

RETAIL PROPERTY FOR LEASE

Eastgate Shopping Center

1508 Clinton Road, Fayetteville, NC 28312



for more information

NEIL GRANT

Principal / 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



PROPERTY OVERVIEW

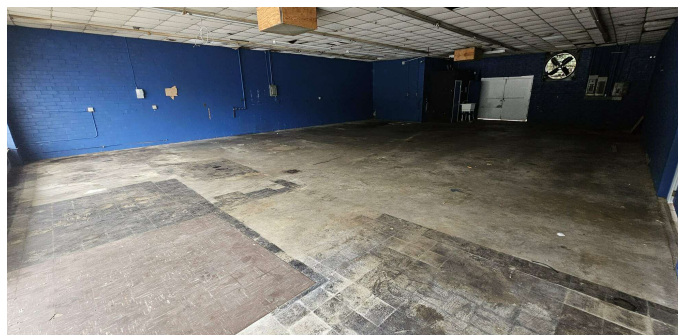
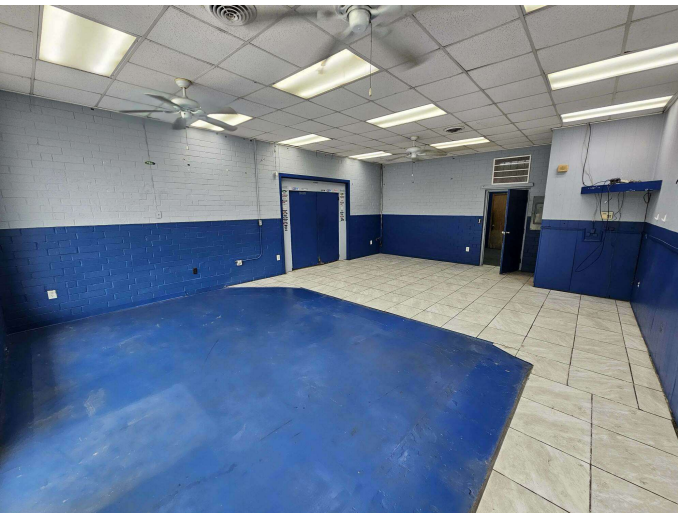
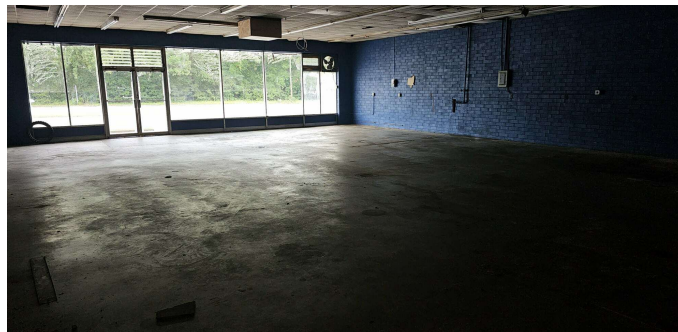
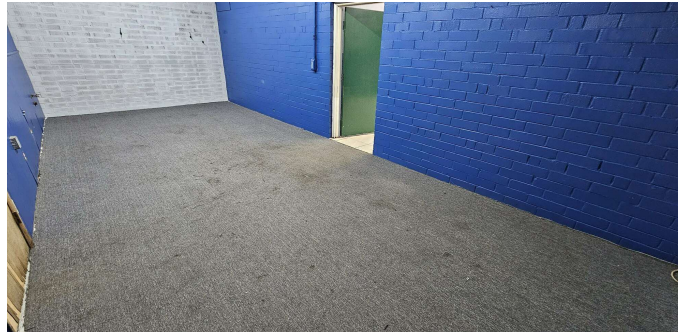
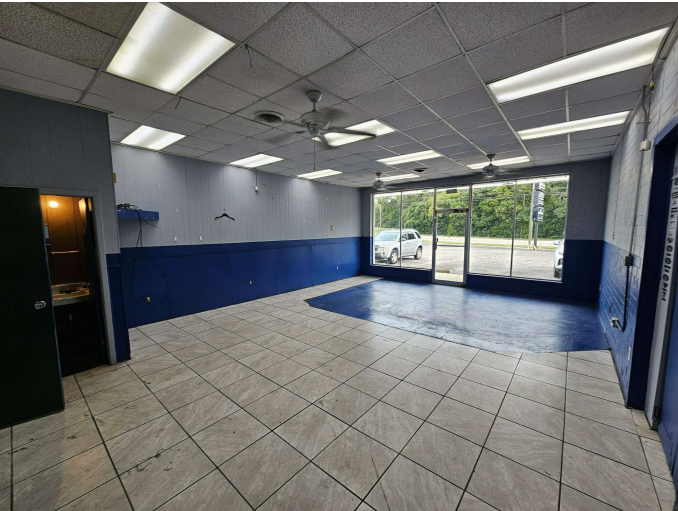
Available SF:	1,700 - 2,400 SF
Lease Rate:	\$9.00 SF/yr (NNN; MG)
Lot Size:	1.88 Acres
Year Built:	1968
Building Size:	20,800 SF
Renovated:	2022
Zoning:	CC
Market:	Fayetteville

property description

Eastgate Shopping Center offers prime retail, flex, and office space for lease at the highly visible intersection of Cedar Creek Road (Hwy 53) and Person Street/Clinton Road. Conveniently located near I-95, downtown Fayetteville, East Fayetteville, Fayetteville Regional Airport, and Fort Liberty Military Base, the property provides easy access to major transportation hubs. Available spaces include a 1,700 SF retail unit at 1516 Clinton Road, Suite A, a 2,400 SF flex space at 1516 Clinton Road, Suite B, and a 1,770 SF retail space at 1508 Clinton Road. While located in a flood zone, the site is strategically positioned to serve a wide range of businesses and customers in the region.

Eastgate Shopping Center
1508 CLINTON ROAD, FAYETTEVILLE, NC 28312

ADDITIONAL PHOTOS



for more information

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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	199	521	2,185
Average Age	38	38	37
Average Age (Male)	35	35	35
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	81	212	894
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$55,902	\$56,021	\$52,617
Average House Value	\$186,806	\$183,085	\$164,499

Demographics data derived from AlphaMap



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