

LAND FOR SALE

225 S Eastern Blvd

225 S Eastern Blvd, Fayetteville, NC 28301



for more information

NEIL GRANT

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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Commercial Land For Sale

225 S EASTERN BLVD, FAYETTEVILLE, NC 28301

PROPERTY DETAILS & HIGHLIGHTS

Building Name	Commercial Land For Sale
Property Type	Land
Property Subtype	Retail
APN	0447-01-3000
Building Size	6,837 SF
Lot Size	0.38 Acres
Year Built	1998
Sale Price	\$ 119,000

Located at 225 S. Eastern Blvd., this 0.38-acre property offers excellent visibility along one of Fayetteville's most traveled corridors. Zoned Community Commercial (CC), the site accommodates a wide variety of retail, service, and mixed-use opportunities, making it versatile for investors or owner-users. The lot's frontage on Eastern Blvd. enhances signage potential and exposure to steady traffic. Additionally, the neighboring property at 227 S. Eastern Blvd. is available, allowing buyers the option to acquire both parcels for a larger development footprint. This flexible configuration makes the property suitable for a range of commercial applications, from small-scale retail to professional services.



- 0.38 acres on S. Eastern Blvd.
- Zoned Community Commercial (CC)
- High visibility and signage potential
- The adjacent parcel also available
- Easy access to I-95 Business and Hwy 24
- Minutes from downtown Fayetteville

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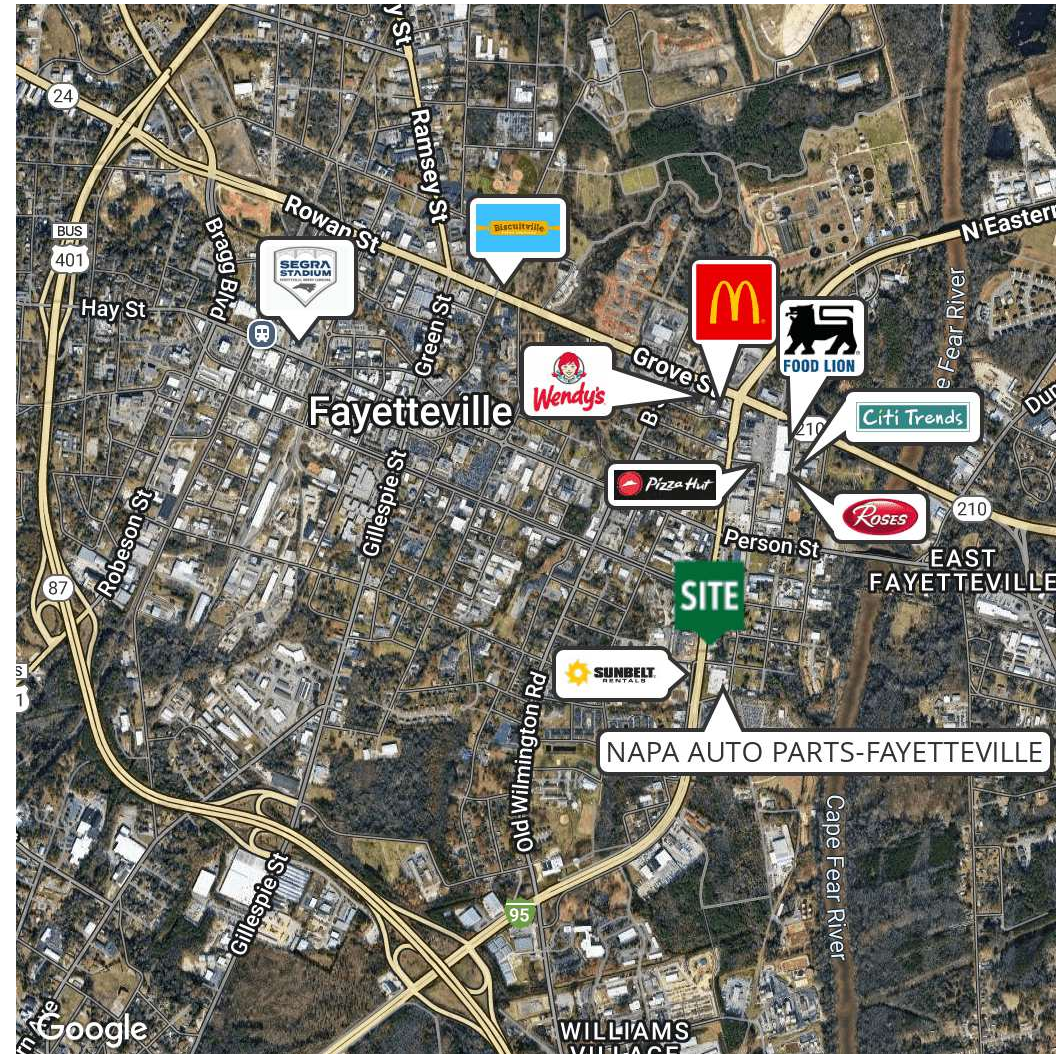
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,361	23,007	75,004
Average Age	39	41	41
Average Age (Male)	34	39	39
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,296	9,777	31,520
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$45,895	\$66,729	\$69,891
Average House Value	\$200,970	\$251,835	\$232,922

Demographics data derived from AlphaMap



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