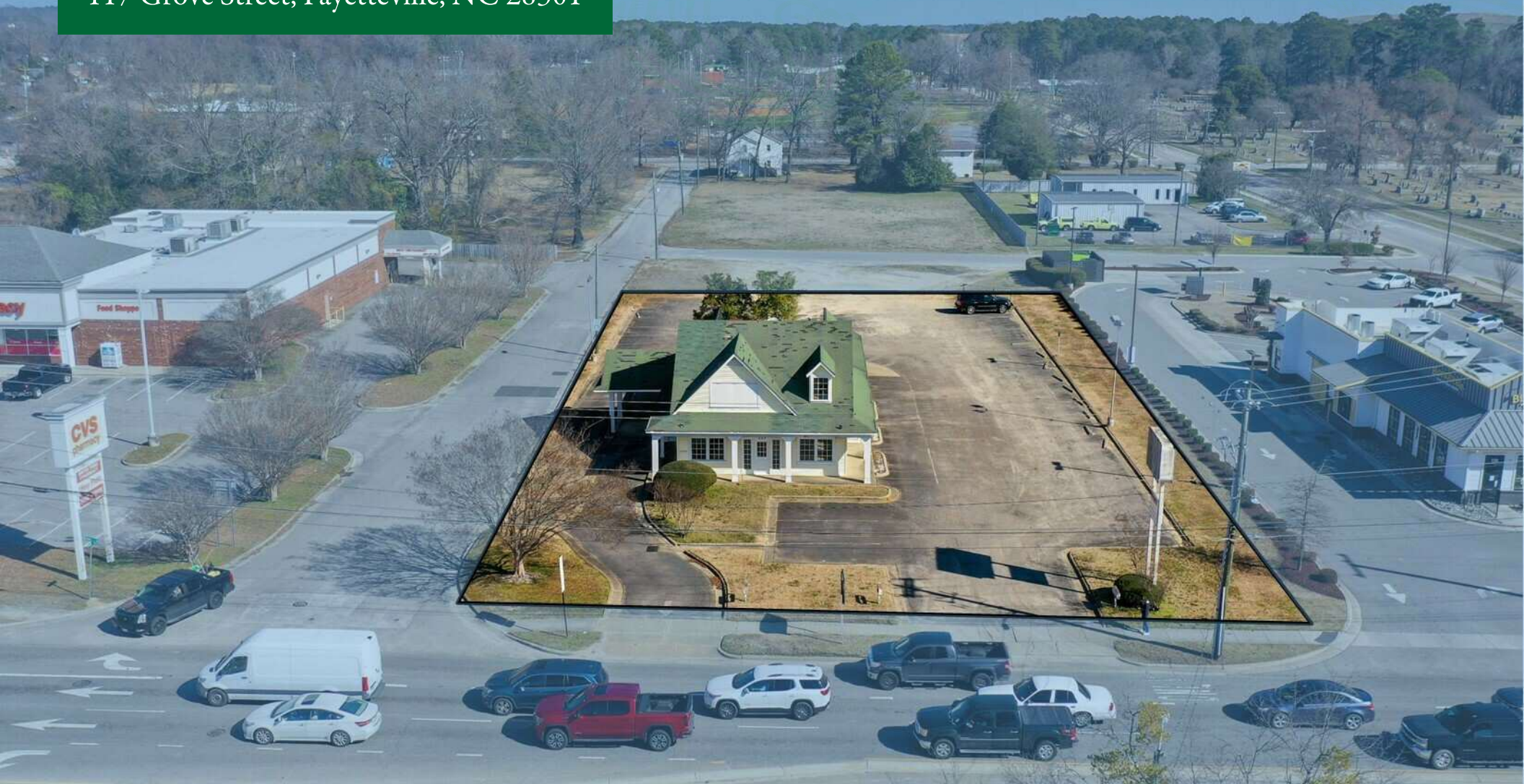


RETAIL PROPERTY FOR SALE

Freestanding QSR

117 Grove Street, Fayetteville, NC 28301



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.988.5284

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Sale Price:	\$975,040
Lot Size:	0.74 Acres
Building Size:	2,770 SF
Zoning:	DT2 (CFR0)
Submarket:	Downtown Fayetteville
Traffic Count:	32,766

property description

Located along a high-traffic corridor with a daily vehicle count of 32,776, this 0.74-acre site at 117 Grove Street offers a prime redevelopment opportunity near downtown Fayetteville. The existing 2,770 SF freestanding restaurant building is in poor condition and intended for demolition, making way for a modern commercial development. Zoned DT2, the property accommodates a range of potential uses, including quick-service restaurants, coffee shops, automotive service centers, and other high-demand retail concepts. Positioned for maximum accessibility, the site benefits from a nearby full-movement traffic light, ensuring seamless ingress and egress. With an asking price of \$975,040, this location presents a valuable opportunity for investors and developers seeking a well-situated, high-visibility property in a growing market.

Just minutes from downtown Fayetteville, this site is positioned within a vibrant commercial district with strong consumer demand. The area boasts a total daytime population of 56,778 within three miles, ensuring a steady flow of potential customers and employees. The surrounding community has an average household income of \$74,353 within three miles, reflecting solid spending power.



for more information

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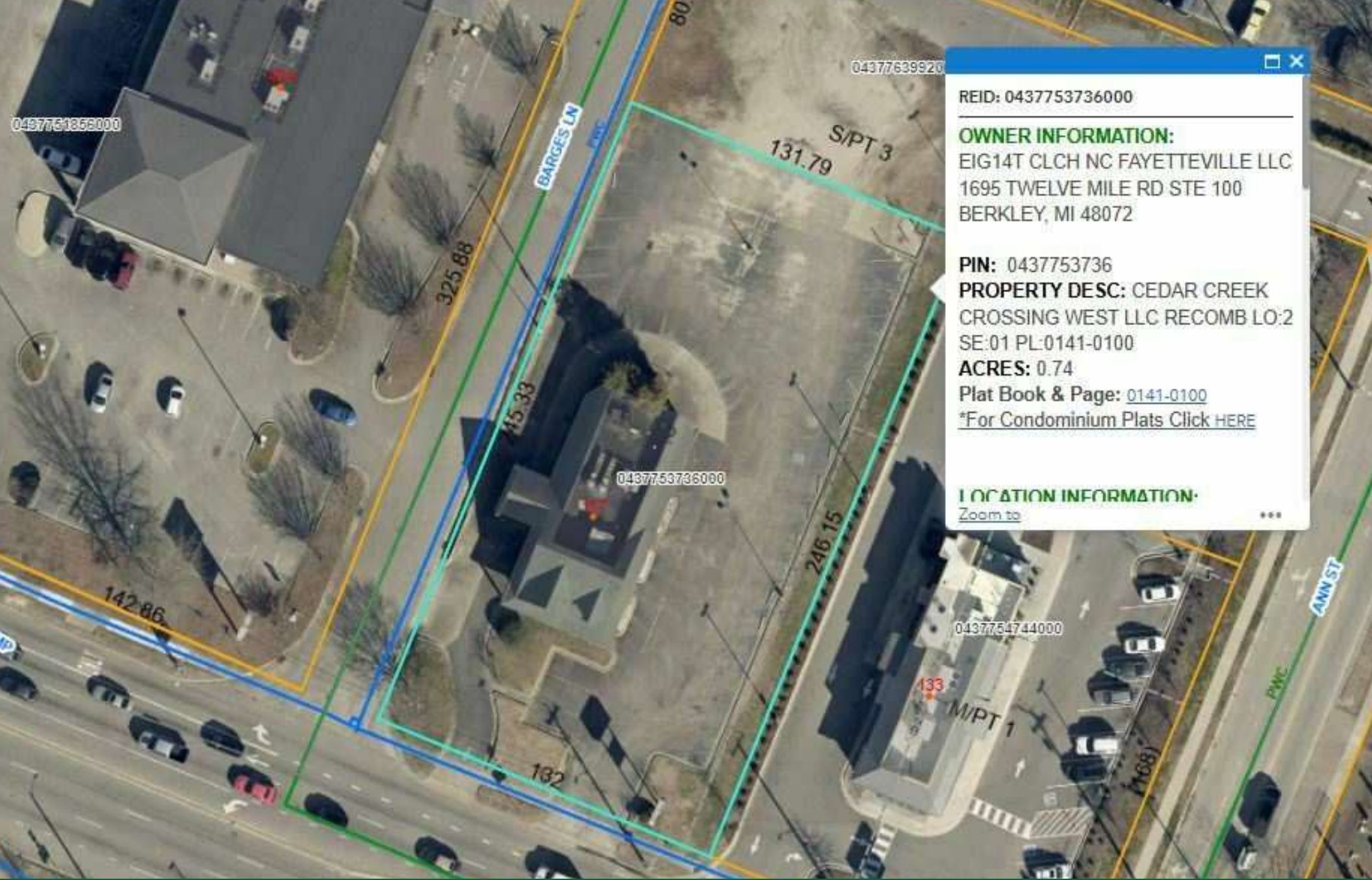


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04377639920

REID: 0437753736000

OWNER INFORMATION:
 EIG14T CLCH NC FAYETTEVILLE LLC
 1695 TWELVE MILE RD STE 100
 BERKLEY, MI 48072

PIN: 0437753736
PROPERTY DESC: CEDAR CREEK
 CROSSING WEST LLC RECOMB LO:2
 SE:01 PL:0141-0100
ACRES: 0.74
Plat Book & Page: 0141-0100
 *For Condominium Plats Click [HERE](#)

LOCATION INFORMATION:
 Zoom to

0497751856000

04377639920

BARGES LN

S/PT 3
131.79

325.88

175.33

0437753736000

246.15

142.86

0437754744000

M/PT 1
133

132

ANN ST

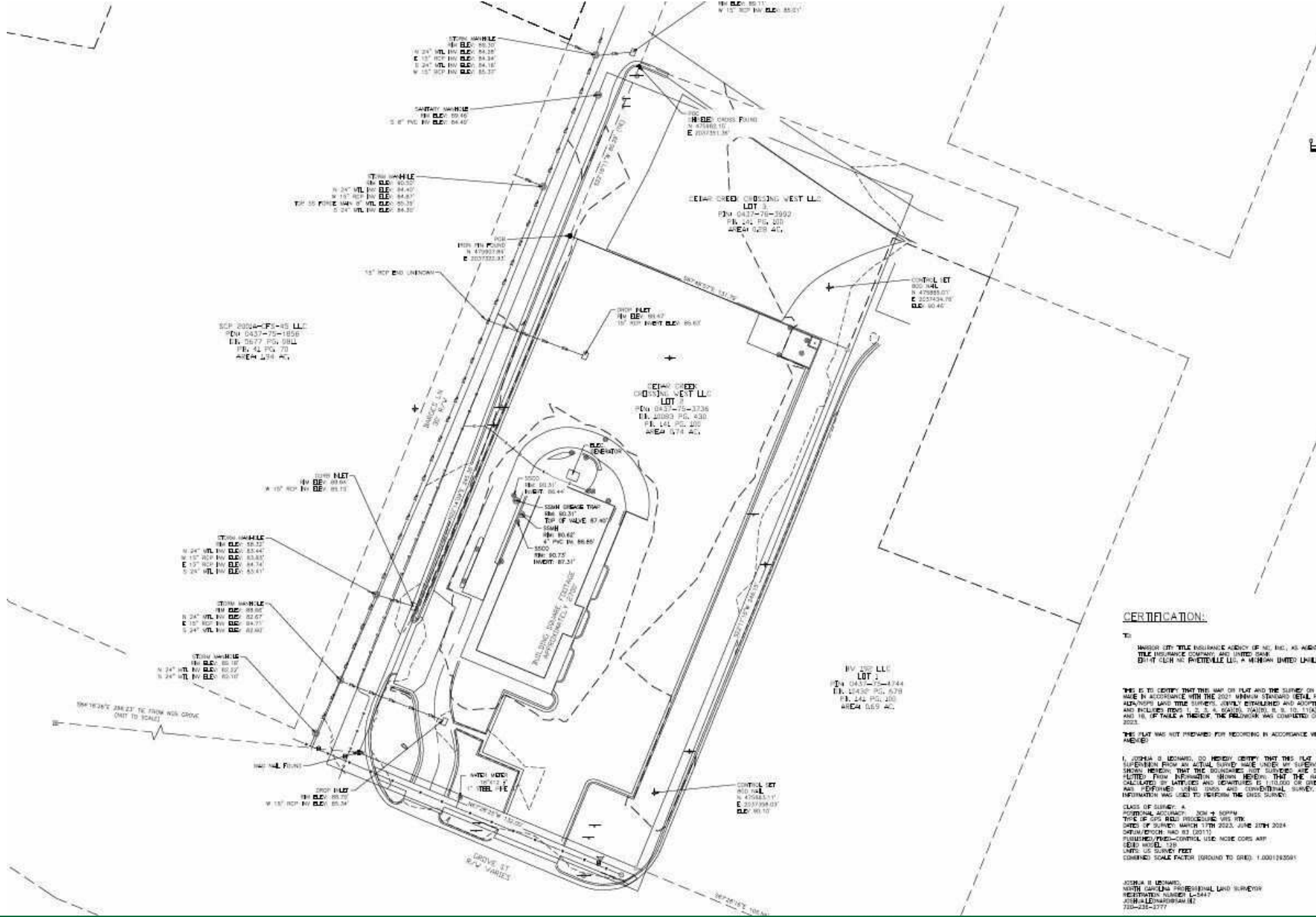
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for more information

PATRICK MURRAY, CCIM, SIOR
 Principal / Broker in Charge
 O: 910.829.1617
 C: 910.988.5284
 patrick@grantmurrayre.com



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CERTIFICATION:

TO:
 HANCOCK CITY TITLE INSURANCE AGENCY OF NC, INC., AS AGENT
 TITLE INSURANCE COMPANY AND UNITED SHAW
 COUNTY CLERK NC FAYETTEVILLE, NC A HANCOCK UNITED LINDEN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON A
 MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD (METS) AS
 ADEQUATE LAND THIS SURVEY, CORRELY ESTABLISHED AND ADOPTED
 AND INCLUDES PDS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND
 AND 18, IF TAKE A THEREOF, THE FIELDWORK WAS COMPLETED ON
 2023.

THIS PLAT WAS NOT PREPARED FOR RECORDING IN ACCORDANCE WITH
 ADEMET.

I, JOSEPH B. LEONARD, DO HEREBY CERTIFY THAT THIS PLAT IS
 SUPERSEDED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISOR
 SPECIAL REASON THAT THE BOUNDARIES WERE BOUNDARIES OF AN
 PLATTED FROM INFORMATION FROM REVISION THAT THE METS
 CALCULATED BY LATITUDE AND LONGITUDE IS 110,000 OR OTHER
 AND PERFORMED UNDER UNDER AND CONVENTIONAL SURVEY.
 INFORMATION WAS USED TO REFORM THE CHISE SURVEY.

CLASS OF SURVEY: A
 POTENTIAL ACCURACY: 30M + 0.00PM
 TYPE OF GPS: REAL TIME PROCESSING WITH RTK
 DATE OF SURVEY: MARCH 17TH 2023, JUNE 20TH 2024
 SURVEY METHOD: HAD 03 (0011)
 PLANNED/USED-CONTROL USE: MOSE COORS APP
 SCALE MODEL: 1:50
 UNITS: US SURVEY FEET
 CORRECTION SCALE FACTOR (GROUND TO GRID): 1.0001243581

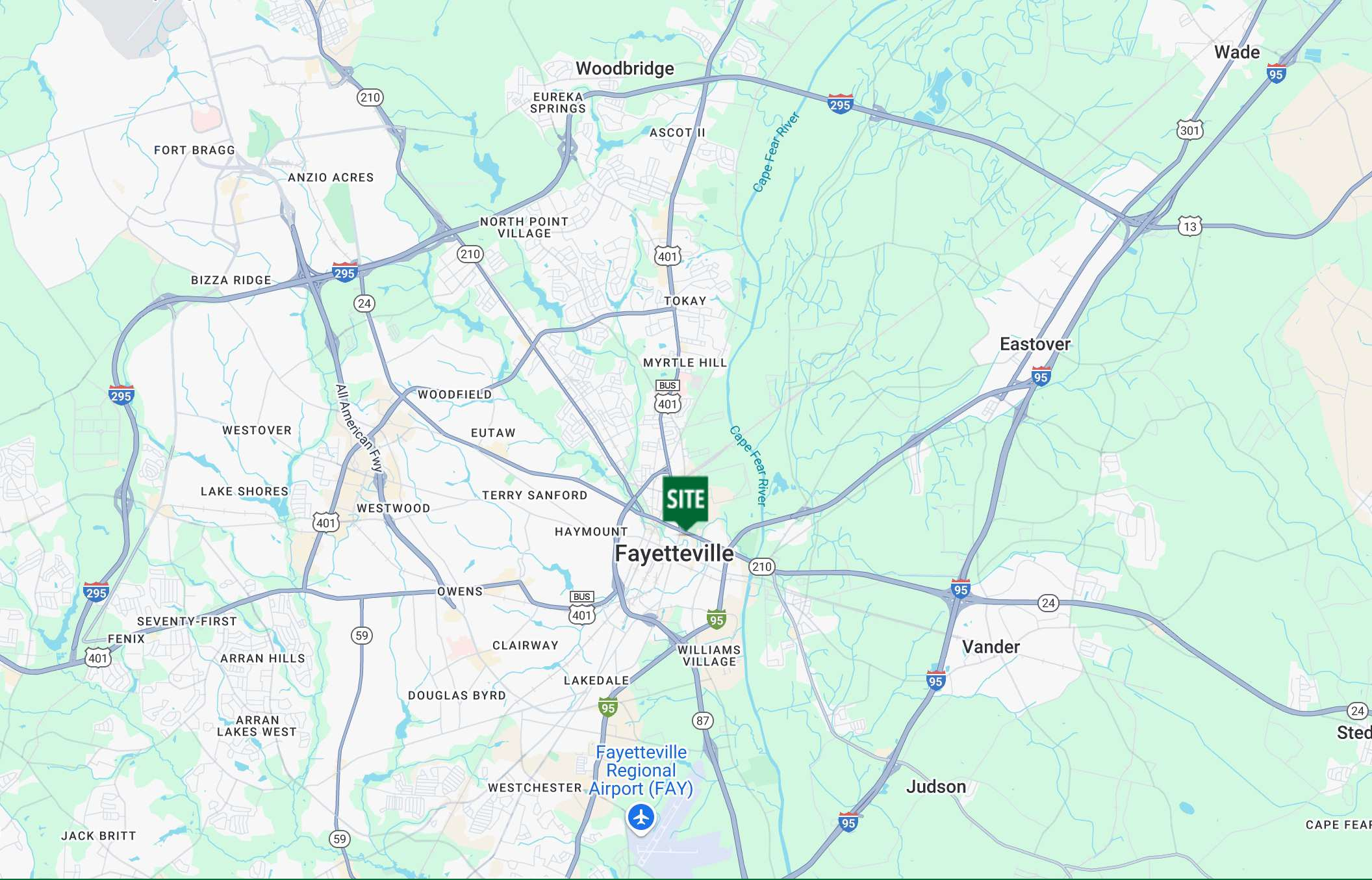
JOSEPH B. LEONARD
 NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
 REGISTRATION NUMBER L-5447
 JOHN A. LEONARD
 703-432-3777

for more information

PATRICK MURRAY, CCIM, SIOR
 Principal / Broker in Charge
 O: 910.829.1617
 C: 910.988.5284
 patrick@grantmurrayre.com



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 REAL ESTATE, LLC
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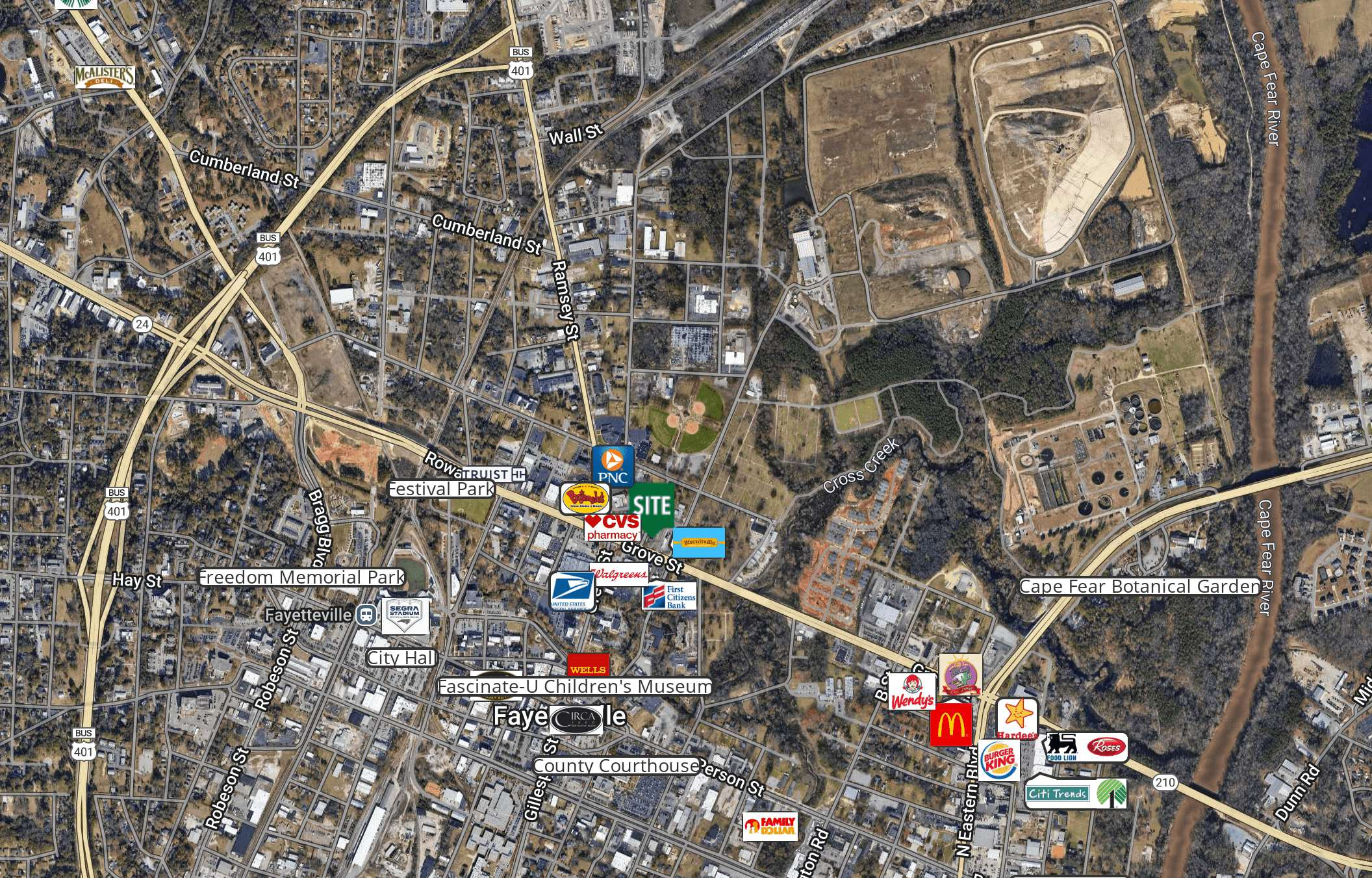


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Map
data
©2025



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C: 910.988.5284

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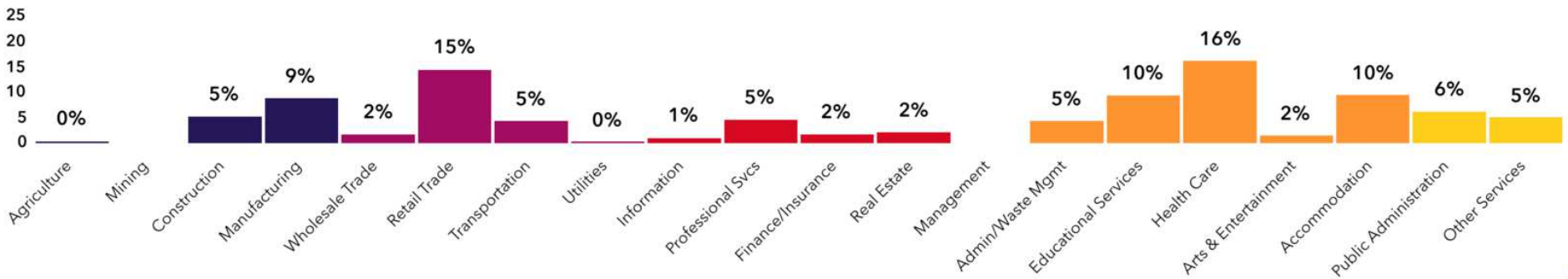
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Maxar Technologies



31,842
Total Population

Population

56,778
Daytime Population

\$49,773
Median HH Income

Income

\$31,811
Per Capita Income

13,469
Total Households

Housing

15,504
Total Housing Units

\$228,678
Median Home Value

Homes

46.9%
Home Ownership

38.8
Median Age

People

Old and Newcomers
Tapestry Segment

Demographics

117 Grove Street, Fayetteville, North Carolina, 28301



for more information

PATRICK MURRAY, CCIM, SIOR
Principal / Broker in Charge
O: 910.829.1617 Axle (2024), Esri (2024).
C: 910.988.5284
patrick@grantmurrayre.com

Source: U.S. Census Bureau Census 2010 Summary File 1. Esri forecasts for 2024 and 2028



- #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 submarket

for more information

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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

_____ **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

_____ **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

_____ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.

Unrepresented Buyer (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021