

# Publix #1575 - Tallywood

3114 Raeford Road  
Fayetteville, NC 28303  
Lat 35.045, Long -78.932

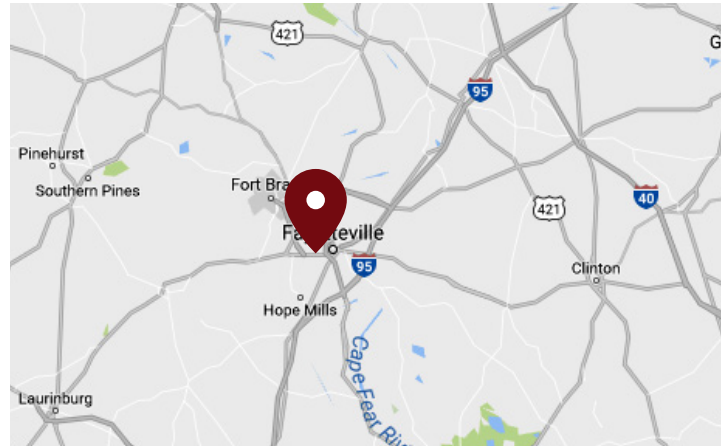
FOR LEASE



1,400 - 2,800 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Publix-anchored Center Located in Fayetteville, NC, Drawing an Average of 108,000 Visitors per Month
- Exceptional Exposure and Easy Access along a Heavily Trafficked, Regional Retail Corridor Accommodating a Combined Traffic Count of Almost 60,000 VPD
- Close Proximity to Fort Liberty (formerly Fort Bragg), the Largest US Army Base in the World Based on Population, Serves a Population of over 280,000 Including more than 50,000 Active Military and their Family Members
- Within 1.3 Miles from Cape Fear Valley Medical Facility, a 678-Bed Regional Medical Center with over 400K Square Feet of Additional Medical Surrounding the Hospital
- Convenient to All American Parkway and Cross Creek Mall Featuring Super Regional Shopping



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,920	57,660	146,380
Daytime Population	13,970	102,080	194,359
Total Households	2,975	25,004	62,339
Avg. HH Income	\$95,021	\$72,983	\$67,613

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

## Melody Holley

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6400 Powers Ferry Road, Suite 300, Atlanta, GA

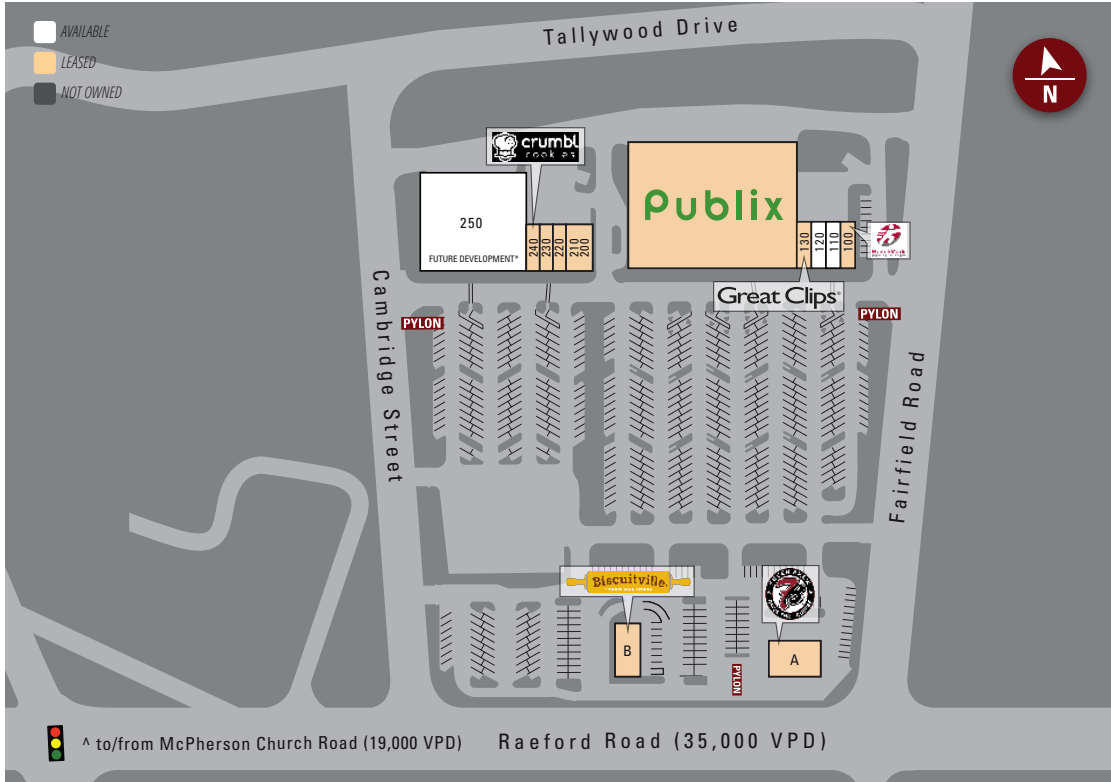
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www.crossmanco.com

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## SITE PLAN

Suite	Tenant	Size
100	BenchMark Physical Therapy	1,400
110	AVAILABLE	1,400
120	AVAILABLE	1,400
130	Great Clips	1,400
140	Publix	49,098
200-210	Grand Nails Salon	2,800
220	Mochinut	1,400
230	Sharetea	1,400
240	Crumbl Cookies	1,400
OPA	7Brew	1.15 AC
OPB	Biscuitville	1.08 AC

TOTAL 61,698



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Crossman & Company

[www.crossmanco.com](http://www.crossmanco.com)

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **352,000**

EST. # OF VISITS ANNUALLY

 **1.7 Million**

AVG. VISITS / CUSTOMER

 **4.85**

AVG. LENGTH-OF-STAY / VISIT

 **30 MIN**

TOP 3 DAYS



Saturday	302,017
Friday	266,634
Sunday	232,237

# OF VISITS

TOP 3 HOURS

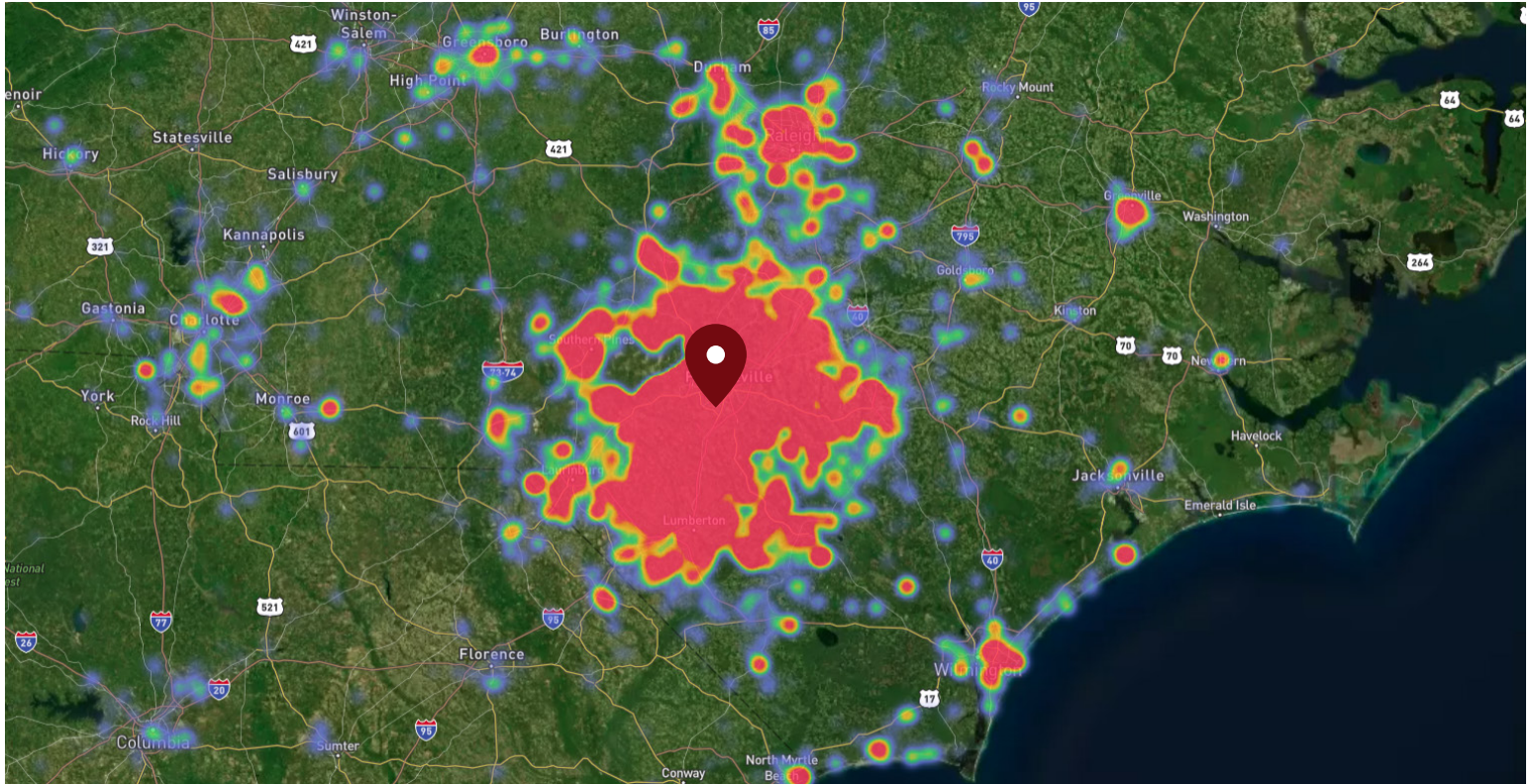


12-1 PM	259,601
1-2 PM	248,045
5-6 PM	240,711

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) May 1, 2023 - April 30, 2024

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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