

OFFICE BUILDING FOR LEASE

Full Floor Available

1995 Skibo Rd, Fayetteville, NC 28314



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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

PROPERTY OVERVIEW

Available Space:	Suite 201 - 4,532 SF
Lease Rate:	\$25.00/SF (NNN)
TICAM:	\$5.11/SF
Year Built:	2008
Building Size:	9,870 SF
Zoning:	CC
Parking Spaces:	39 (4/1,000)
Traffic Count:	42,500

property description

Office space available in the heart of Fayetteville's retail corridor at the intersection of Skibo Rd and Cliffdale Rd. The office building is 9,800+ SF located on 0.55 acres zoned CC. The entire 4,532 SF floor is available for lease. The furniture shown in the photos is not included in the sale, but is negotiable if desired. Each office suite has a professional, efficient layout with a reception area, multiple private offices, break room, networking room, and private restrooms. Building has one elevator in the common lobby. The building is also available for sale.





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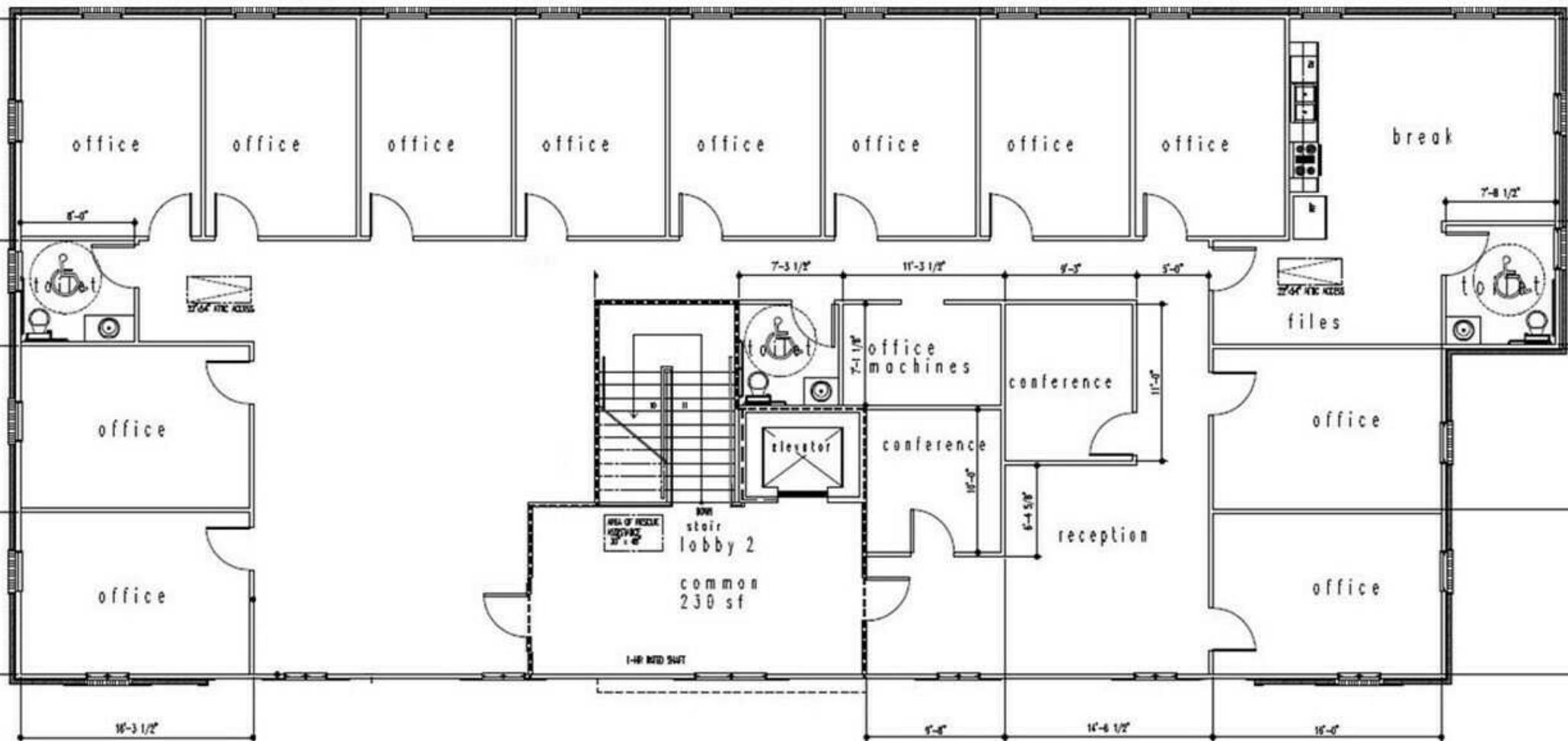
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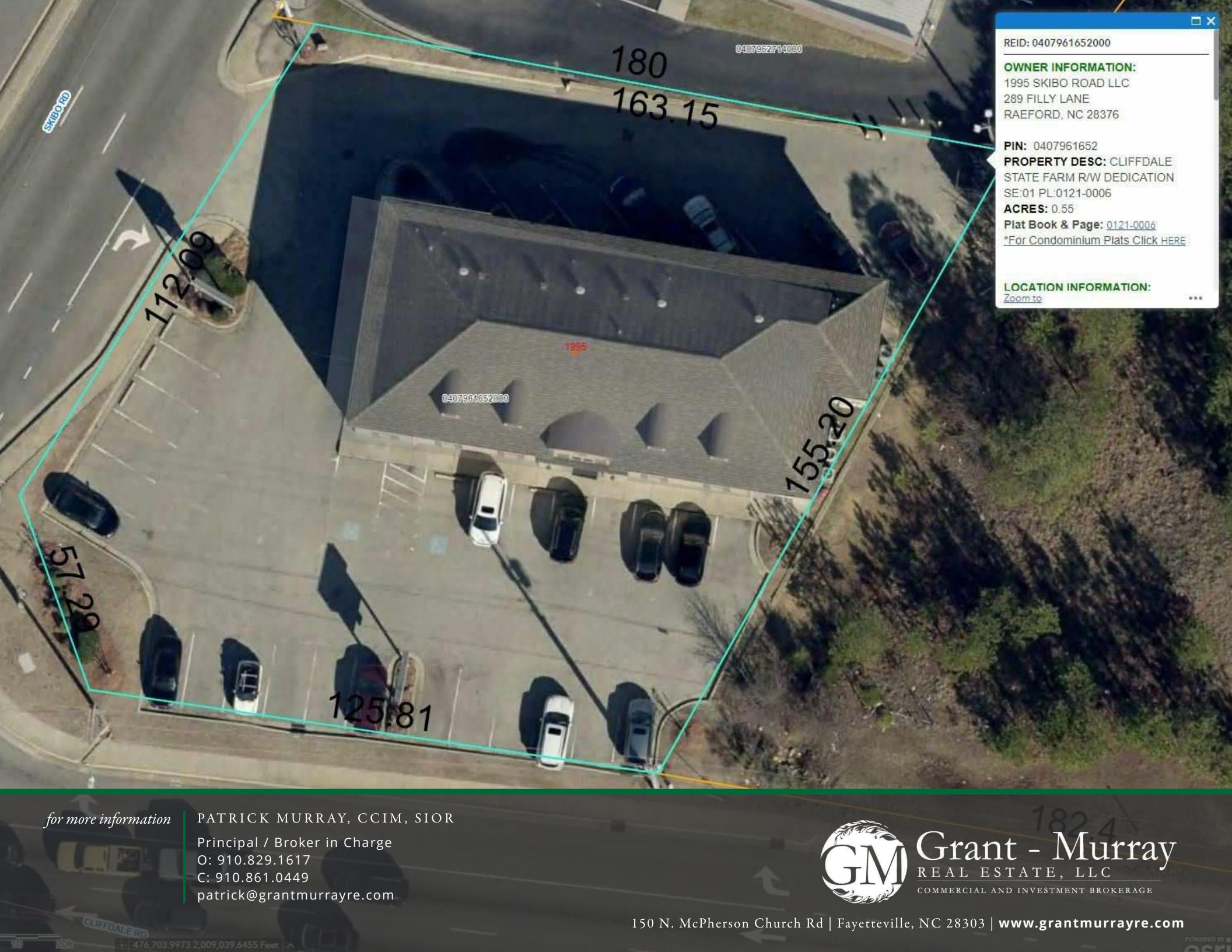
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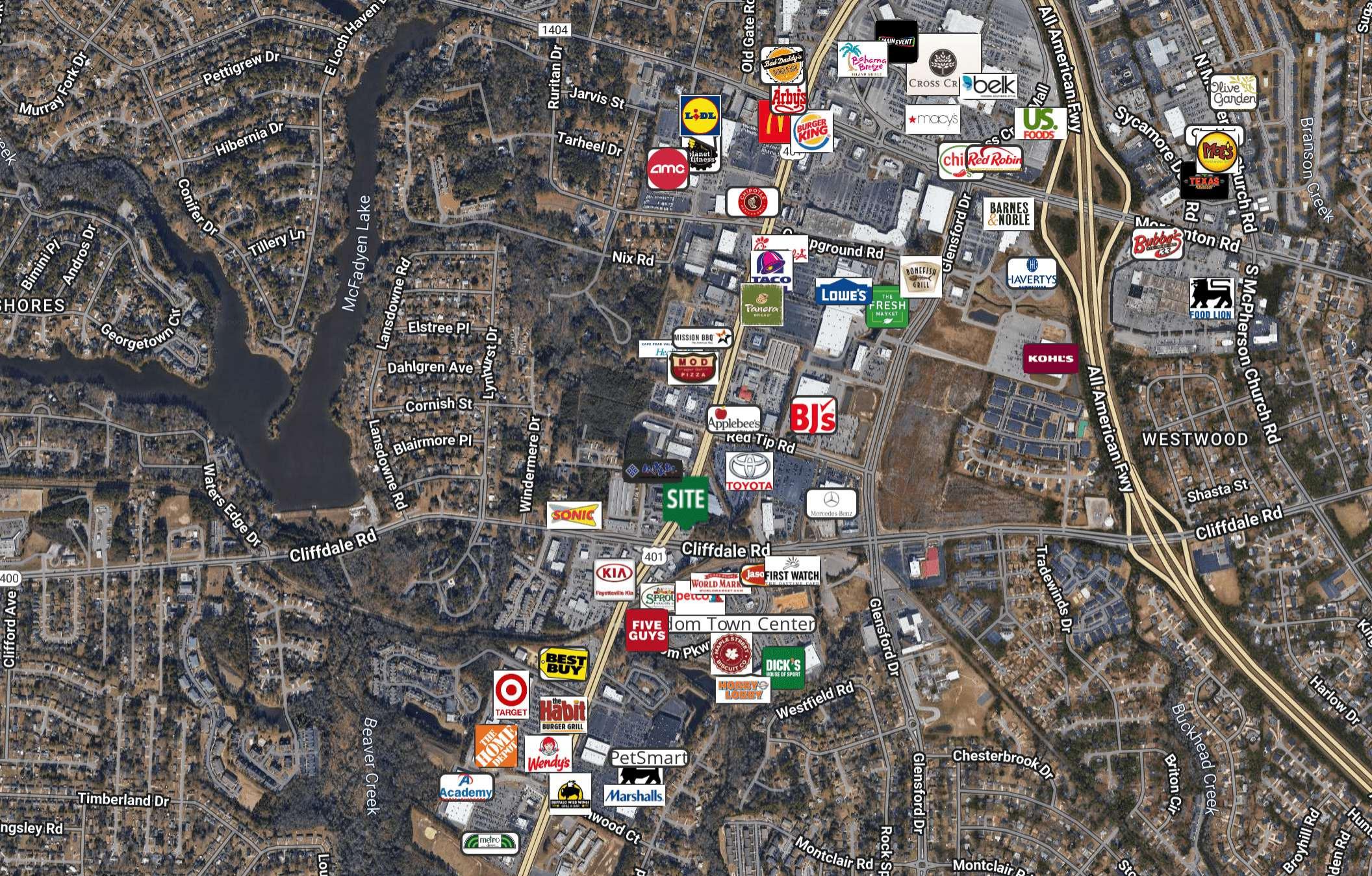
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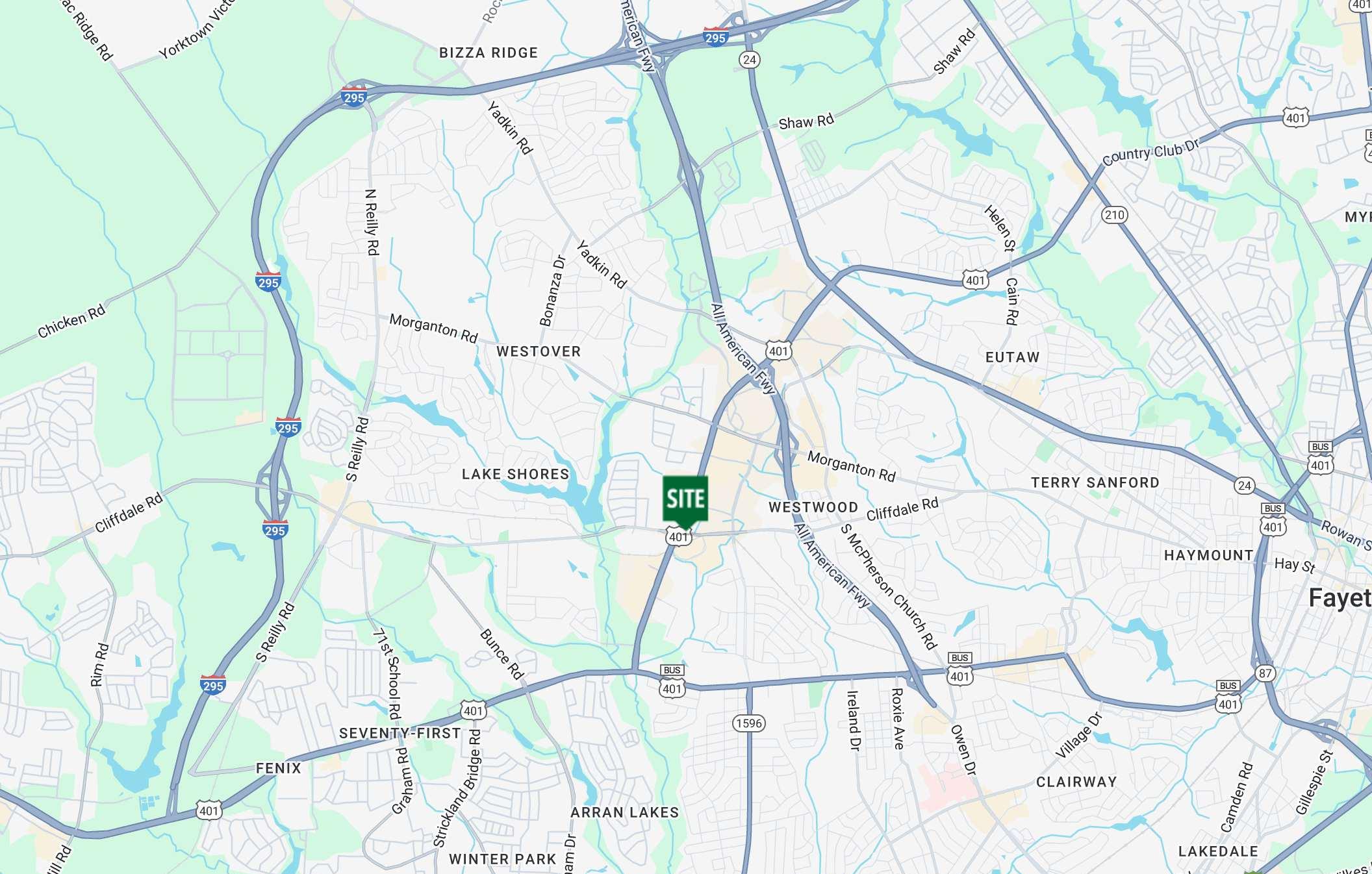
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- #2 Best Place in America to Invest in Real Estate (Fortune, 2020)
- Top 50 Most Diverse Cities in America (Niche, 2020)
- Best Places for Business and Careers (Forbes, 2019)
- Top 50 Cheapest Places to Retire MSN Money, 2018)
- Most affordable housing 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 supermarket

for more information

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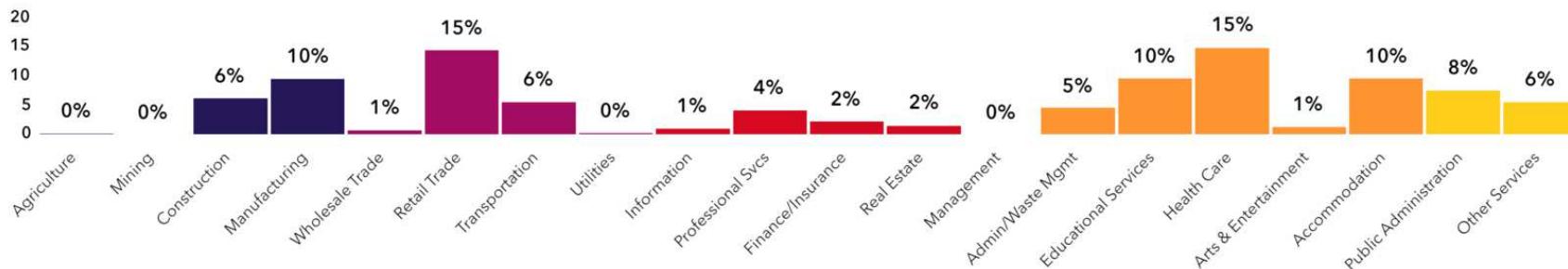
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73,963
Total Population



Population

\$50,481
Median HH Income



95,663
Daytime Population

\$30,783
Per Capita Income

32,445
Total Households



Housing

\$156,643
Median Home Value



Homes

33.8
Median Age



People



40.3%
Home Ownership



Bright Young Professionals
Tapestry Segment

Demographics

**1995 Skibo Road, Fayetteville, North Carolina,
28314**



7%

No HS Diploma



24%

HS Graduate



39%

Some College



30%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2023), Esri (2023).

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