

RETAIL PROPERTY FOR LEASE

Eastside Shopping Center

1402 Clinton Rd, Fayetteville , NC 28301



for more information

NEIL GRANT

Principal / Broker

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

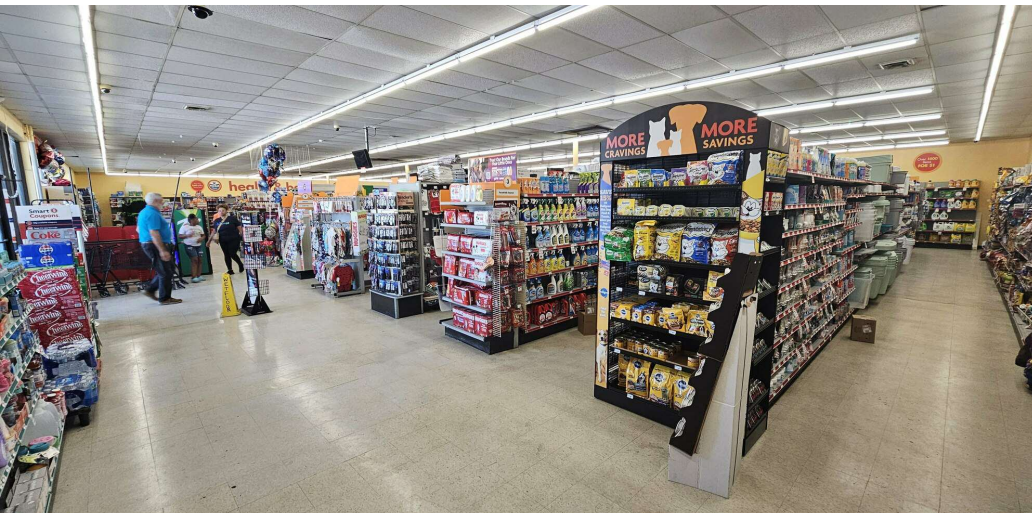
Available SF:	8,400 SF
Lease Rate:	\$7.00 SF/yr (NNN)
Lot Size:	4.2 Acres
Year Built:	1982
Building Size:	51,200 SF
Renovated:	2020
Zoning:	CC
Market:	Fayetteville
Submarket:	East Fayetteville

Property Description

This expansive 8,400-square-foot retail space, located within The Eastside Shopping Center, is perfectly suited for large box retailers or multiple service users. The space offers a flexible interior layout to accommodate various retail formats, making it adaptable to a wide range of tenant needs. With a clean, modern façade and high visibility from major roadways, this property maximizes exposure for tenants seeking to make a strong market presence. Ample parking ensures a seamless experience for customers, while the site's placement within a high-traffic center anchored by Harbor Freight Tools further elevates its appeal. This retail hub is ideal for tenants looking to capitalize on strong foot traffic and a collaborative retail environment.

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ADDITIONAL PHOTOS



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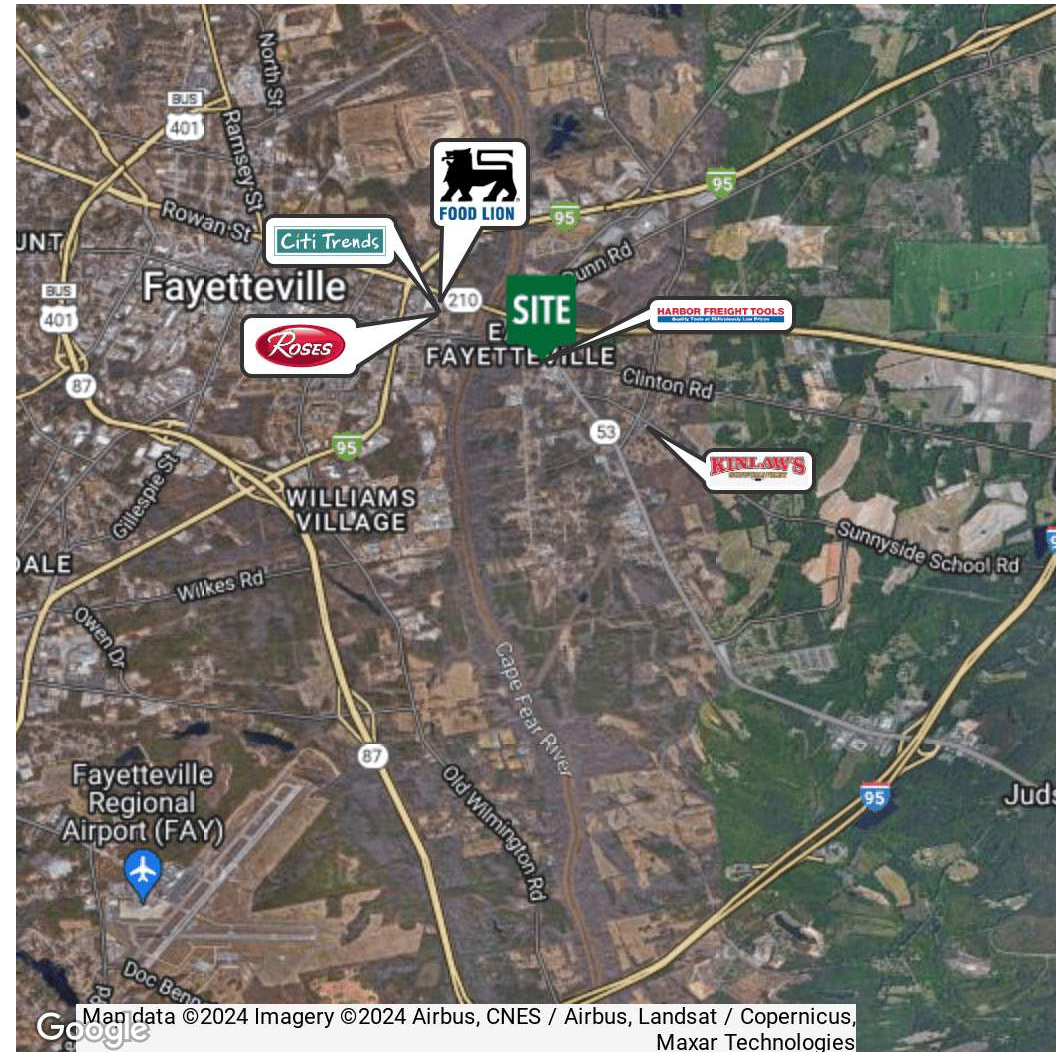
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,511	64,448	238,471
Average Age	37	41	38
Average Age (Male)	33	39	36
Average Age (Female)	40	42	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,070	26,932	95,508
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$45,992	\$69,400	\$75,262
Average House Value	\$151,124	\$236,868	\$204,509

Demographics data derived from AlphaMap



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