

CLIFFDALE CORNER

700 South Reilly Road, Unit 104
Fayetteville, NC 28314



2,400 SF
AVAILABLE

FOR LEASING INFORMATION:

CAROLINE BURNETTE | CAROLINEB@C-SPROP.COM | 910.864.1125
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PROPERTY FACTS

PROPERTY ADDRESS 700 South Reilly Rd, Fayetteville, NC 28314

AVAILABLE Unit #104: 2,400 SF | 2 Front Door Entrances

FEATURES HVAC, Sprinklered, Fully Upfit

PROPOSED BASE RENT \$15/SF/Yr

TICAM estimated \$1.78/SF/Yr

DEMOGRAPHICS

POPULATION 126,262 (5 Miles) | 53,826 (3 Miles) | 8,715 (1 Mile)

HOUSEHOLDS 47, 281 (5 Miles) | 21,344 (3 Miles) | 3,553 (1 Mile)

AVG HOUSEHOLD INC \$45,135 (5 Miles) | \$44,285 (3 Miles) | \$43,583 (1 Mile)

TRAFFIC COUNTS 42,000 (Cliffdale Rd) and 40,000 (Reilly Rd)



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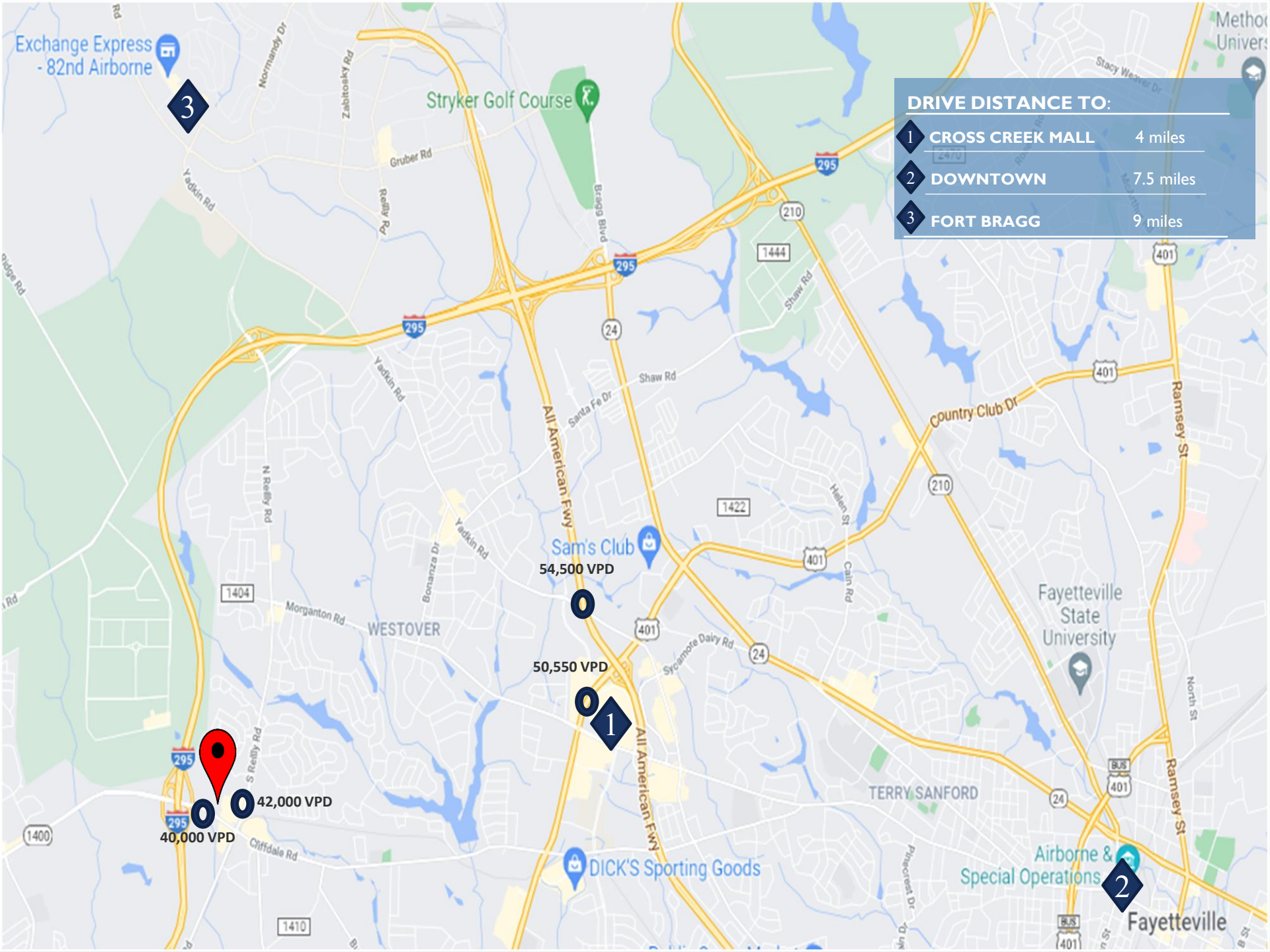




Cliffdale Corner is a grocery-anchored shopping center with a national tenant mix. Located less than 1/4 mile from the I-295 Outer Loop in Western Fayetteville, this area is poised for significant growth over the next few years.

With Reilly Road being one of the main corridors into Fort Bragg Army Base and Cliffdale Road providing highway access to major shopping & restaurant districts, Cliffdale Corner provides unmatched visibility and exposure through high traffic counts of more than 40,000 vehicles per day.





DRIVE DISTANCE TO:

- | | | |
|---|------------------|-----------|
| 1 | CROSS CREEK MALL | 4 miles |
| 2 | DOWNTOWN | 7.5 miles |
| 3 | FORT BRAGG | 9 miles |