

NEW RETAIL UNDER CONSTRUCTION

# Liberty Square

1205 Robeson St, Fayetteville, NC 28305

available

beer & wine shop  
*coming soon*

*for more information*

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)





## PROPERTY OVERVIEW

<b>Available SF:</b>	Suite 1205 - 2,446 SF
<b>Lease Rate:</b>	\$26.00 SF/yr (NNN)
<b>Lot Size:</b>	1.08 Acres
<b>Year Built:</b>	2025
<b>Building Size:</b>	4,972 SF
<b>Zoning:</b>	CC
<b>Amenities:</b>	Fayetteville
<b>Traffic Count:</b>	30,500

## property description

LIBERTY SQUARE - A NEW RETAIL CENTER at 1205 Robeson St in Fayetteville, NC. The center is 4,972 SF with the 2,446 SF endcap space remaining. The center has 20 parking spaces (4/1,000 SF ratio) and an overflow lot is also available as needed. The endcap can have a drive-thru and has a 1,500 gallon grease trap, making this a convenient location for breakfast and lunch users to serve the office workers in the 667,000 SF of office space that is within a one-mile radius of the center. The delivery condition is a cold, dark shell, and tenant improvement allowance is \$50.00+ per SF dependent on tenant credit and lease terms (a 10-year lease term is preferred).

The retail center will be located at the signalized intersection of Robeson St and Levy Dr just minutes from the historic Downtown Fayetteville, Segra Stadium, County Courthouse, Cape Fear Valley Medical Center, and the busy Raeford Rd commercial and office corridor. The traffic count along Robeson St is 30,500 cars per day. Within a three mile radius the daytime population is 93,576 with an average household income of \$80,084.





for more information

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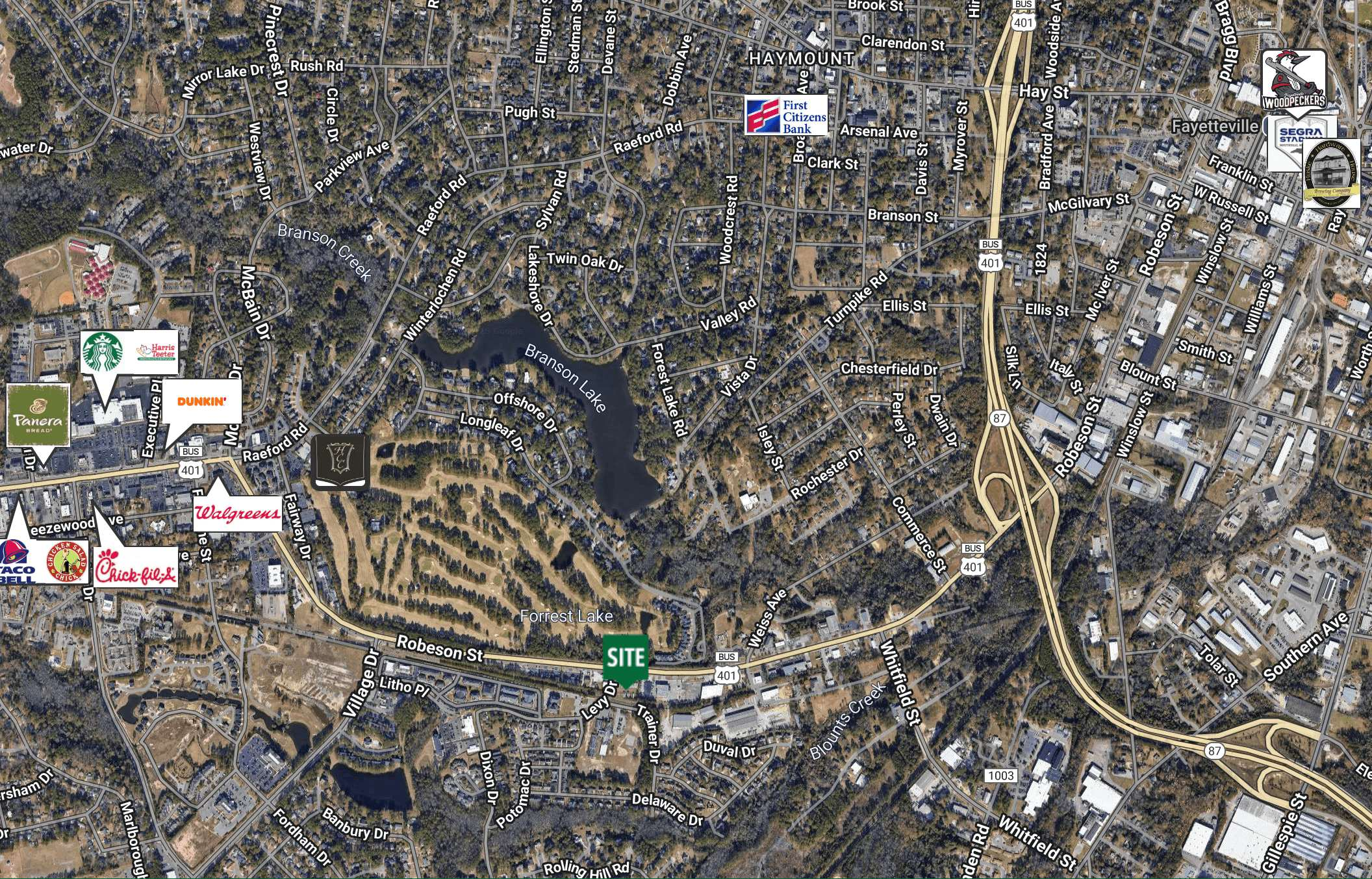
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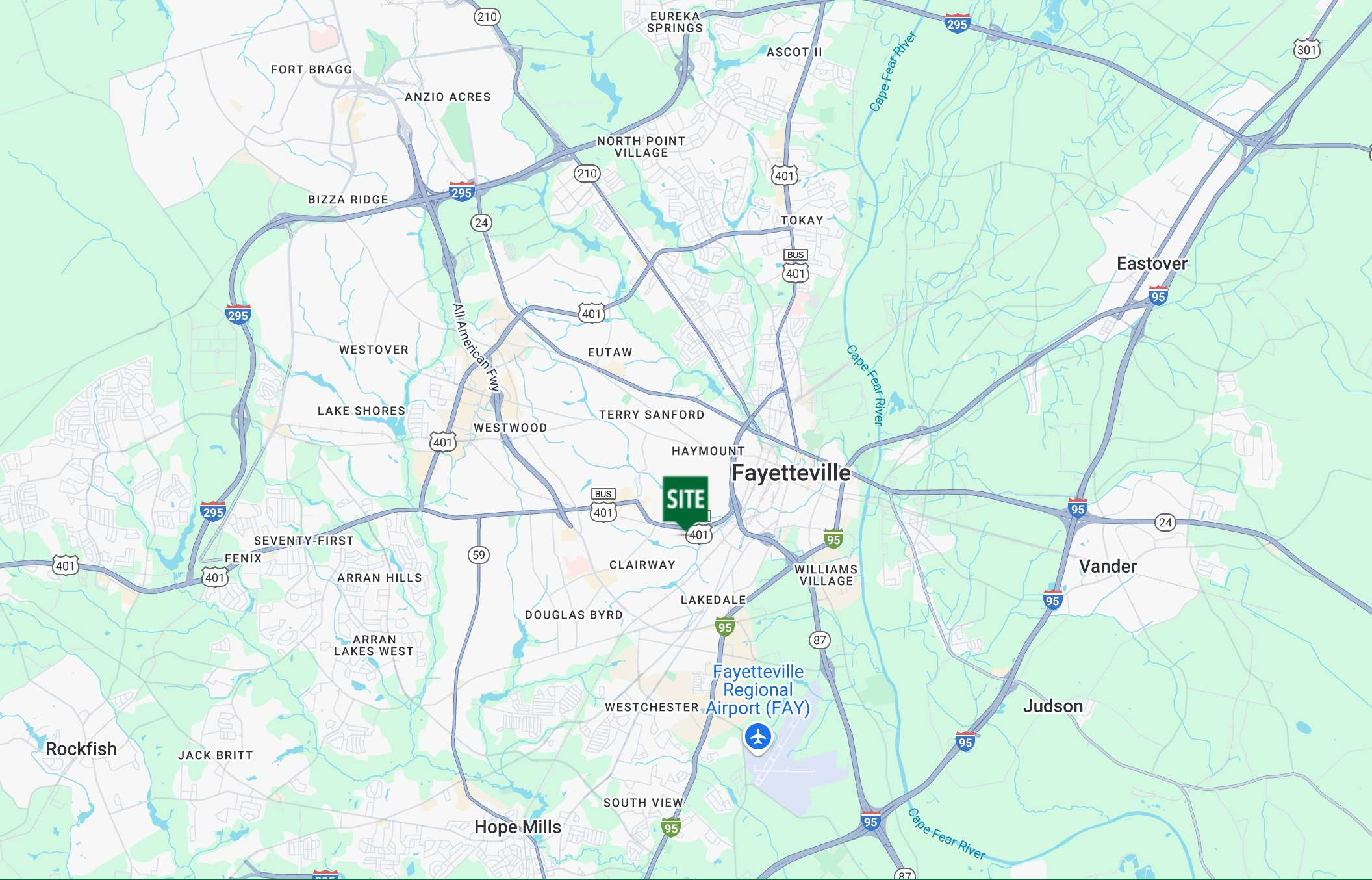
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Maxar Technologies





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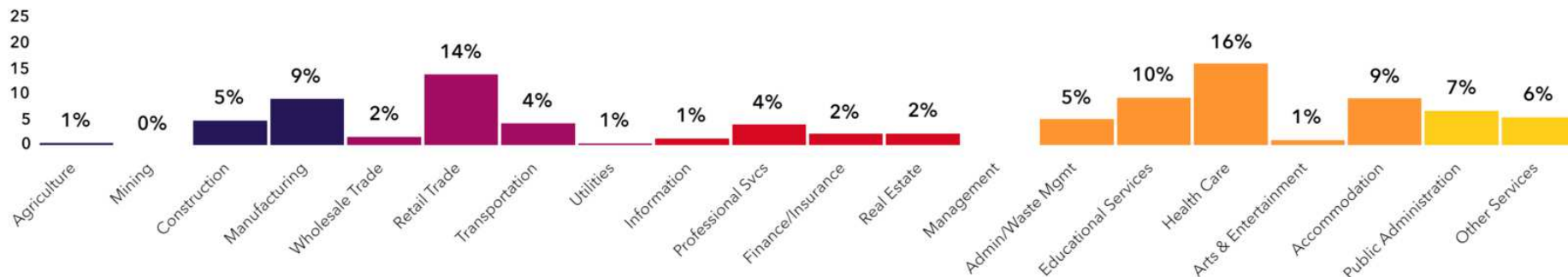
Cedar Creek  
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Map  
data  
©2025





45,302  
Total Population



## Population

93,576  
Daytime Population



\$54,259  
Median HH Income



## Income

\$34,528  
Per Capita Income



19,380  
Total Households



## Housing

21,806  
Total Housing Units



\$223,285  
Median Home Value



## Homes

50.4%  
Home Ownership



39.2  
Median Age



## People

Old and Newcomers  
Tapestry Segment



# Demographics

1205 Robeson St, Fayetteville, North Carolina,  
28305



9%

No HS Diploma



27%

HS Graduate



31%

Some College



33%

Degree or Higher

for more information

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028



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- #2 Best Place in America to Invest in Real Estate (Fortune, 2020)
- Top 50 Most Diverse Cities in America (Niche, 2020)
- Best Places for Business and Careers (Forbes, 2019)
- Top 50 Cheapest Places to Retire MSN Money, 2018)
- Most affordable housing in the USA for first-time home buyers (WalletHub, 2017)
- Vibrant downtown featuring museums, live music, & award-winning performing arts and cultural events
- Home of the International Folk Festival, Bi-Annual Dogwood Festival, When Pigs Fly All-American BBQ Festival, & more
- 520 Restaurants, breweries, wine bars, & more
- Professional & collegiate sporting events
- World-class golf courses



## Why Fayetteville?

**408,763**

*30-minute trade area*

**\$9.9B**

*total consumer spending*

**\$77,340**

*avg household income*

**6M+ SF**

*retail in area submarket*

*for more information*

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