

OFFICE BUILDING FOR LEASE

# Medical Office Steps from Cape Fear Valley Medical Center

516 Beaumont Rd, Fayetteville, NC 28304



for more information

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REAL ESTATE, LLC

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150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)

## PROPERTY OVERVIEW

<b>Building SF:</b>	6,530 SF
<b>Lease Rate:</b>	\$19.00 SF/yr (NNN)
<b>Lot Size:</b>	0.36 Acres
<b>Year Built:</b>	2003
<b>Zoning:</b>	OI (HSPOD)

## property description

516 Beaumont Rd is a two-story 6,530 SF medical office building designed for clinical precision and operational flow. Formerly home to a plastic surgery practice, the main level features a welcoming 19' x 17' waiting room, an efficient reception area, two dedicated procedure rooms, three exam rooms, a lab, and multiple private offices, all served by three restrooms. The upstairs includes two expansive open workspaces (totaling over 2,700 SF) ideal for administrative functions, group therapy, training sessions, or future reconfiguration. Thoughtfully constructed with durable finishes and abundant cabinetry, the building includes a full kitchenette, ample storage, and a maintenance room to support medical or office-based operations. Situated on 0.36 acres and zoned OI with HSPOD overlay, the site allows for a broad range of healthcare or professional office uses.





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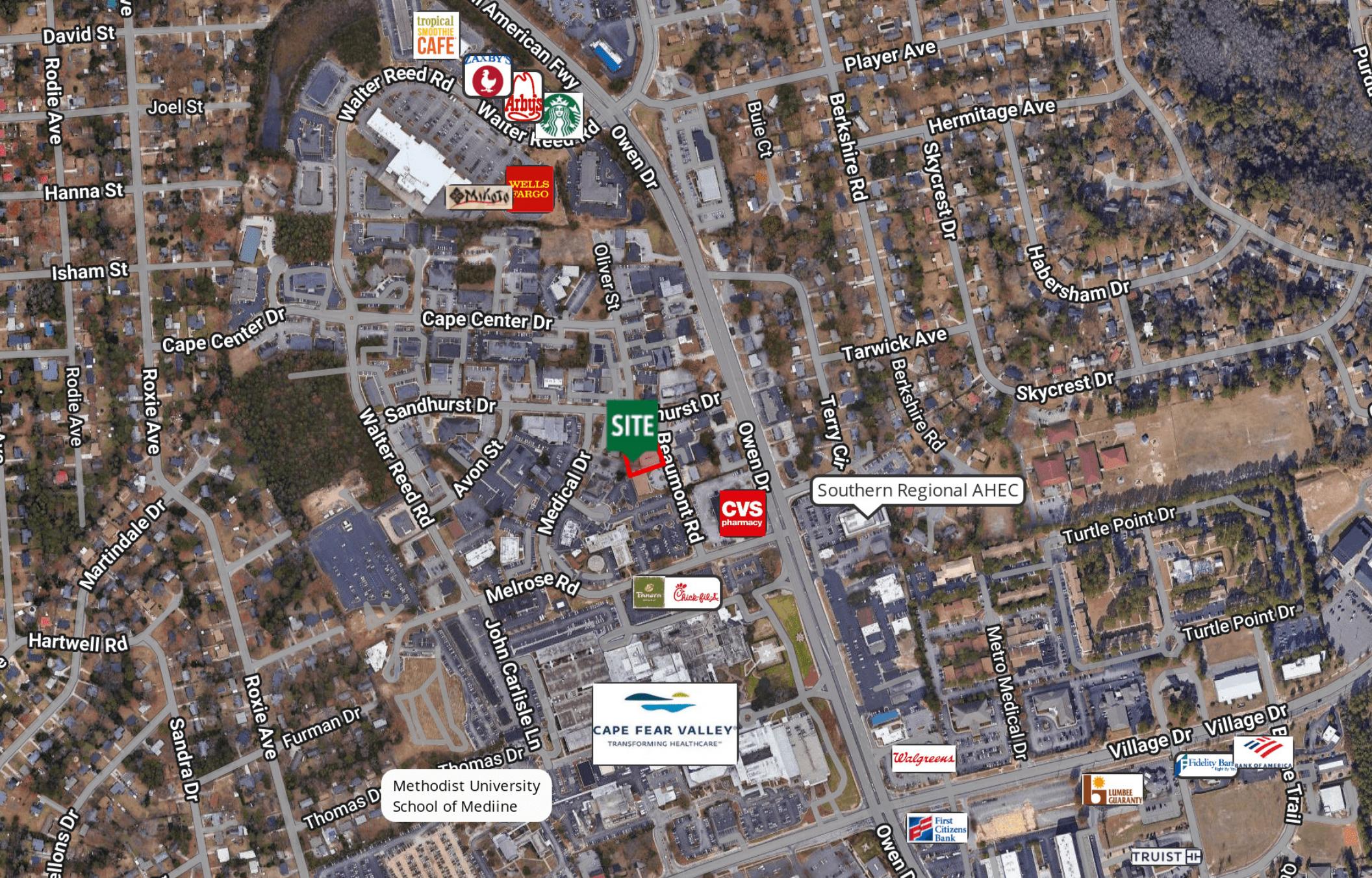
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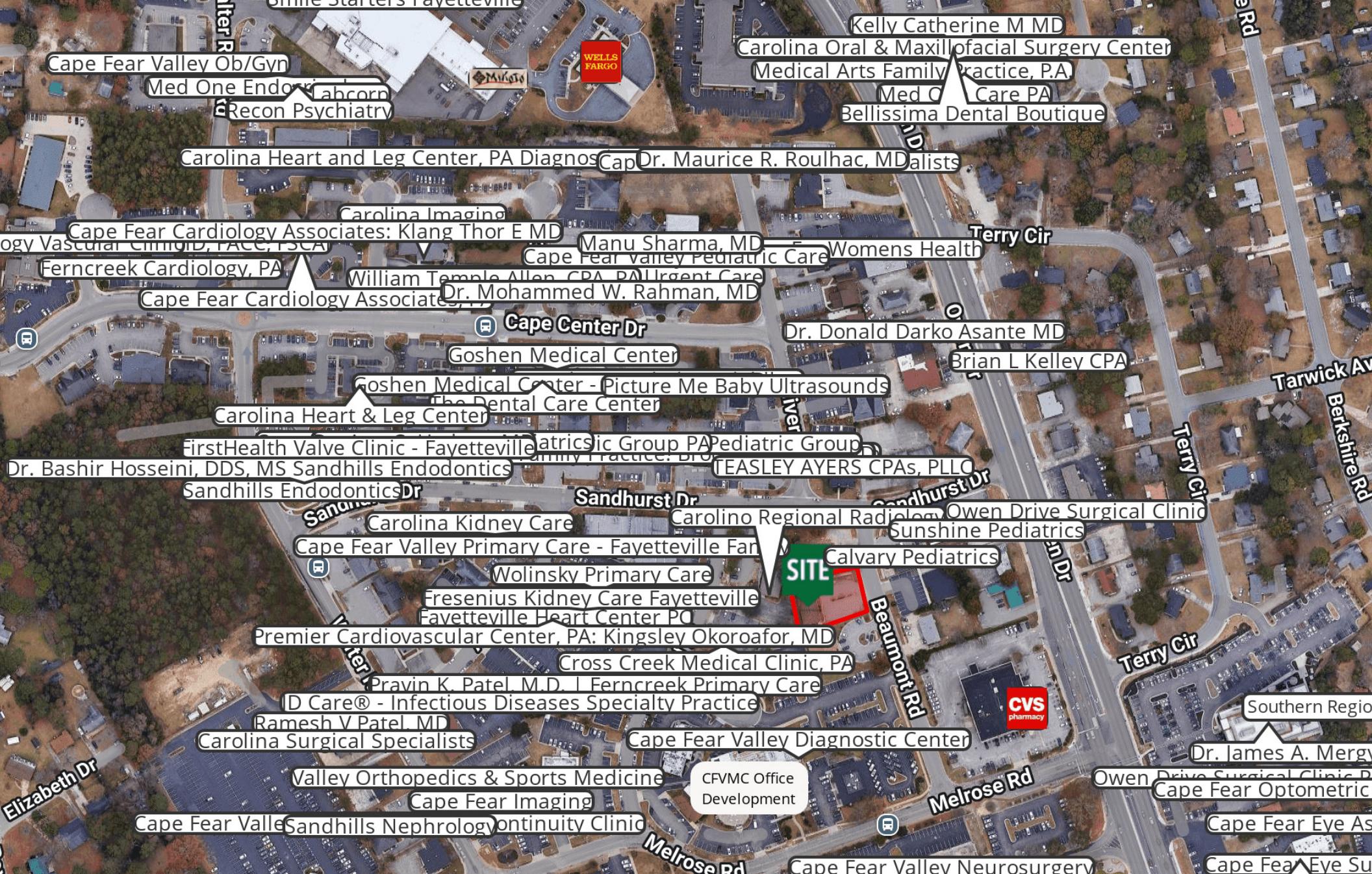
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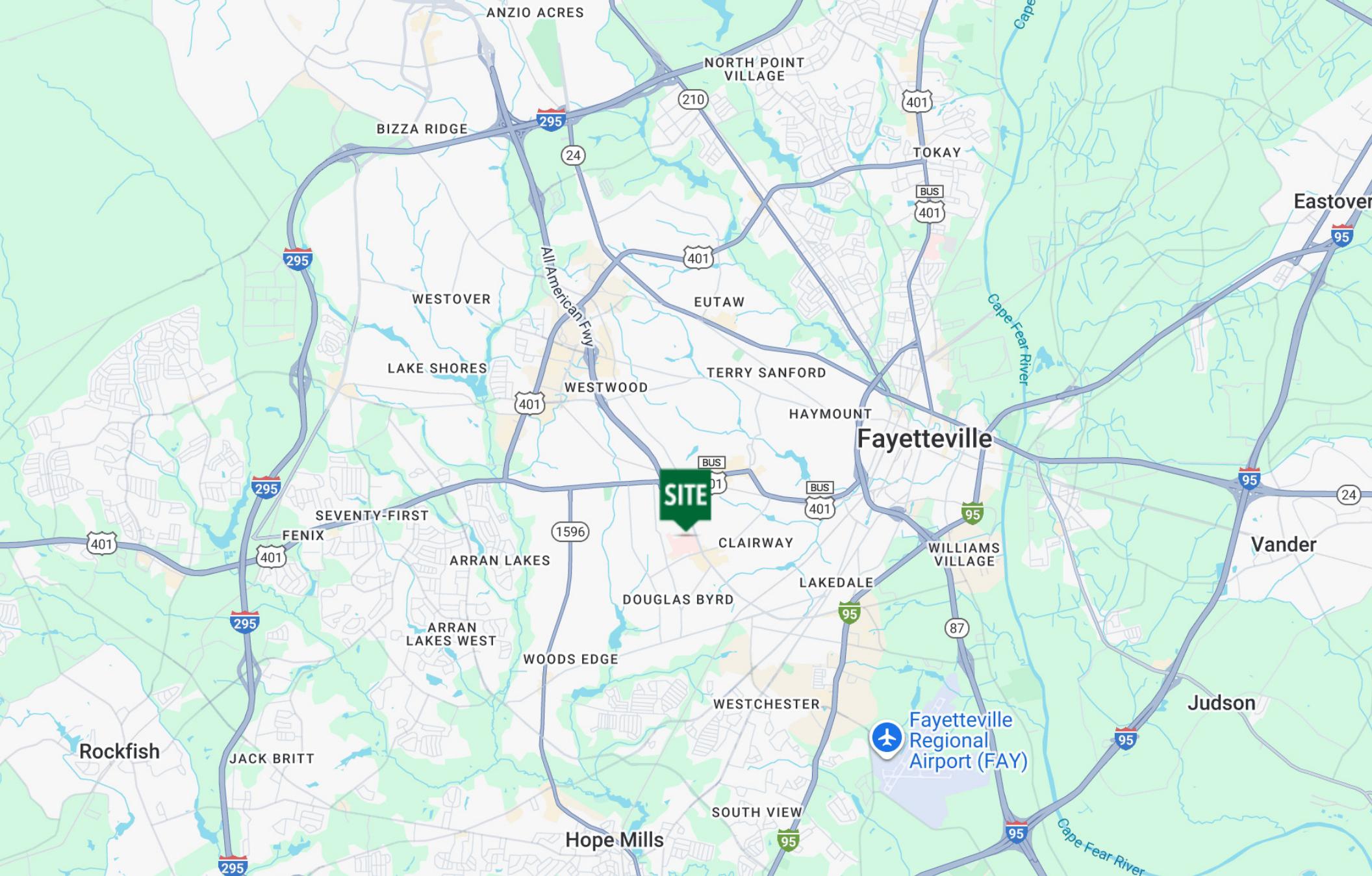
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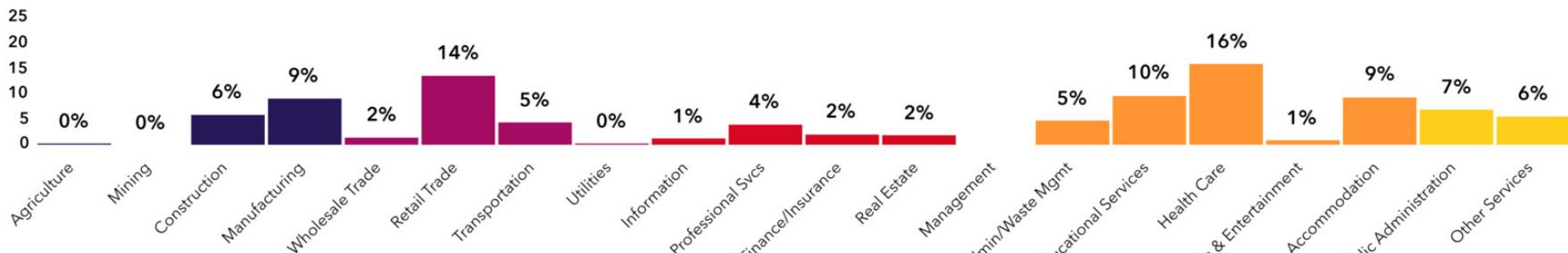
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59,263  
Total Population



## Population

\$60,140  
Median HH Income



## Income

26,164  
Total Households



## Housing

\$217,491  
Median Home Value



## Homes

38.5  
Median Age



## People

94,256  
Daytime Population

\$37,673  
Per Capita Income

28,961  
Total Housing Units

52.1%  
Home Ownership



Tapestry Segment

# Demographics

516 Beaumont Rd, Fayetteville, North Carolina,  
28304



8%



27%



34%



32%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028

ce: This information is for more information data is provided by PATRICK MURRAY, CCIM, SIOR).

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