

**1707 OWEN DRIVE**  
**Fayetteville, NC 28304**



**FOR LEASE | RETAIL OR OFFICE**





**BUILDING INFORMATION**

<b>Building SF</b>	235,495 RSF
<b>Total Acreage</b>	±7.03 AC
<b>Year Built</b>	1974, full renovation 2024
<b>Property type</b>	Multifamily with commercial space
<b>Commercial Space</b>	±68,300 SF total
<b>Space Available</b>	Lower Level - 11,000 SF First Floor - 18,400 SF Second Floor - 18,900 SF
<b>Date Available</b>	Ready to begin upfit Immediately
<b>Lease Rate</b>	Contact Broker

**AMENITIES**

- Located on Owen Drive with high traffic frontage - 44,000 AADT
- Built to Suit spaces - can be subdivided or combined
- Storefront retail/office space
- Adjacent to ±250 apartments
- Building and billboard signage available
- Abundant on-site parking
- Highly commercial area
- Within walking distance to Cape Fear Valley Medical Center, with over 7,000 employees and 300 residents in training.
- Less than 4 miles from Downtown Fayetteville and Segra Stadium
- Ideal space for personal services, gym, restaurant, office, medical office, or entertainment
- 11,000 SF lower level can be leased for storage



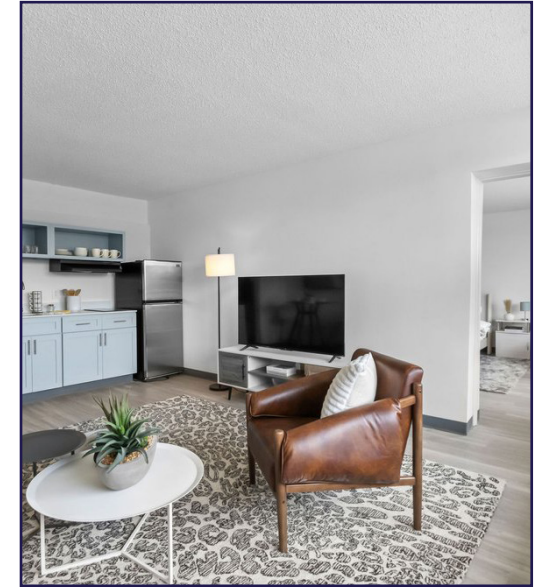
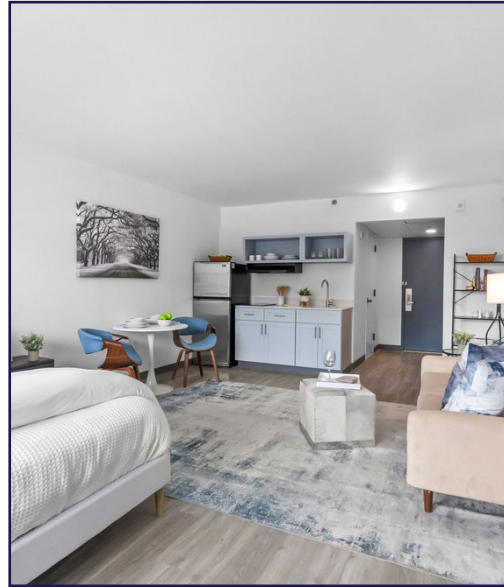
## About Good Homes Bordeaux

Through adaptive reuse, GoodHomes utilizes existing buildings and infrastructure to create beautiful, vibrant apartment communities at a fraction of the cost of ground-up development. As a result, GoodHomes is able to keep rents at attainable levels for Americans earning 80% - 120% Area Median Income (AMI), which accounts for roughly 40% of the country and make up the “workforce housing” category.

GoodHomes Bordeaux is a 255-unit apartment community in Fayetteville, North Carolina, featuring a mix of 205 large studios and 50 one bedroom units with spacious balconies.

The property features a clubhouse/game room, co-working space, fitness & wellness center and tenant storage room. Additional amenities include a pool and a BBQ/picnic area.

- Leasing began October 2024
- Projected 12-month lease up schedule
- Resident waitlist for 6-story tower
- Tenants include healthcare workers, military personnel, students and first responders



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	7,116	57,099	141,174
<b>DAYTIME POPULATION</b>	24,338	84,212	183,971
<b>WORKERS</b>	20,441	52,907	141,469
<b>RESIDENTS</b>	3,897	31,305	79,258
<b>HOUSEHOLDS</b>	3,345	24,282	59,004
<b>AVG HH INCOME</b>	\$ 74,477	\$ 81,306	\$ 76,257
<b>MEDIAN AGE</b>	41.3	38.3	36.0





SITE PLAN



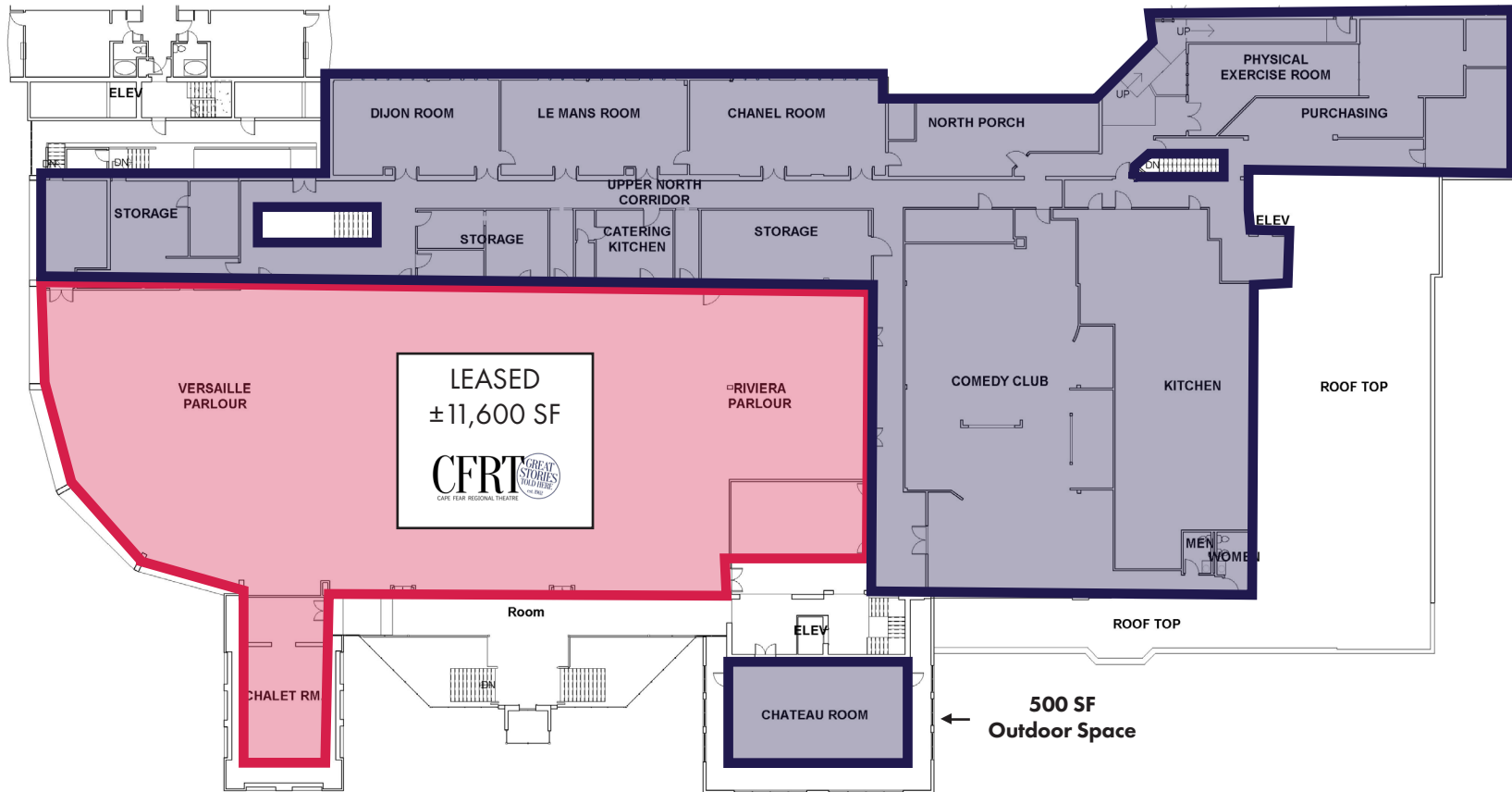
**GREYSON TAVOLACCI** C: 919.455.3995 | O: 919.582.3141 | gtavolacci@apgcre.com  
**COLBY MITCHELL** C: 919.500.1262 | O: 919.582.3141 | cmitchell@apgcre.com



Visit our website for more information.

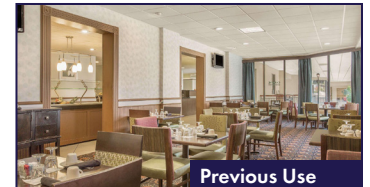
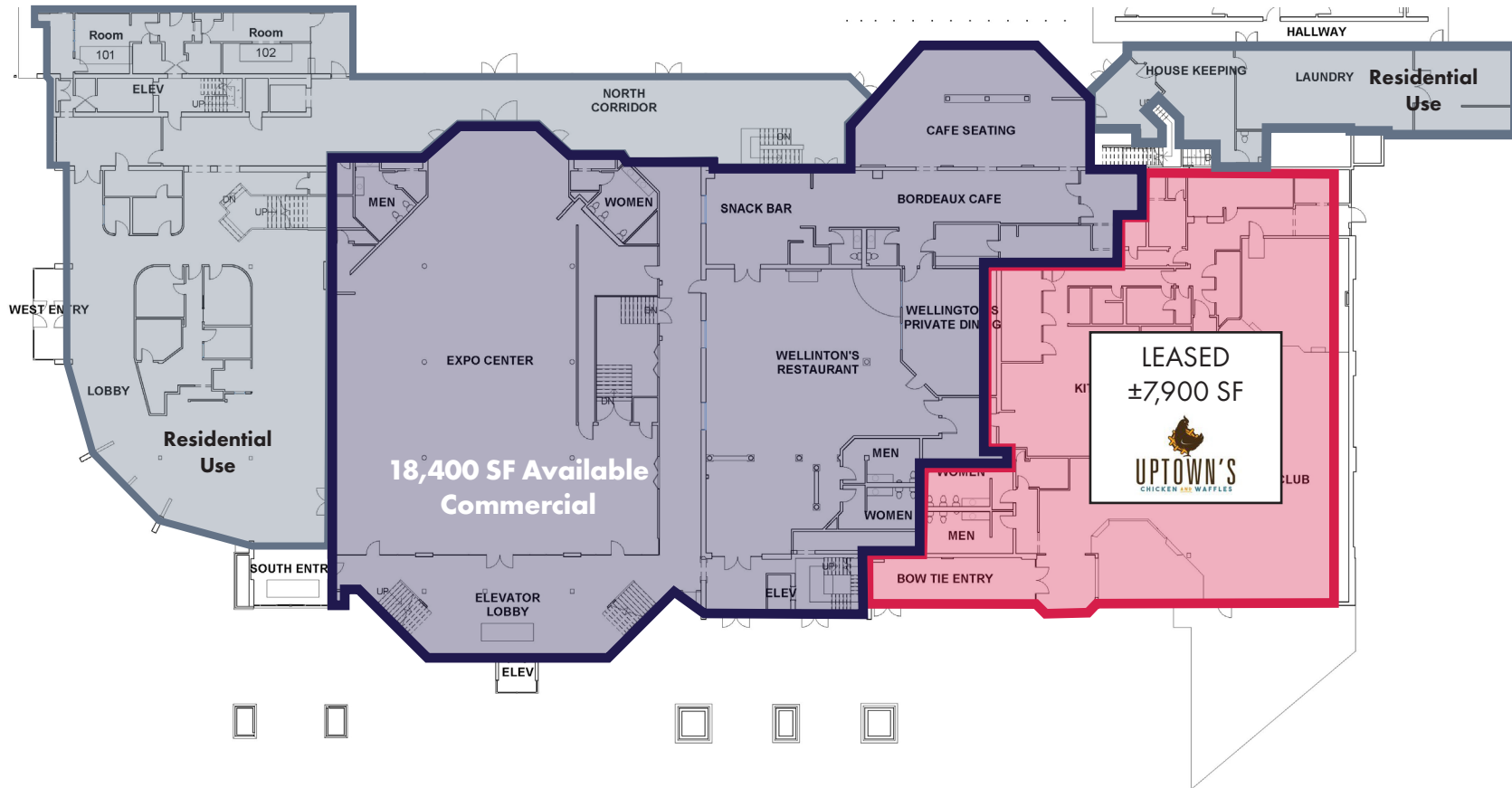


FLOOR PLAN - SECOND FLOOR



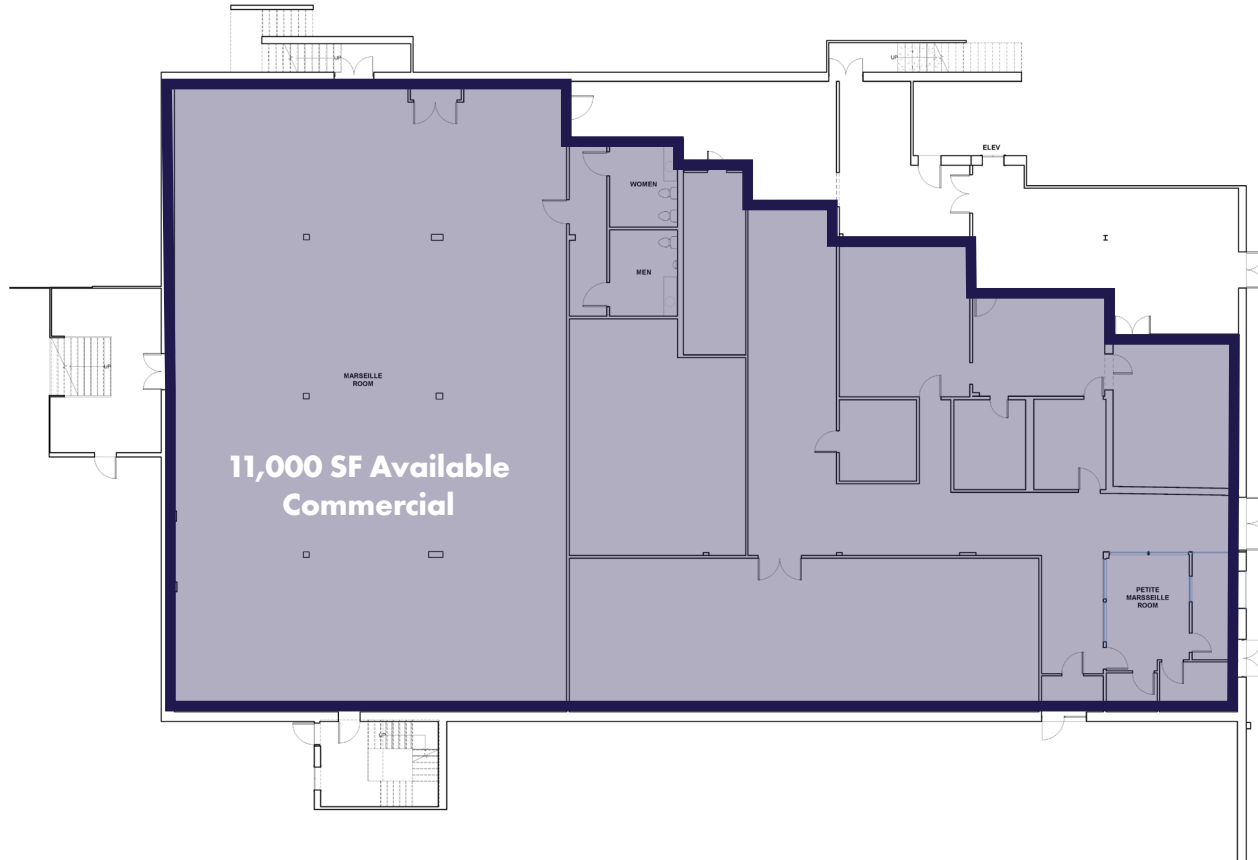


## FLOOR PLAN - FIRST FLOOR





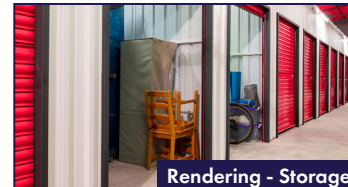
FLOOR PLAN - LOWER LEVEL



Previous Use



Rendering - Storage



Rendering - Storage



Rendering - Storage

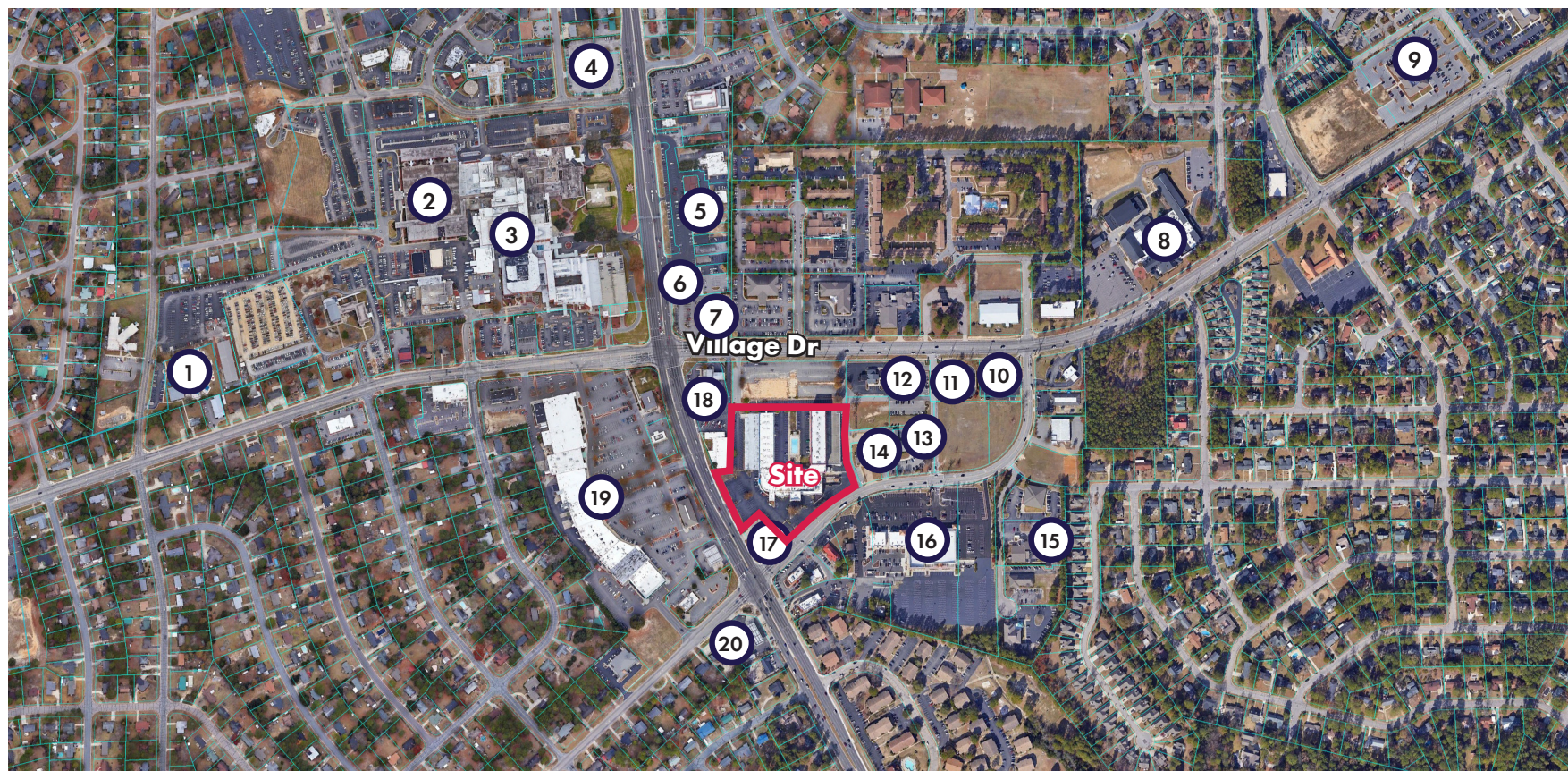
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SITE AERIAL

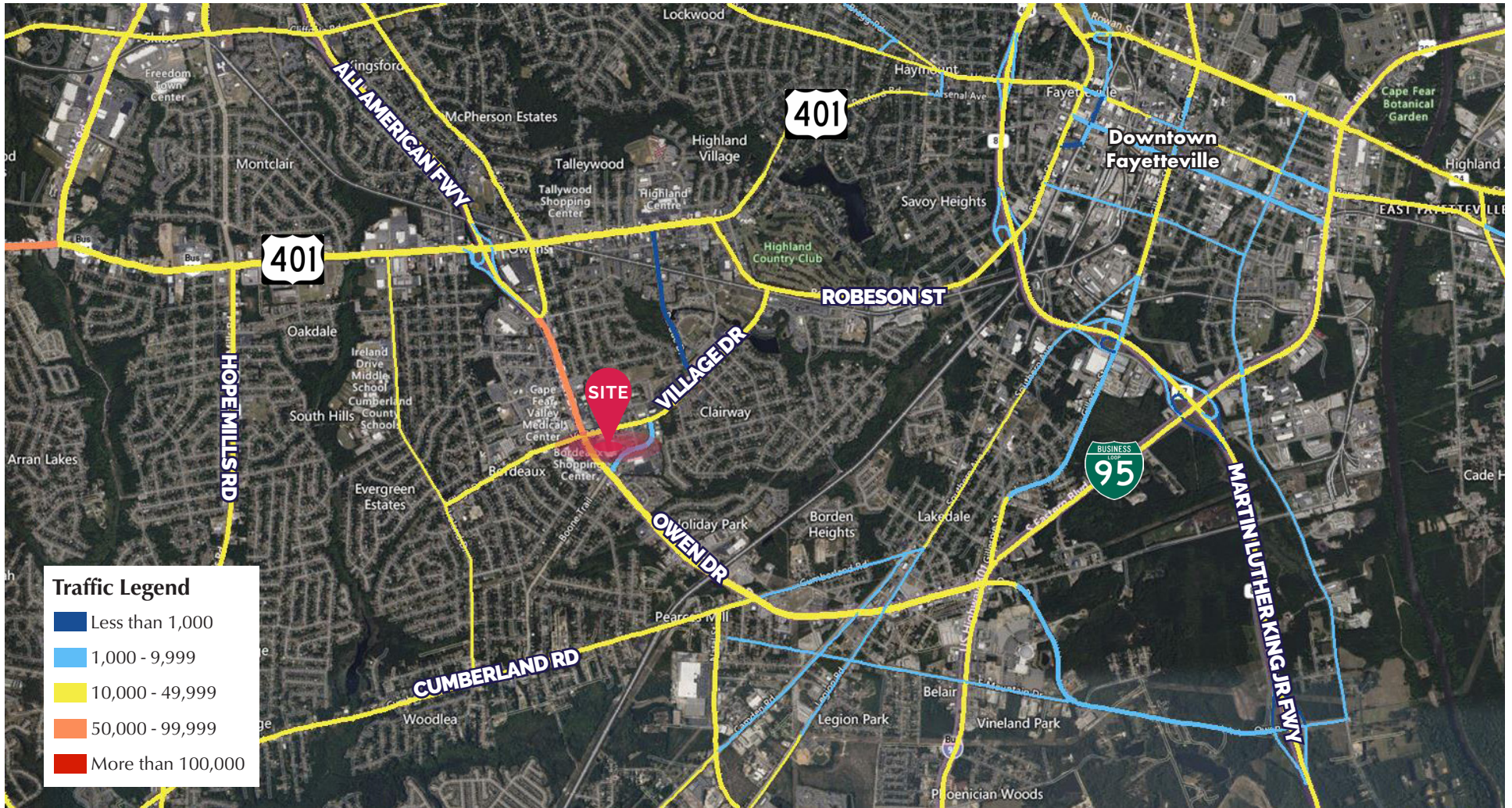


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|------------------------------------|--------------------------------|---------------------------------------|--------------------------------|-------------------------|
| 1. First Adventures Child Care     | 5. Medical Offices             | 9. Wounded Warrior Project            | 13. Truist Bank                | 17. Exxon Short Stop    |
| 2. Cape Fear Rehab Center          | 6. Subway                      | 10. Bank of America                   | 14. Fayetteville Fire Station  | 18. First Citizens Bank |
| 3. Cape Fear Valley Medical Center | 7. Walgreen's                  | 11. Fidelity Bank                     | 15. Cape Fear General Surgery  | 19. Bordeaux Center     |
| 4. CVS                             | 8. St. Patrick Catholic School | 12. Bragg Mutual Federal Credit Union | 16. The Shoppes at Boone Trail | 20. Circle K            |





Location Map





Property Photos



Delivery area



Lower Level Current



Main Entrance Remodel



First Floor Current



Second Floor Current

