

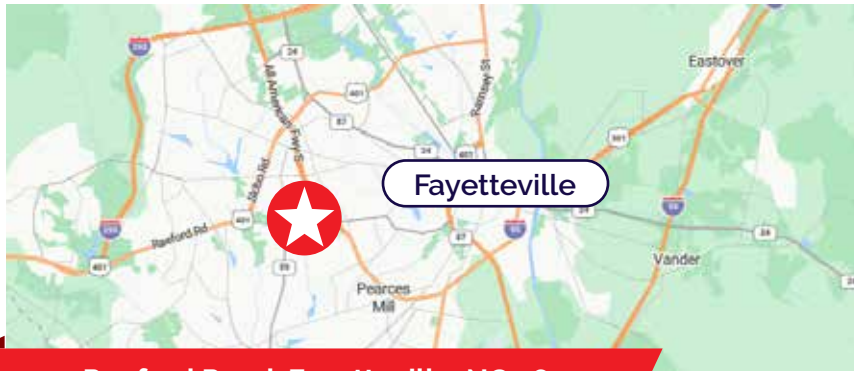
# SHOWROOM SQUARE

4101 RAEFORD ROAD, FAYETTEVILLE, NC 28304

FOR LEASE



# PROPERTY OVERVIEW



4101 Raeford Road, Fayetteville, NC 28304



**97,927**  
Total SF



**1,501-5,480**  
Available SF



**NNN**  
Lease



**\$20**  
Lease Rent PSF



**Retail**  
Property



**42K**  
Vehicles Per Day



**Cumberland**  
County

## Leasing Broker



### ANDREW ROUPAS

Advisor  
(984) 308-9252  
andrew.roupas@overtongroup.net  
License No. 356434 (NC)

# PROPERTY DESCRIPTION

Showroom Square is a premier commercial opportunity strategically positioned at the high-traffic, signalized intersection of Raeford Rd and Ireland Dr in Fayetteville, NC. This prime location offers unparalleled visibility along two major roadways. With traffic counts exceeding 42,000 vehicles per day on Raeford Rd, Showroom Square benefits from constant activity and accessibility.

Located just minutes from some of the region's largest employers, including Cape Fear Medical Center and Fort Liberty—the largest military base in the nation—this site is ideally suited for businesses catering to a diverse customer base, from local residents to military personnel and healthcare professionals. The surrounding area features a dense, well-established residential community, providing a built-in customer base that supports retail, service, and office users alike.

Additionally, Showroom Square is within 3 miles of the highest concentration of national retailers in the MSA, ensuring a strong market demand and synergy with other well-known brands.

# PROPERTY HIGHLIGHTS

- Elite Dance Center NC - Recently signed, with a customer base of 400+ families, brings nightly foot traffic to the shopping center.

## PROPERTY DETAILS

Address	4101 Raeford Road
Market	Fayetteville
County	Cumberland
Type	Retail
Total Building Size	97,927 SF

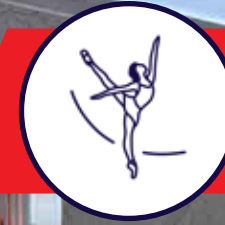


# Tenant Overview

The shopping center features a diverse, service-oriented tenant mix that drives consistent daily traffic and serves the surrounding community. Current tenants include a strong concentration of medical and healthcare users, along with personal service providers, electrical services, carpet and interior design, and a fitness and training component **anchored by Elite Dance, whose customer base of over 400 families brings in nightly traffic.** This complementary mix creates steady week-day and evening demand, appealing to both professionals and families.

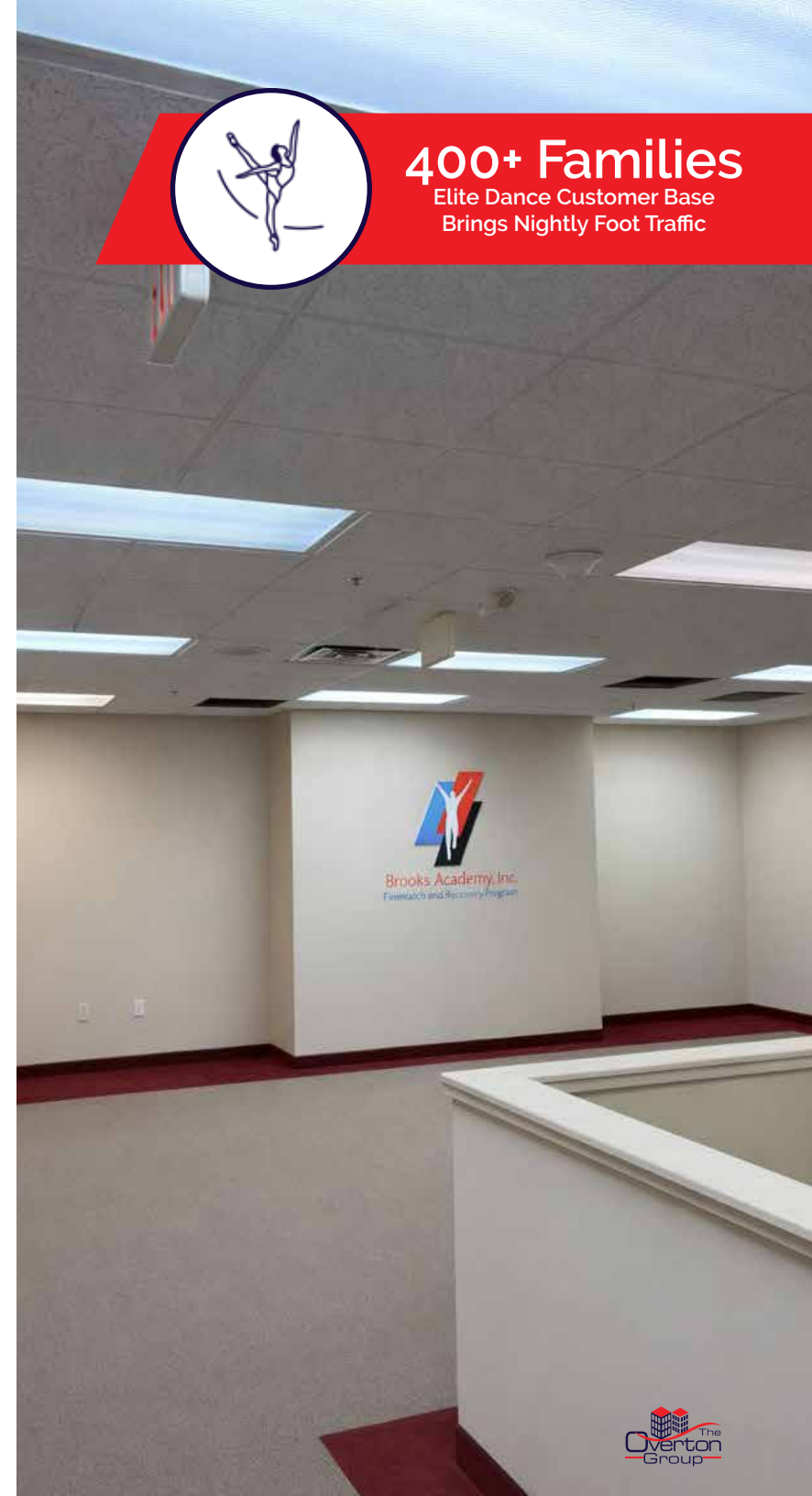
Notably, the center is well positioned for additional medical, wellness, or fitness concepts, with existing uses reinforcing a health- and service-focused environment. While the tenant base is currently non-beverage, the absence of food and drink users presents an opportunity for incoming service tenants to benefit from limited internal competition and strong identity within the center. Overall, the property offers an established, functional tenant ecosystem ideal for medical practices, wellness operators, and specialized service users seeking visibility and synergy.

TENANT MIX		
TENANT	LEASE TYPE	SIZE (SF)
All American Interior Solutions	Triple Net Lease	4,805
AmeriHealth Caritas	Triple Net Lease	4,300
US Army Corps of Engineers	Triple Net Lease	10,250
Bare Bottom Wax Salon	Retail Lease	1,800
Golden Nail	Retail Lease	1,600
Lincare	Gross Lease	4,200
State Electric Supply Company	Triple Net Lease	19,900
Take Down Beauty Bar	Retail Lease	1,800
ChenMed	Triple Net Lease	9,500
Elite Dance	Retail Lease	14,000
Talk 4 Less Wireless Communications	Retail Lease	2,675
XYZ Distribution	Gross Lease	1,017



**400+ Families**

Elite Dance Customer Base  
Brings Nightly Foot Traffic

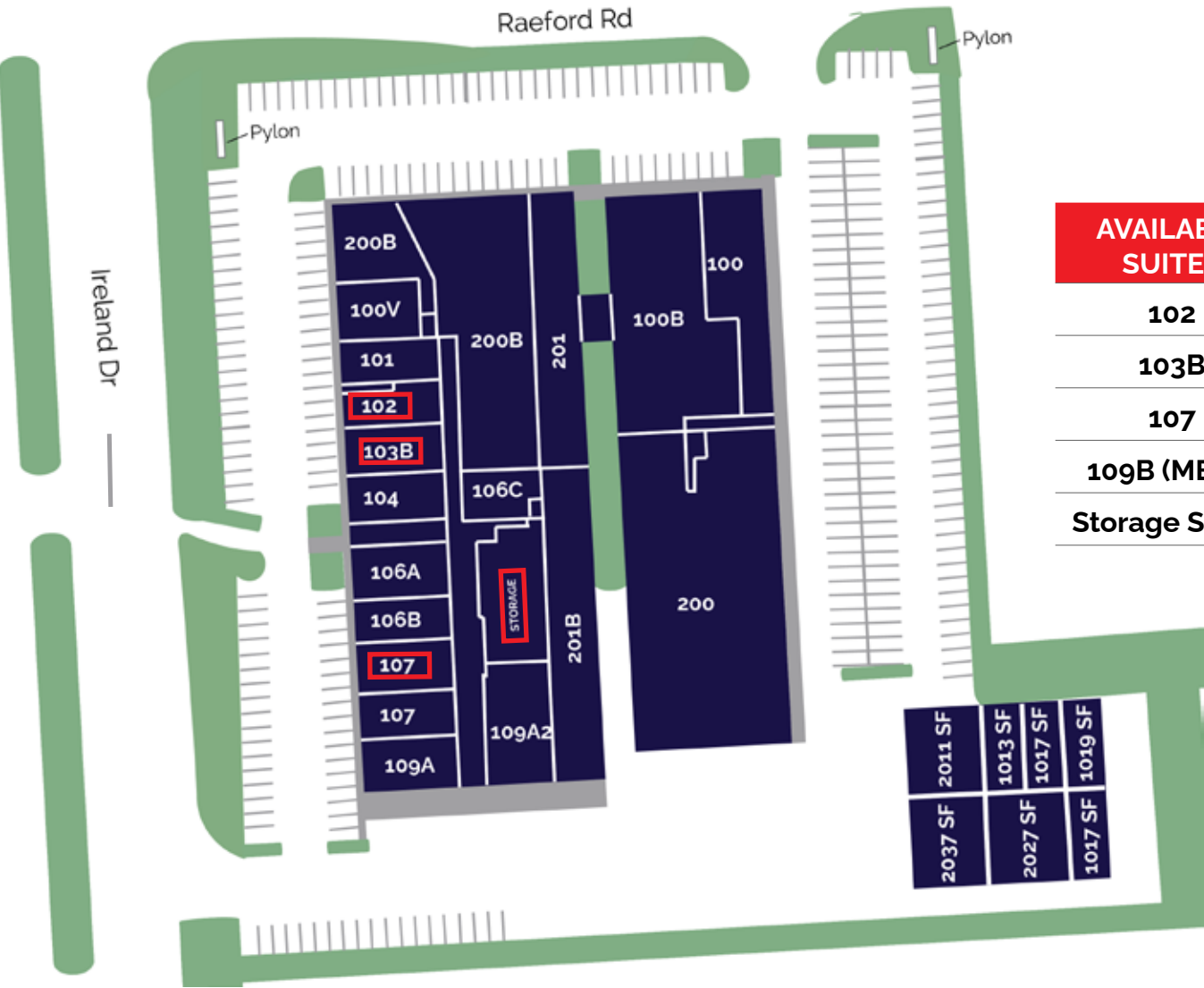


# Property Photos





# Site Plan



AVAILABLE SUITES	SIZE (SF)	LEASE RATE
102	1,501	\$20 PSF
103B	1,800	Call for Pricing
107	1,835	\$20 PSF
109B (MEZZ)	5,480	Call for Pricing
Storage Space	1,013-2,027	Call for Pricing

## Surrounding Area





## Market Overview | Fayetteville, NC



**As the 6th largest city in NC, Fayetteville is a growing economic hub with a diverse population of over 200,000 and a strong consumer base driven by Fort Liberty, the nation's largest military installation, and Cape Fear Valley Health System. Its strategic location along I-95, U.S. 401, and NC-24 provides excellent connectivity, attracting national and regional retailers.**

The Raeford Road corridor and other key commercial districts benefit from high consumer traffic and a pro-business environment. With steady population growth, rising incomes, and ongoing development, Fayetteville offers strong opportunities for retail expansion and long-term success.



Fort Bragg, is the largest military installation in the U.S. by population, covering over 250 square miles in NC. Home to more than 50,000 active-duty soldiers, along with thousands of military families, civilian employees, and contractors, the installation creates an annual economic impact of over \$8B. This creates a steady demand for retail, dining, and service businesses, as well as a strong employment base that fuels local economic activity.



Cape Fear Valley Health System is one of the largest and most comprehensive healthcare providers in North Carolina, serving more than one million residents across Cumberland, Hoke, Bladen, and surrounding counties. Headquartered in Fayetteville, Cape Fear Valley Medical Center is the flagship hospital and the region's leading provider of advanced medical care, offering a full range of services, including trauma care, cardiology, oncology, orthopedics, and women's health.

# Fayetteville 10-mile Radius Demographics



**319K**  
Total  
Population



**33**  
Median  
Age



**123K**  
Total  
Households



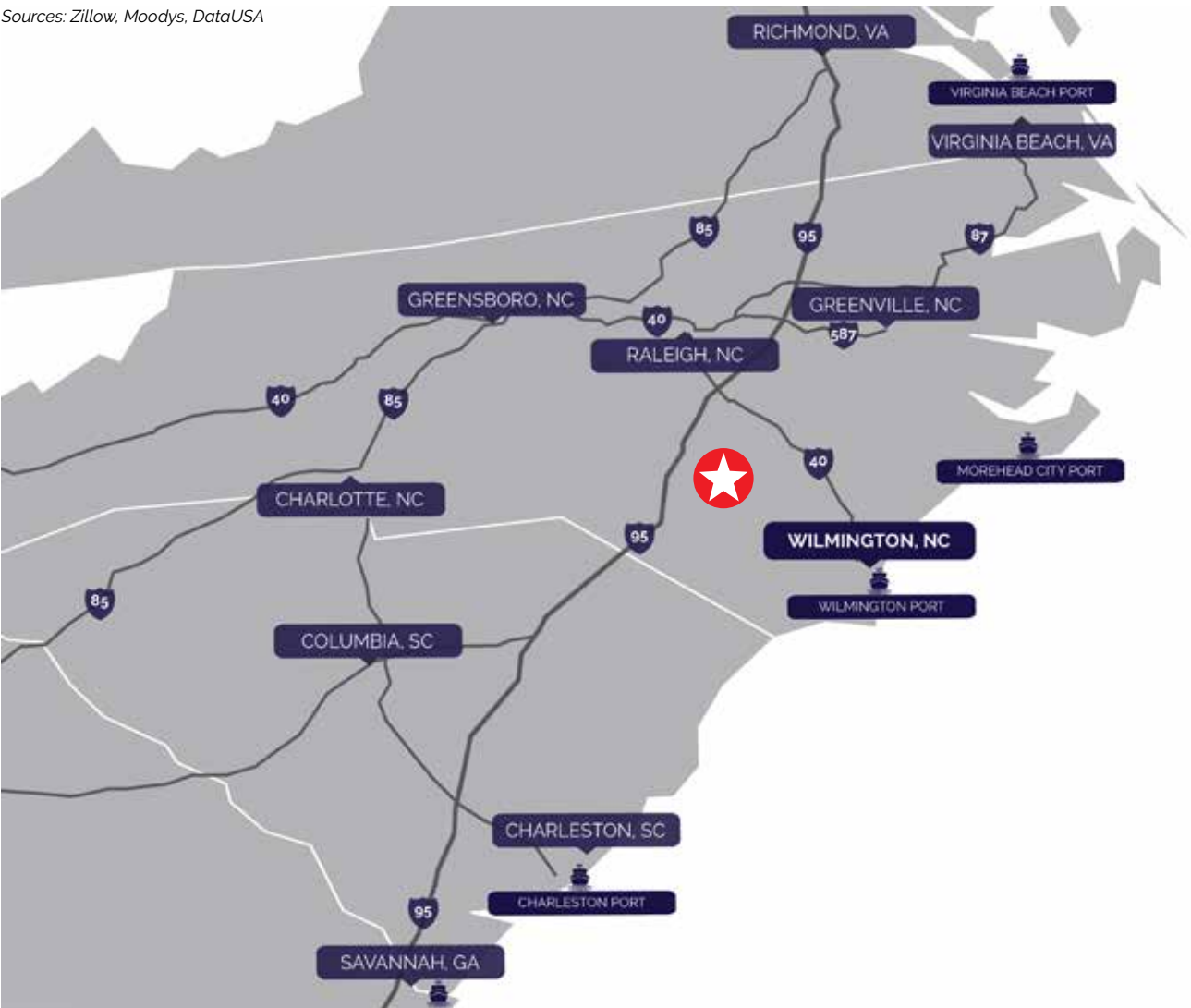
**\$244K**  
Avg. Home  
Value



**\$81K**  
Avg. Household  
Income



Sources: Zillow, Moodys, DataUSA





## Disclosure

All materials and information received or derived from The Overton Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Overton Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Overton Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Overton Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Overton Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

**ANDREW ROUPAS**

804-380-4215

[andrew.roupas@overtongroup.net](mailto:andrew.roupas@overtongroup.net)

license no. 356434 (NC)