

REZONING/REDEVELOPMENT OPPORTUNITY

3030 Cumberland Road

Fayetteville, NC 28306



for more information

RAYMOND SHARP, CCIM

Broker

O: 910.758.8322 x309

C: 910.987.7511

raymond@grantmurrayre.com



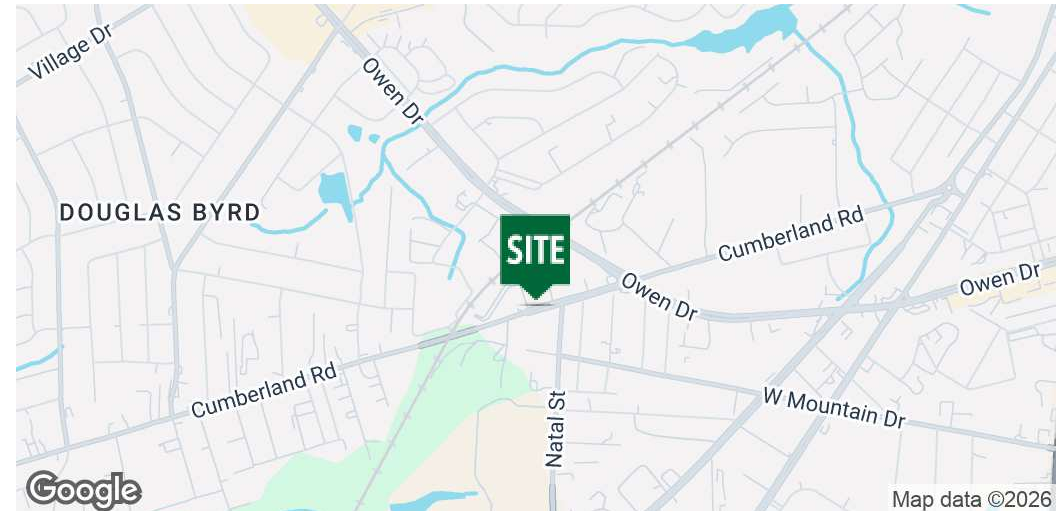
Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

3030 Cumberland Road
FAYETTEVILLE, NC 28306

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$360,000
Building Size:	2,978 SF
Price / SF:	\$120.89
Year Built:	1949
Renovated:	2012

PROPERTY OVERVIEW

Unlock the potential of this high-visibility property in one of Fayetteville's growing commercial corridors. Currently improved with a 2,978-square-foot single-family residence, this property presents an outstanding opportunity for investors, developers, business owners, or commercial users seeking a strategic location with future development potential.

PROPERTY HIGHLIGHTS

- Rezoning / Redevelopment Opportunity
- Medical or professional office
- Law or accounting office
- Insurance or financial service
- Daycare or specialty service business

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ADDITIONAL PHOTOS



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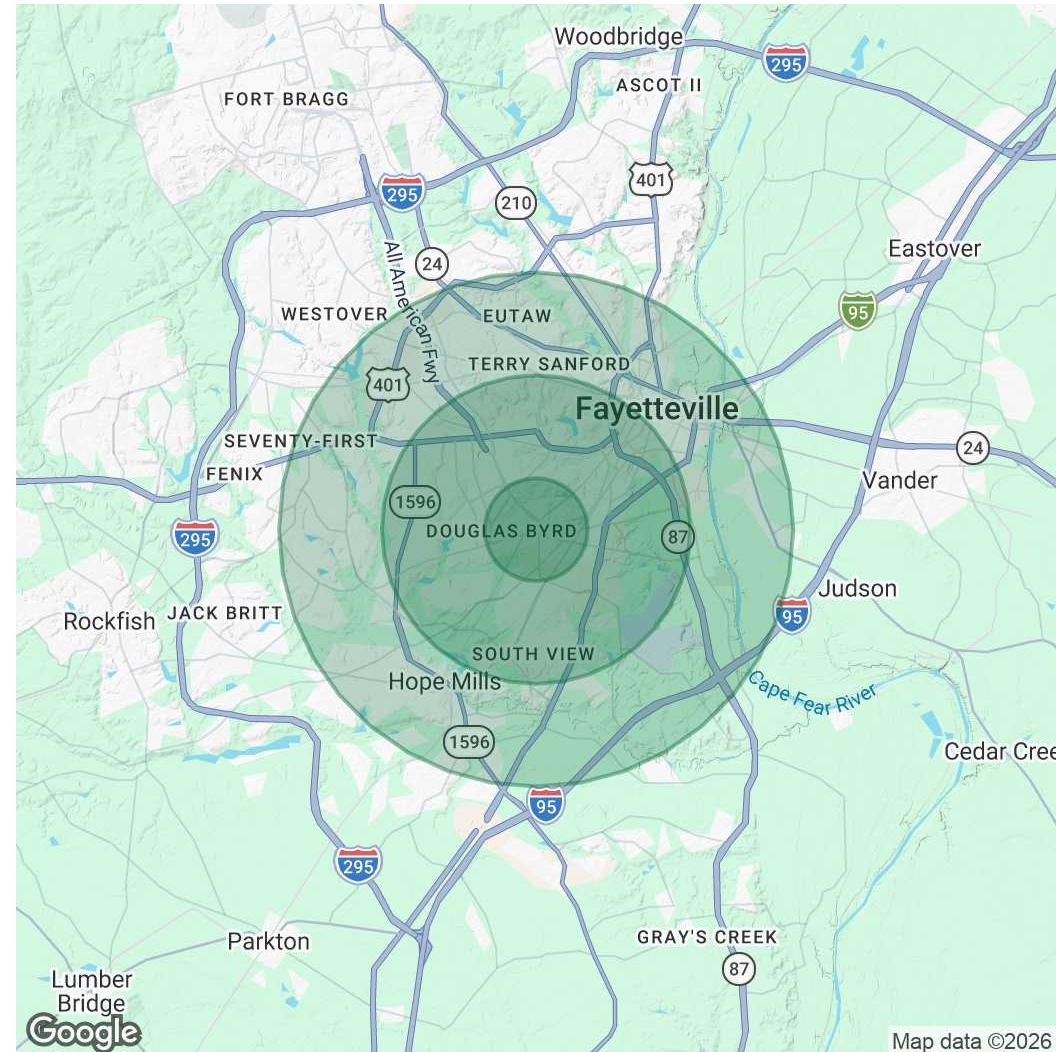
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,516	48,255	118,922
Average Age	35.5	36.7	35.1
Average Age (Male)	30.1	34.2	33.1
Average Age (Female)	39.6	39.7	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,231	19,606	48,969
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$58,702	\$73,655	\$71,740
Average House Value	\$165,179	\$190,429	\$191,106

2023 American Community Survey (ACS)



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