



Commercial Space for Lease

4742 - 4834 US Highway 301 South in Hope Mills

875 – 5,000+ square feet of Retail, Office and Warehouse Space

114 – 2,335 square feet of Office Suites

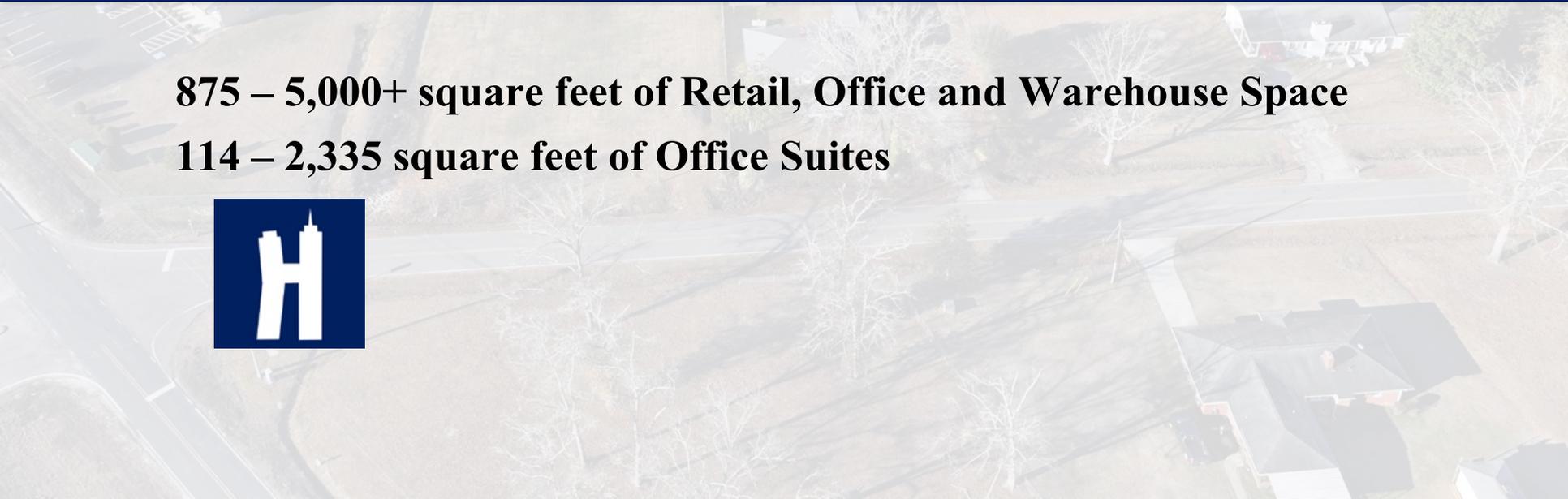


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Overview

Commercial Space for Lease



Hope Mills Campus

High House Capital is pleased to exclusively present the opportunity to lease retail, office and warehouse space at the **Hope Mills Campus** in Hope Mills, NC. This prime location offers excellent visibility and access, situated in a vibrant and growing community.

PROPERTY DETAILS

ADDRESS	4742, 4834, & 4814 US Hwy 301 S. Hope Mills, NC 28348
MUNICIPALITY	Cumberland County
YEAR BUILT	2022, 2012, & 2009
RENTABLE SF	114 to 5,000+ SF



4742 US HWY 301 South, Hope Mills, NC

Flex Suite Available for Lease

- 875 sf of retail/warehouse flex space available for lease
- Available **NOW**

Rental Terms

- Base rent of **\$20 NNN**
- Estimated TICAM of **\$3 psf**
- Available lease term from 1 to 5+ years.



4742 US HWY 301 South, Hope Mills, NC



4814 US HWY 301 South, Hope Mills, NC

Flex Suite Available for Lease

- **1,500 sf** of retail / warehouse flex space consisting of approximately 450 sf office space 1,050 sf of warehouse space
- Available **NOW**

Rental Terms

- Base rent of **\$17 NNN**
- Estimated TICAM of **\$3 psf**
- Available lease term from 1 to 5+ years.



4814 US HWY 301 South, Hope Mills, NC



4834 US HWY 301 South, Hope Mills, NC

Office Suites Available for Lease

- Individual Office Suites ranging from **114 sf to 139 sf**
- Entire space can be leased for **2,335 sf** of Office

Rental Terms

- Base rent of **\$575 to \$625 psf Gross**
- Available as **Month-To-Month** lease terms

Demographics

- 1-mile: population of 3.3k people and \$71k median household income.
- 3-mile: population of 10k people and \$76k median household income.
- 15-minute drive: population of 58k people and \$78k median household income.

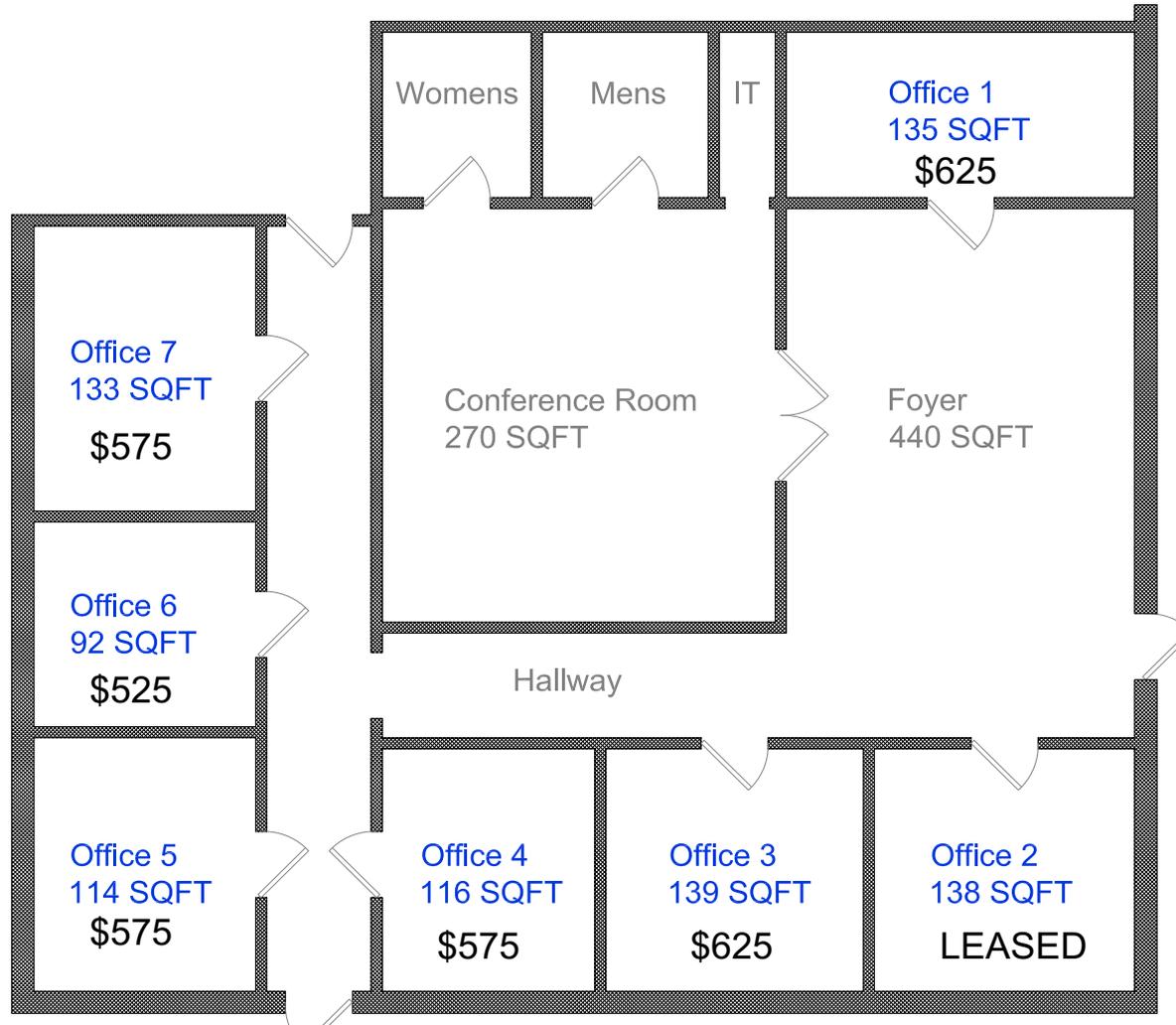
<https://www.maps.ie/population/>



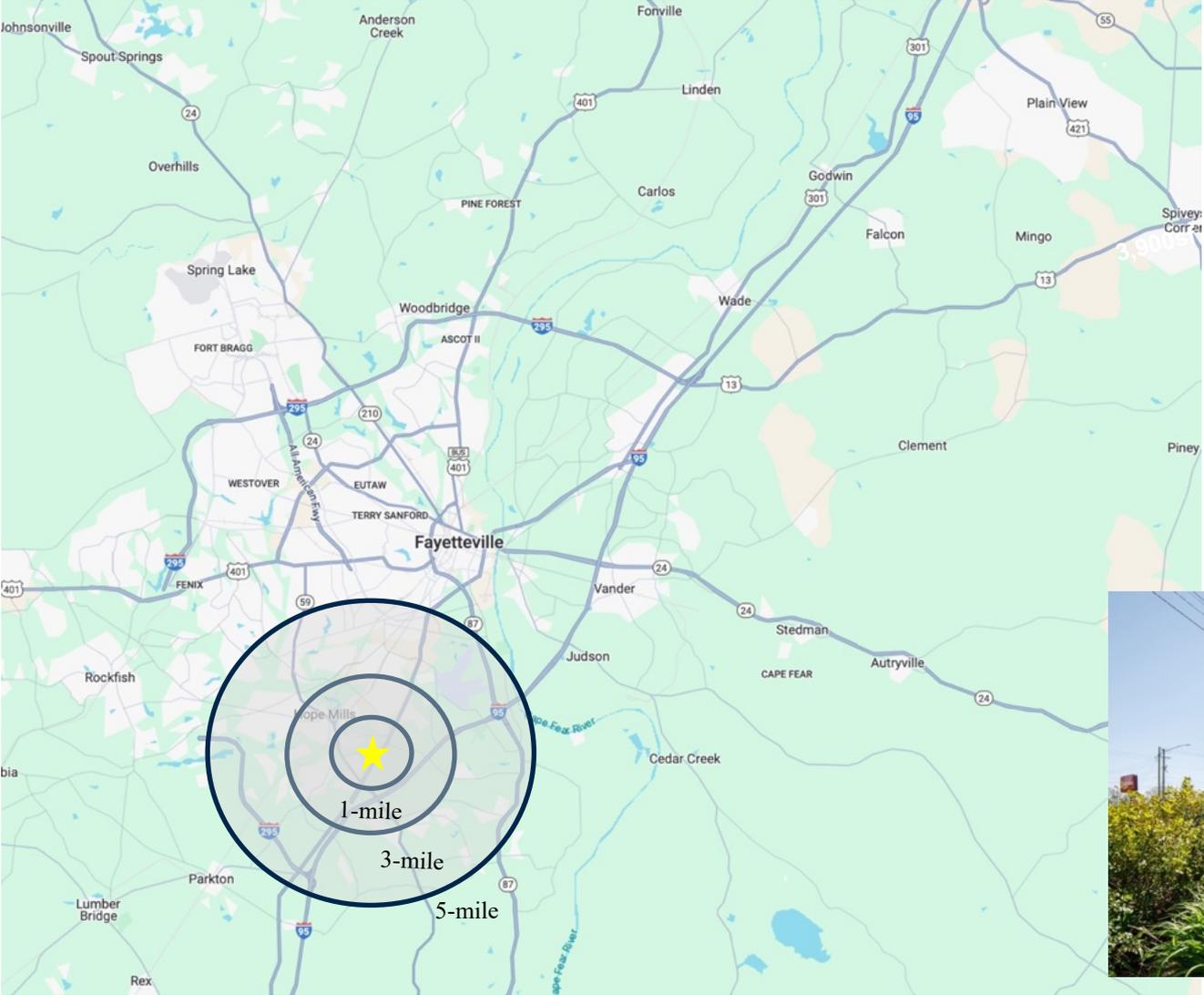
4834 US HWY 301 South, Hope Mills, NC



4834 US HWY 301 South, Hope Mills, NC



Location



Hope Mills, NC

On US Hwy 301 S | 20,500 AADT
Off I-95 Exit Ramp | 51,500 VPD

Cumberland County, NC

17-Minute Drive to Fayetteville
25-Minute Drive to Fort Bragg
335K+ County Population
Moderate Climate Year Round



Location

