

RETAIL PROPERTY FOR SALE

4600-4610 Bragg Boulevard

4600-4610 Bragg Boulevard, Fayetteville, NC 28303



for more information

RICHARD L. FOX III, ESQ.

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

Nuri Plaza 4600-4610 BRAGG BOULEVARD, FAYETTEVILLE, NC

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,850,000
Building Size:	30,177 SF
Lot Size:	3.64 Acres
Price / SF:	\$127.58
Cap Rate:	4.44%
NOI:	\$170,823
Occupancy:	45%
Year Built:	2000
Renovated:	2013

PROPERTY OVERVIEW

Nuri Plaza is a 30,177 SF two-tenant commercial property located on 3.64 acres at 4600 and 4610 Bragg Boulevard in Fayetteville's North Fayetteville submarket. Constructed in 2000 and remodeled in 2013, the building is fully sprinklered and offers 105 parking spaces, prominent pylon signage, and Community Commercial (CC) zoning that accommodates a broad range of retail, service, and office uses. The 13,634 SF suite at 4600 Bragg Boulevard is occupied by Talecris Plasma Resources, a long-term tenant that has operated at the property since 2013 and has approximately seven years of remaining lease term, including renewals, with a current rental rate of \$14,235.27 per month NNN and annual NOI of \$170,823. The 16,543 SF suite at 4610 Bragg Boulevard is currently owner-occupied and is expected to be delivered vacant upon sale or lease, creating an opportunity for an owner-user, new tenant, or investor seeking additional lease-up potential. The combination of established in-place income, substantial available space, flexible commercial zoning, and visibility along Bragg Boulevard offers investors and users multiple paths to maximize the property's value.

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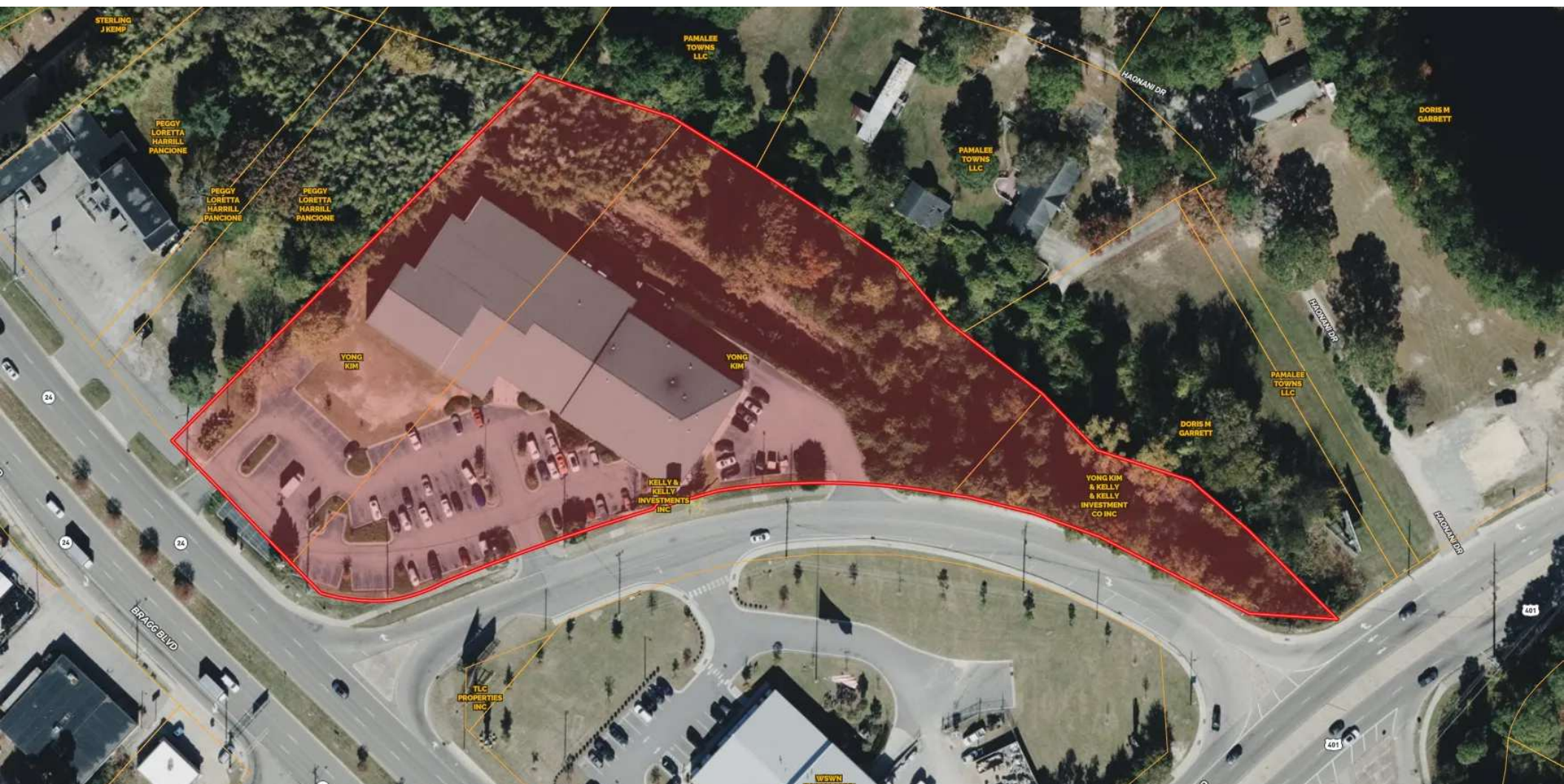


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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
4600	Talecris Plasma Resources, Inc.	13,634 SF	45.18%	\$12.53	\$170,823	5/15/2013	1/31/2032
4610	Owner-Occupied	16,543 SF	54.82%	-	-	-	-
TOTALS		30,177 SF	100%	\$12.53	\$170,823		
AVERAGES		15,089 SF	50%	\$12.53	\$170,823		

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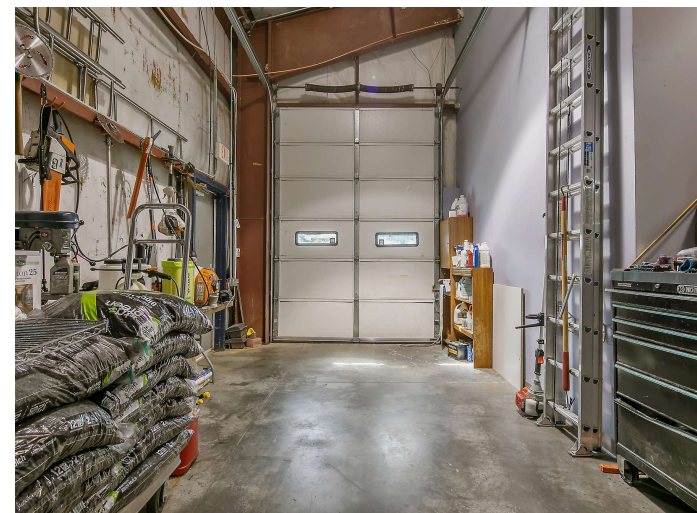
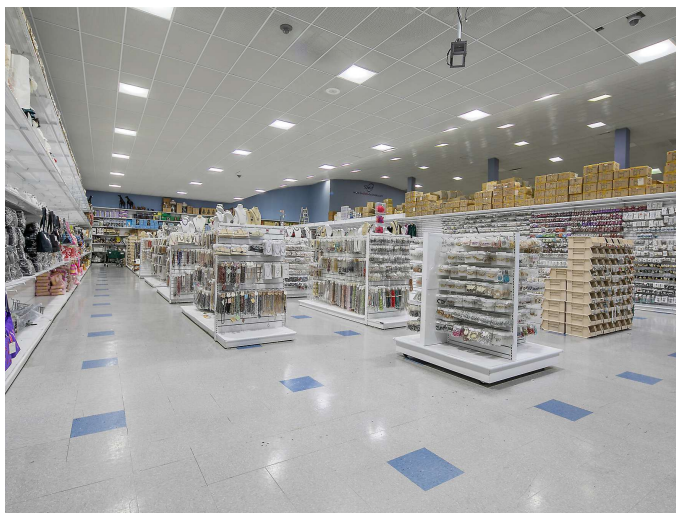
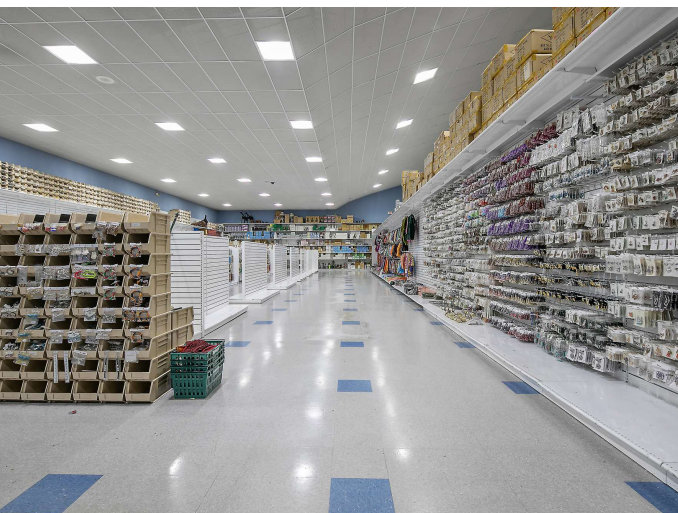
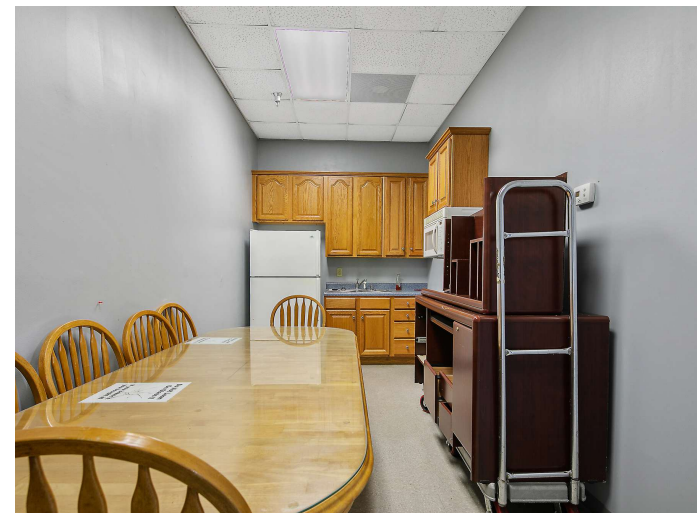
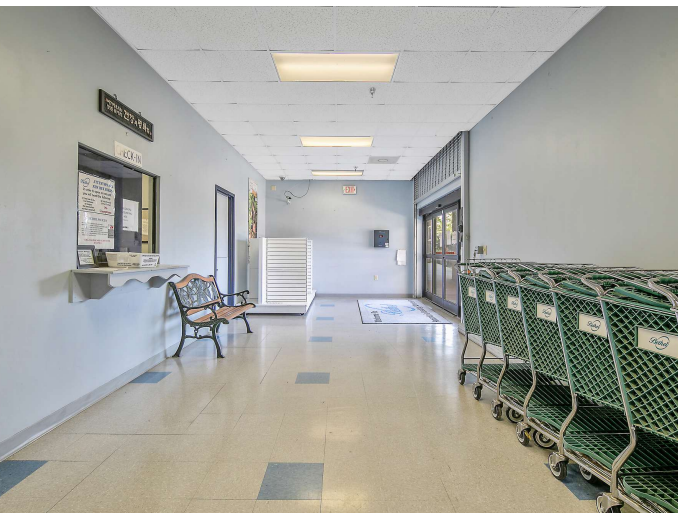
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ADDITIONAL PHOTOS



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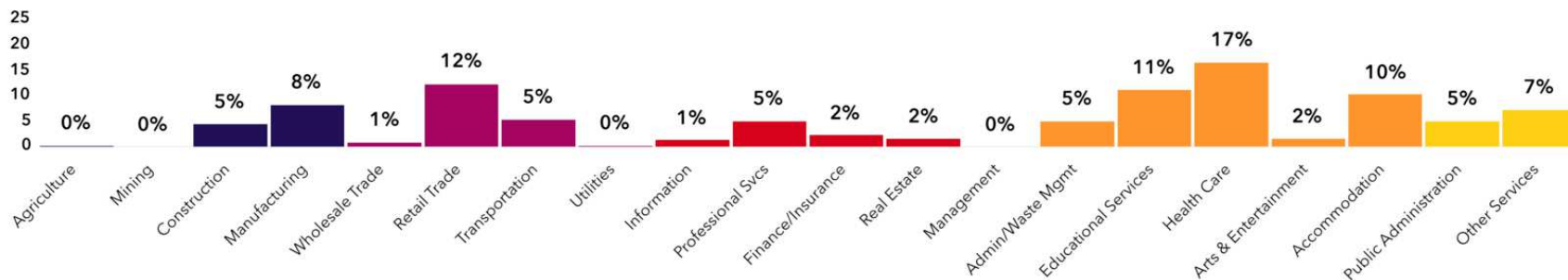
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54,369
Total Population



Population



61,660
Daytime Population

\$57,898
Median HH Income



Income



\$36,671
Per Capita Income

24,210
Total Households



Housing



27,159
Total Housing Units

\$213,119
Median Home Value



Homes



43.7%
Home Ownership

34.7
Median Age



People



Tapestry Segment

Demographics

**4600 Bragg Blvd, Fayetteville, North Carolina,
28303**



5%

No HS Diploma



26%

HS Graduate



37%

Some College



32%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2026 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026).

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