

OFFICE BUILDING FOR LEASE

# Medical Office Steps from Cape Fear Valley Medical Center

516 Beaumont Rd, Fayetteville, NC 28304



*for more information*

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com

KARISHMA NANDWANI

Director of Operations

O: 910.829.1617 x201

C: 910.728.1420

karishma@grantmurrayre.com



**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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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516 Beaumont Rd

Melrose Rd

Beaumont Rd

Oliver St

Sandhurst Dr

Owen Dr | 53,229 AADT

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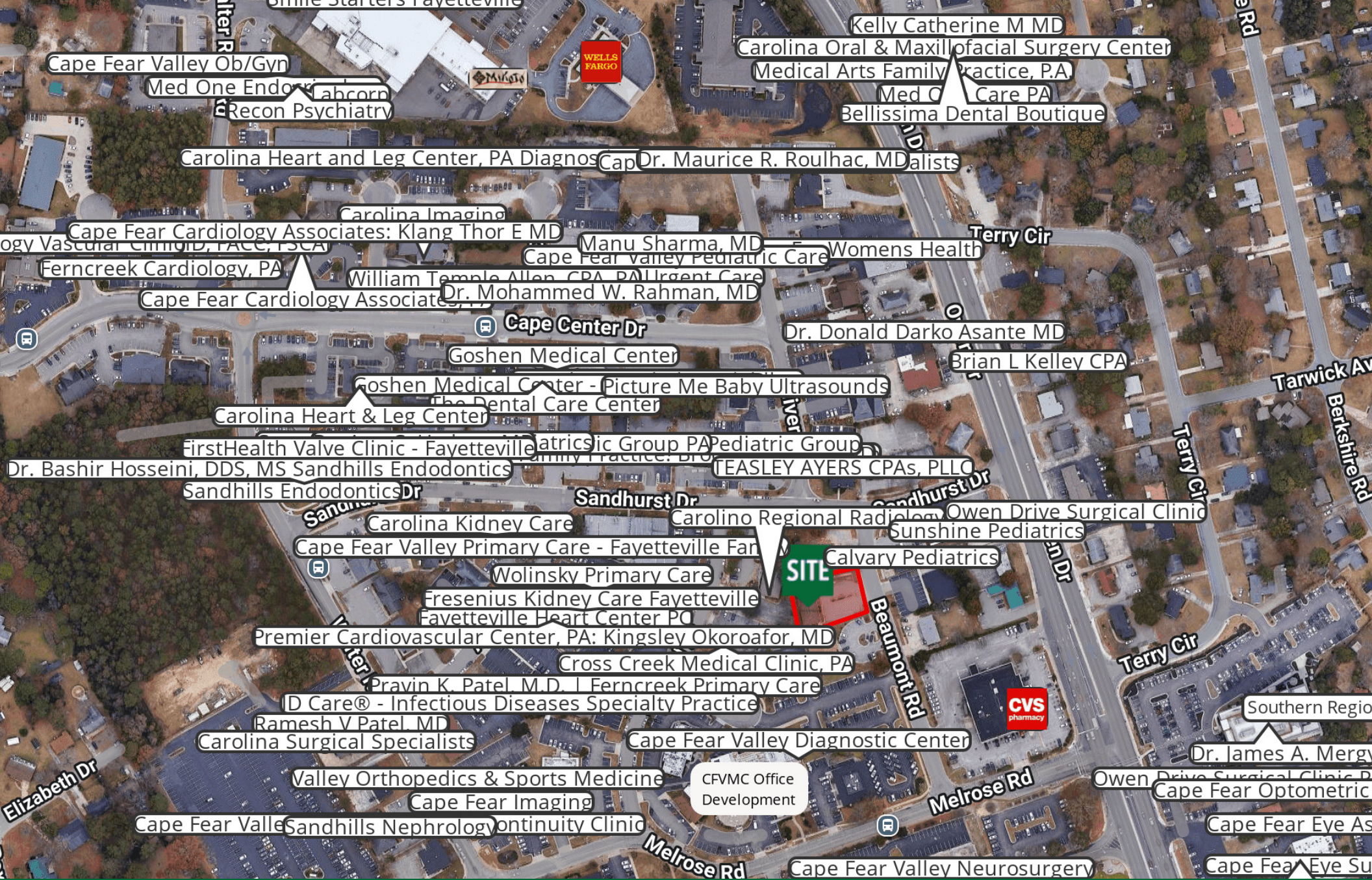
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Maxar Technologies





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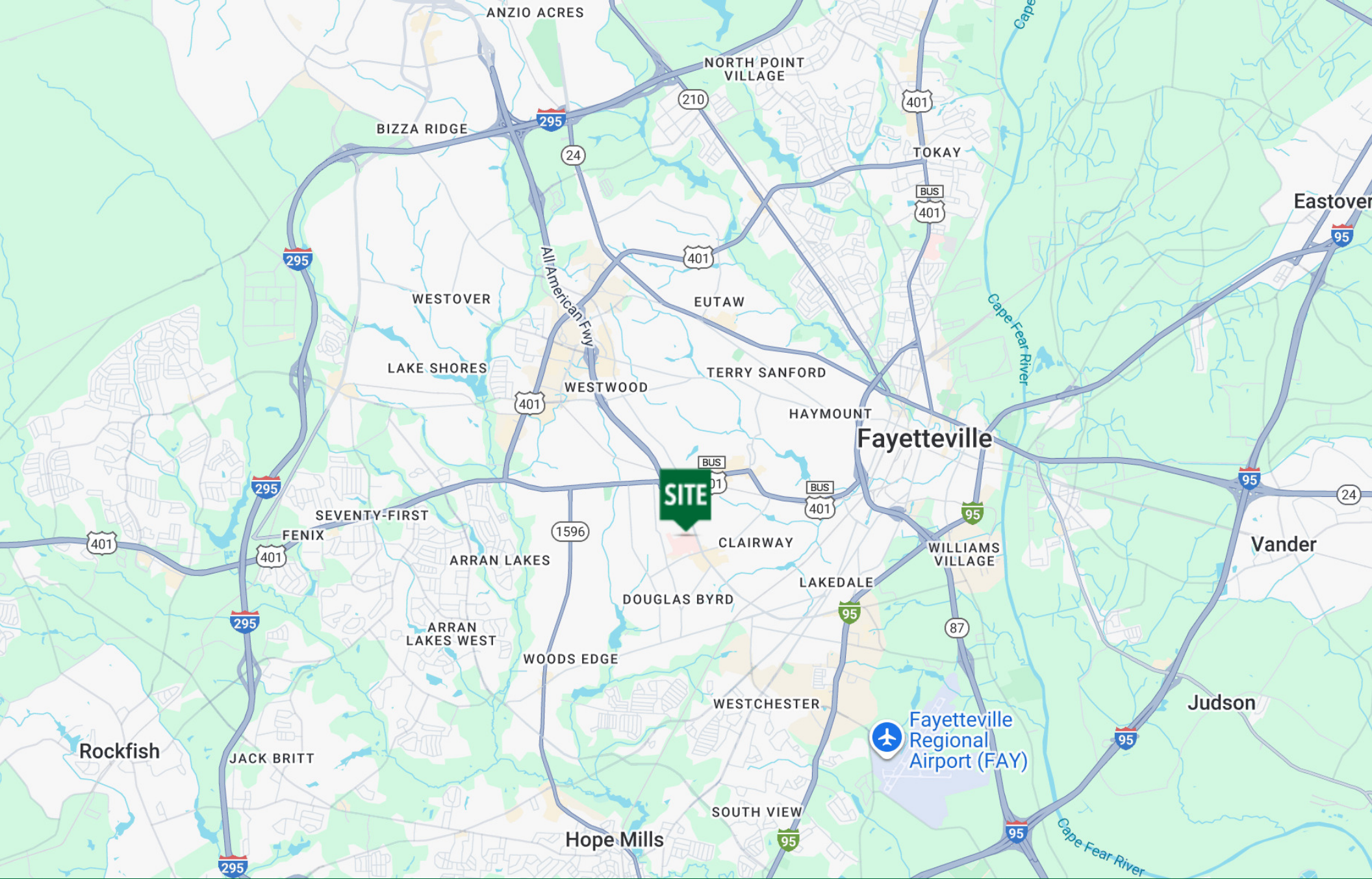


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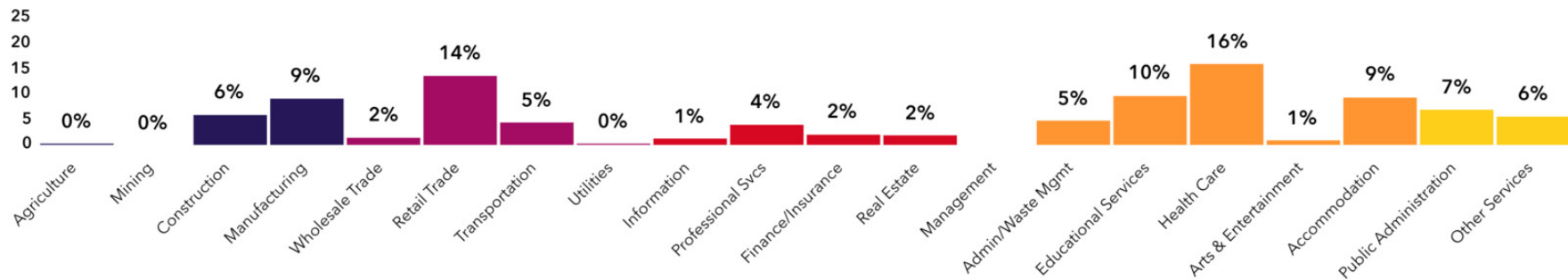


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59,263  
Total Population



## Population



94,256  
Daytime Population

\$60,140  
Median HH Income



## Income



\$37,673  
Per Capita Income

26,164  
Total Households



## Housing



28,961  
Total Housing Units

\$217,491  
Median Home Value



## Homes



52.1%  
Home Ownership

38.5  
Median Age



## People



Tapestry Segment

# Demographics

**516 Beaumont Rd, Fayetteville, North Carolina, 28304**



8%

No HS Diploma



27%

HS Graduate



34%

Some College



32%

Degree or Higher

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

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