and Westwood Shopping Center attract a steady flow of visitors, ensuring high visibility and foot traffic for businesses. The property's strategic positioning in this dynamic retail landscape presents an enticing opportunity for a Retail / Free Standing Building tenant to establish a strong presence in this thriving market.



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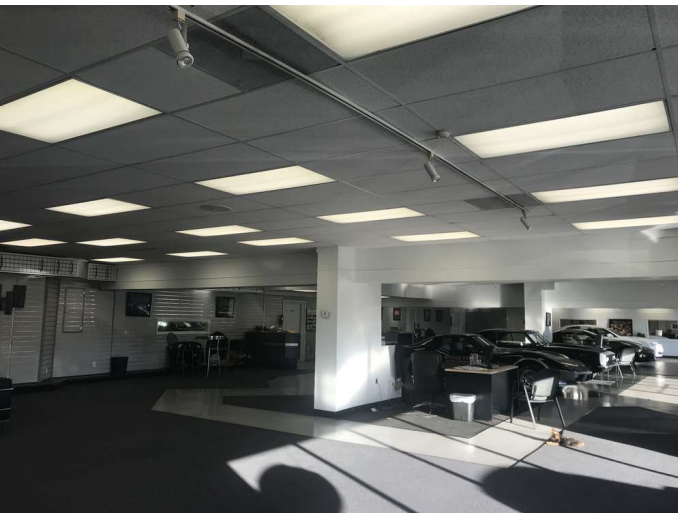


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ADDITIONAL PHOTOS



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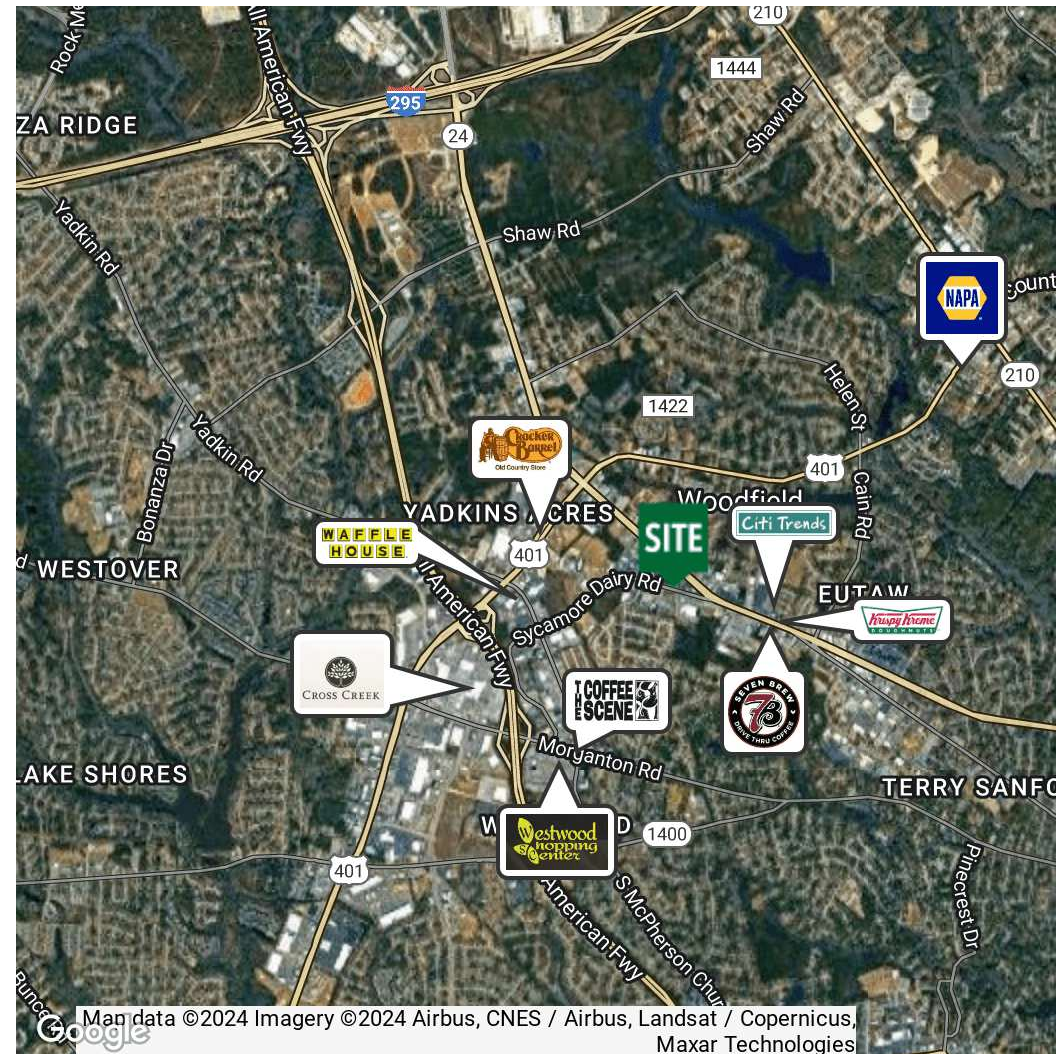
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,991	54,067	151,346
Average Age	37.7	34.8	33.4
Average Age (Male)	37.9	33.7	32.5
Average Age (Female)	37.6	35.5	34.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,157	23,238	61,423
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$77,720	\$59,578	\$54,620
Average House Value	\$134,426	\$115,891	\$117,353

2020 American Community Survey (ACS)



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