

For Sale or Lease:

3320-3324 N Main Street
Hope Mills, NC 28348
(Medical /Office/Retail)

Grant-Murray Real Estate, LLC
150 N McPherson Church Rd,
Fayetteville, NC 28303

(910) 829-1617 office
(910) 323-3607 fax
www.GrantMurrayRE.com



Exclusively Listed by:

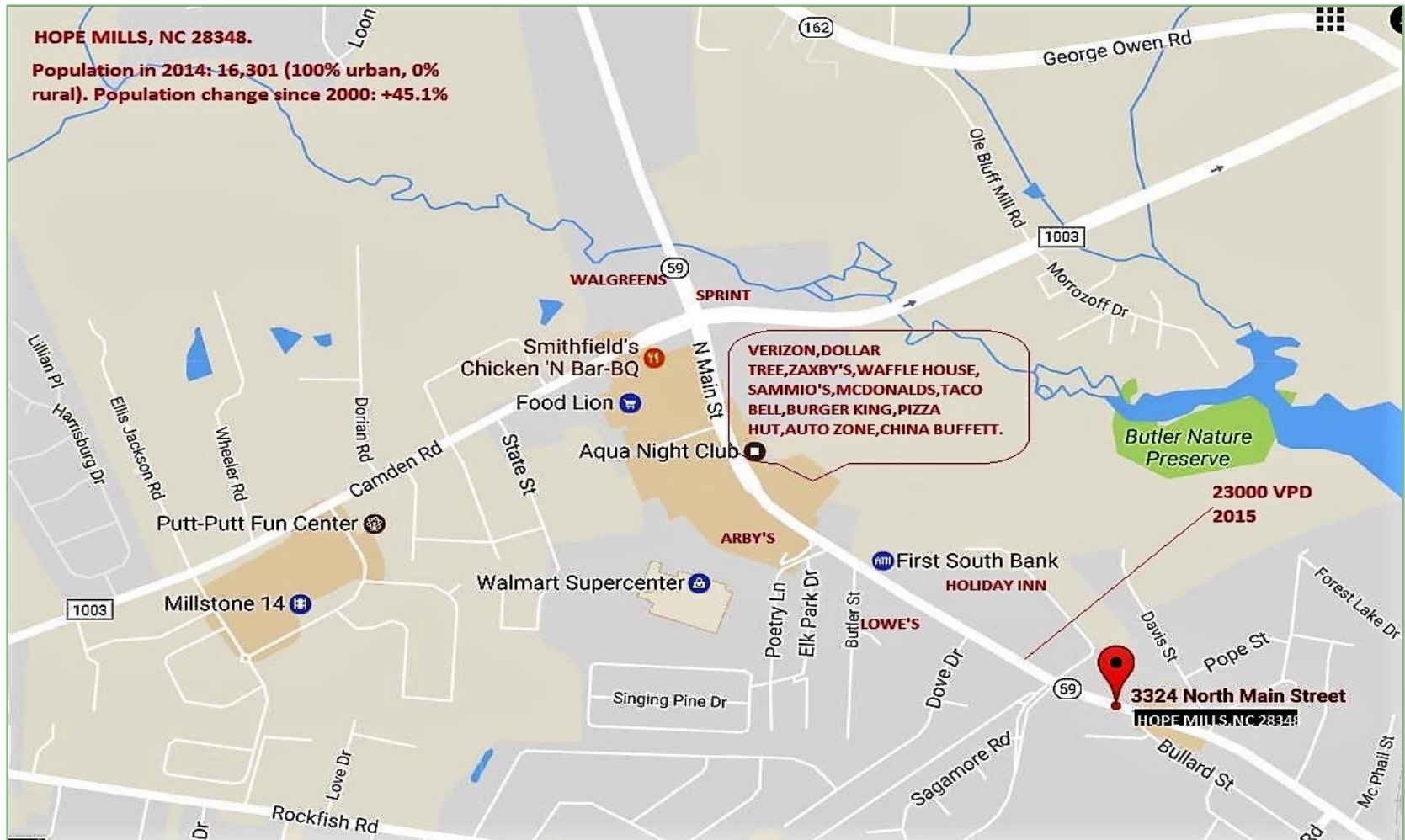
Roger Shah, CCIM.

Cell: 910-578-8039.

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FOR SALE:	\$499,000.00
PARCEL ID	0414-36-2766-
COUNTY	CUMBERLAND,NC
SQ.FEET	± 4206 SF
ZONING	C1(P)
CURRENT USE	MEDICAL CLINIC
YEAR BUILT	1965
MAJOR RENNOVATIONS	2015
PARKING	15
ACERAGE	0.46 AC
CITY	HOPE MILLS

FOR LEASE	NNN.
1. ± 2800 SF	\$18 / SF-CLINIC
2. ± 511 SF	\$12 /SF –RET./OFF
3. ± 692 SF	\$12 /SF –RET./OFF
UTILITY BILL TO BE	DIVIDED / SF.

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2016	1 Mile Radius	2 Mile Radius	3 Mile Radius
Population	5171	22,960	51,437
Median Income	\$ 52,631	\$ 50,166	\$ 51,538
Average Income	\$ 61,919	\$60,026	\$57,970
Households	2114	8741	19,093
Per Capita Income	\$24,483	\$22,635	\$21,578
No. of Business's	294	588	1124
No. of Employees	2753	4619	10,120



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- Location Overview : Hope Mills is a town located in western Cumberland county, south of Fayetteville, NC and is part of Fayetteville MSA –with current population over 300,000.00 ranking it among fastest growing areas in the state. Town is very close to the largest Army installation- Fort Bragg. NC HWY 59 (Main St.) runs through the center of town leading north to west Fayetteville & leading south (2.5 miles) to Interstate 95 (Exit 41).
- Site Overview : 3320-3324 N Main St, is located in heart of Hope Mills and is prime location, close to Walmart, Lowe’s, Food Lion, Millstone 14 and number of national brand fast food place and restaurants. Site enjoys direct access from N Main St and Adcock Rd. Clinic (2800 sf) has 4 exam rooms, Triage room, Procedure room, 2 Doctor Offices, Waiting area and reception, Kitchen & storage room. Other 2 spaces can be use as clinic or for any other office/retail use.



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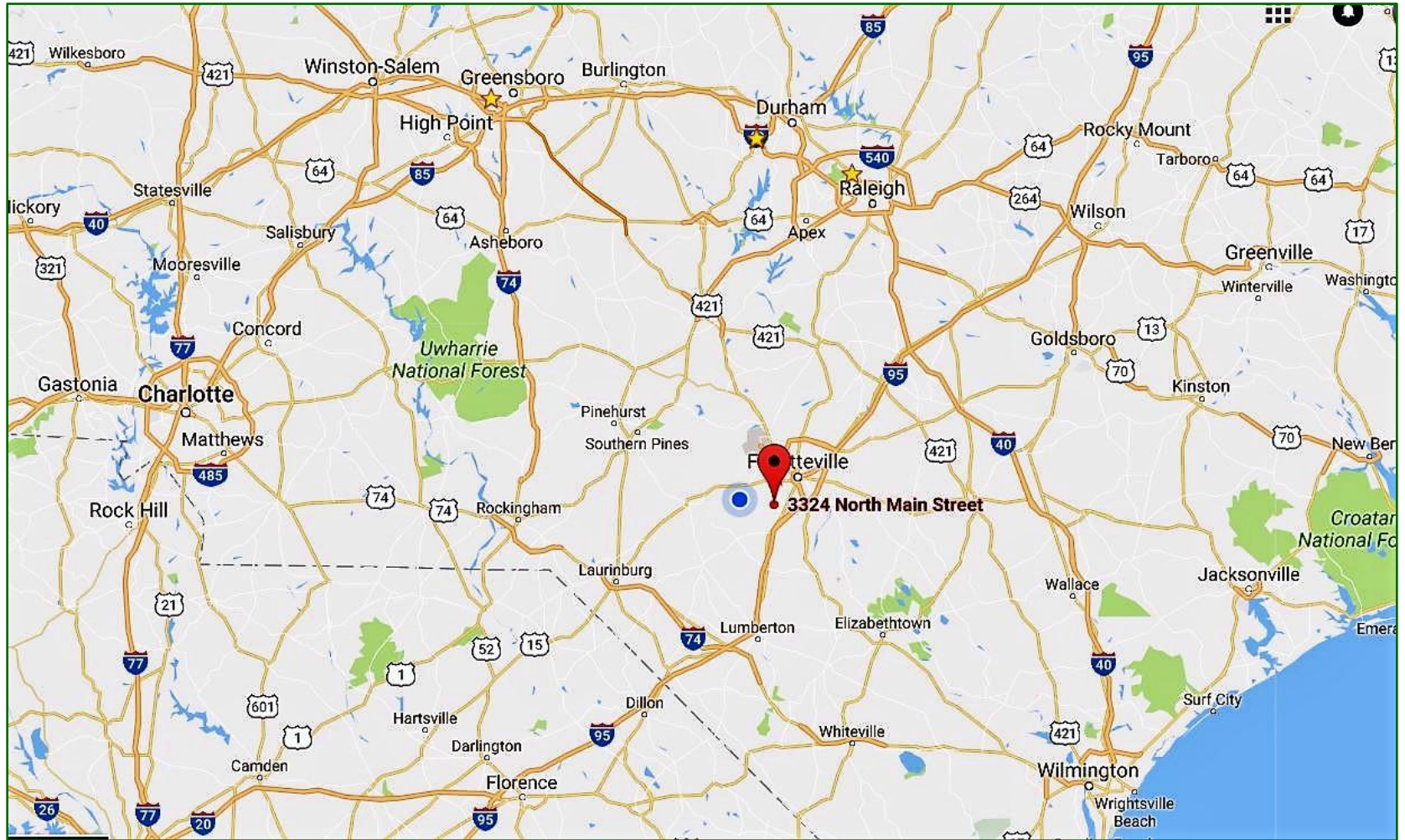


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