



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
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NEW RETAIL CENTER FOR LEASE

## THE SHOPPES AT RAMSEY

4251 Ramsey St, Fayetteville, NC 28311

*for more information*

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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### OFFERING SUMMARY

<b>Available SF:</b>	Suite 101 - 1,533 SF
<b>Lease Rate:</b>	\$28.00 SF/yr (NNN)
<b>Lot Size:</b>	1.77 Acres
<b>Year Built:</b>	2017
<b>Building Size:</b>	14,400
<b>Zoning:</b>	CC
<b>Submarket:</b>	North Fayetteville
<b>Traffic Count:</b>	33,500

### PROPERTY OVERVIEW

Join Anytime Fitness, Massage Envy, Ideal Dental, and Marco's Pizza at the new Shoppes at Ramsey. The Shoppes at Ramsey is a new retail center along the busy Ramsey St corridor in north Fayetteville. The center is 14,400 SF with one space available which is 1,533 SF. \*\*\*No Tobacco Shops or Vape Shops\*\*\*

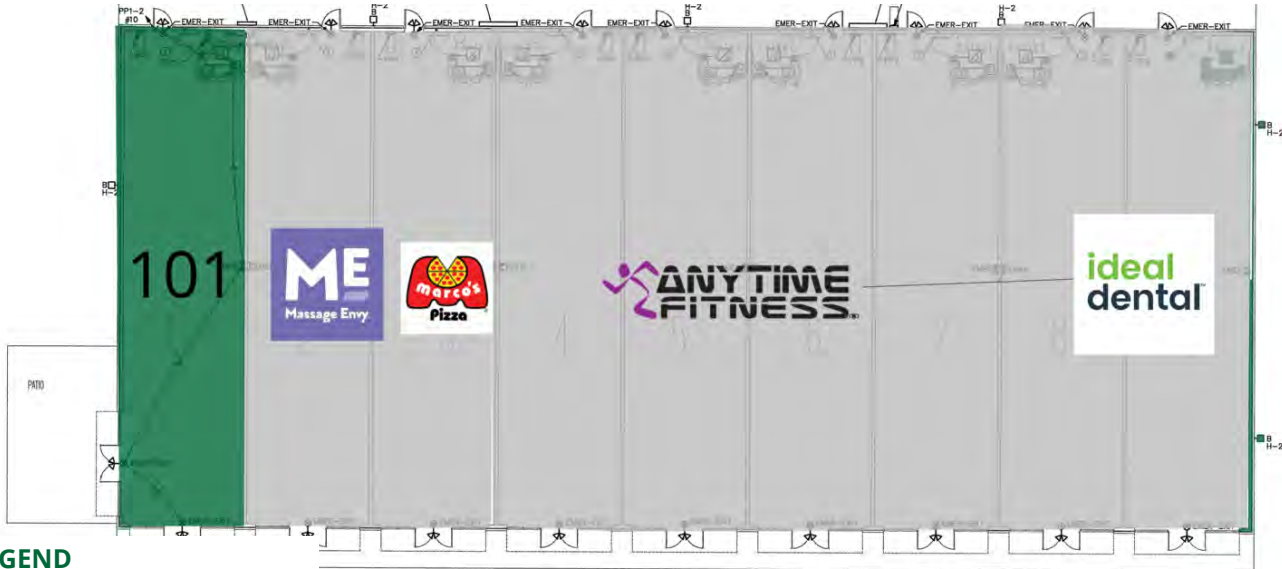
The Shoppes at Ramsey is a recently constructed shopping center located along busy Ramsey St in the northeast submarket of Fayetteville, NC and is surrounded by many businesses and retailers to include a Fairfield Inn & Suites directly behind the retail center. Methodist University is less than a mile to the north while Fayetteville State University is just a few miles south. Within a three mile radius the population is 40,352 with an average household income of \$68,134.

*for more information*

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PLANS



**LEGEND**

Available
Available Soon
Unavailable

LIGHTING PLAN

**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,533 SF	Lease Rate:	\$28.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE
Suite 101	Available Soon	1,533 SF	NNN	\$28.00 SF/yr

for more information

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Google

Map data ©2023 Imagery ©2023, Maxar Technologies, USDA/FPAC/GEO

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LOCATION MAPS



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# Executive Summary

4251 Ramsey St, Fayetteville, North Carolina, 28311  
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.11892  
Longitude: -78.88074

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	5,602	38,119	69,984
2020 Population	5,639	40,374	71,741
2023 Population	5,673	40,401	71,990
2028 Population	5,699	40,352	72,301
2010-2020 Annual Rate	0.07%	0.58%	0.25%
2020-2023 Annual Rate	0.19%	0.02%	0.11%
2023-2028 Annual Rate	0.09%	-0.02%	0.09%
2023 Male Population	47.3%	47.0%	47.4%
2023 Female Population	52.7%	53.0%	52.6%
2023 Median Age	39.3	36.6	36.7

In the identified area, the current year population is 71,990. In 2020, the Census count in the area was 71,741. The rate of change since 2020 was 0.11% annually. The five-year projection for the population in the area is 72,301 representing a change of 0.09% annually from 2023 to 2028. Currently, the population is 47.4% male and 52.6% female.

### Median Age

The median age in this area is 36.7, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	37.8%	30.7%	36.1%
2023 Black Alone	44.1%	52.6%	47.4%
2023 American Indian/Alaska Native Alone	1.0%	0.9%	1.1%
2023 Asian Alone	2.5%	2.4%	2.4%
2023 Pacific Islander Alone	0.4%	0.3%	0.3%
2023 Other Race	4.4%	3.8%	3.7%
2023 Two or More Races	9.8%	9.1%	9.0%
2023 Hispanic Origin (Any Race)	10.5%	10.0%	9.7%

Persons of Hispanic origin represent 9.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.9 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	59	48	53
2010 Households	2,052	15,647	28,603
2020 Households	2,487	17,028	29,738
2023 Households	2,540	17,235	30,174
2028 Households	2,588	17,420	30,719
2010-2020 Annual Rate	1.94%	0.85%	0.39%
2020-2023 Annual Rate	0.65%	0.37%	0.45%
2023-2028 Annual Rate	0.38%	0.21%	0.36%
2023 Average Household Size	2.17	2.27	2.28

The household count in this area has changed from 29,738 in 2020 to 30,174 in the current year, a change of 0.45% annually. The five-year projection of households is 30,719, a change of 0.36% annually from the current year total. Average household size is currently 2.28, compared to 2.31 in the year 2020. The number of families in the current year is 17,508 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



# Executive Summary

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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	19.7%	21.0%	23.1%
<b>Median Household Income</b>			
2023 Median Household Income	\$56,180	\$48,891	\$48,628
2028 Median Household Income	\$64,046	\$55,313	\$54,867
2023-2028 Annual Rate	2.66%	2.50%	2.44%
<b>Average Household Income</b>			
2023 Average Household Income	\$75,417	\$68,134	\$70,889
2028 Average Household Income	\$88,474	\$79,474	\$81,766
2023-2028 Annual Rate	3.25%	3.13%	2.90%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$33,214	\$29,145	\$30,098
2028 Per Capita Income	\$39,532	\$34,379	\$35,332
2023-2028 Annual Rate	3.54%	3.36%	3.26%
<b>GINI Index</b>			
2023 Gini Index	40.5	44.1	45.1
<b>Households by Income</b>			
Current median household income is \$48,628 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$54,867 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$70,889 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$81,766 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$30,098 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$35,332 in five years, compared to \$47,525 for all U.S. households			
<b>Housing</b>			
2023 Housing Affordability Index	117	110	100
2010 Total Housing Units	2,435	17,746	32,562
2010 Owner Occupied Housing Units	1,208	7,979	14,383
2010 Renter Occupied Housing Units	844	7,668	14,220
2010 Vacant Housing Units	383	2,099	3,959
2020 Total Housing Units	2,667	18,838	33,350
2020 Vacant Housing Units	180	1,810	3,612
2023 Total Housing Units	2,703	19,025	33,781
2023 Owner Occupied Housing Units	1,272	7,796	14,020
2023 Renter Occupied Housing Units	1,268	9,439	16,154
2023 Vacant Housing Units	163	1,790	3,607
2028 Total Housing Units	2,708	19,127	34,206
2028 Owner Occupied Housing Units	1,337	8,140	14,630
2028 Renter Occupied Housing Units	1,251	9,280	16,089
2028 Vacant Housing Units	120	1,707	3,487
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	47.6	45.8	45.3

Currently, 41.5% of the 33,781 housing units in the area are owner occupied; 47.8%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 33,350 housing units in the area and 10.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.40%. Median home value in the area is \$186,686, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 6.61% annually to \$257,093.

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