



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



RETAIL PROPERTY FOR LEASE

FORMER WALMART NEIGHBORHOOD MARKET FOR SUBLEASE
3421 Murchison Rd, Fayetteville, NC 28311

for more information

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge

O: 910.829.1617 x202

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	41,921 SF
Lease Rate:	\$9.00 SF/yr (NNN)
Lot Size:	4.47 Acres
Year Built:	2015
Building Size:	41,921
Zoning:	CC
Submarket:	Murchison Rd
Master Lease Expiration:	November 2035

PROPERTY OVERVIEW

Now available for sublease is this former Walmart Neighborhood Market space along Murchison Rd close to Fort Bragg and many neighborhoods. The space is part of a larger shopping center that was completely renovated in 2015. The center has access and signage along both Murchison Rd and Pamalee Dr.

The Murchison Marketplace Shopping Center is located at the intersection of Murchison Rd (Hwy 210) and Pamalee Dr (Hwy 401 Business). The center is two miles from the I-295 interchange to the north and the gates of Fort Bragg, one of the largest military installations in the world, is about five miles to the north. Traffic counts on Pamalee Dr are at 21,000 daily and 17,000 daily on Murchison Rd. Within a three mile radius of the site the population is 50,472 with an average household income of \$61,651 and a daytime population of 52,500.

for more information

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Former Walmart Neighborhood Market for Sublease
3421 MURCHISON RD, FAYETTEVILLE, NC 28311

ADDITIONAL PHOTOS



for more information

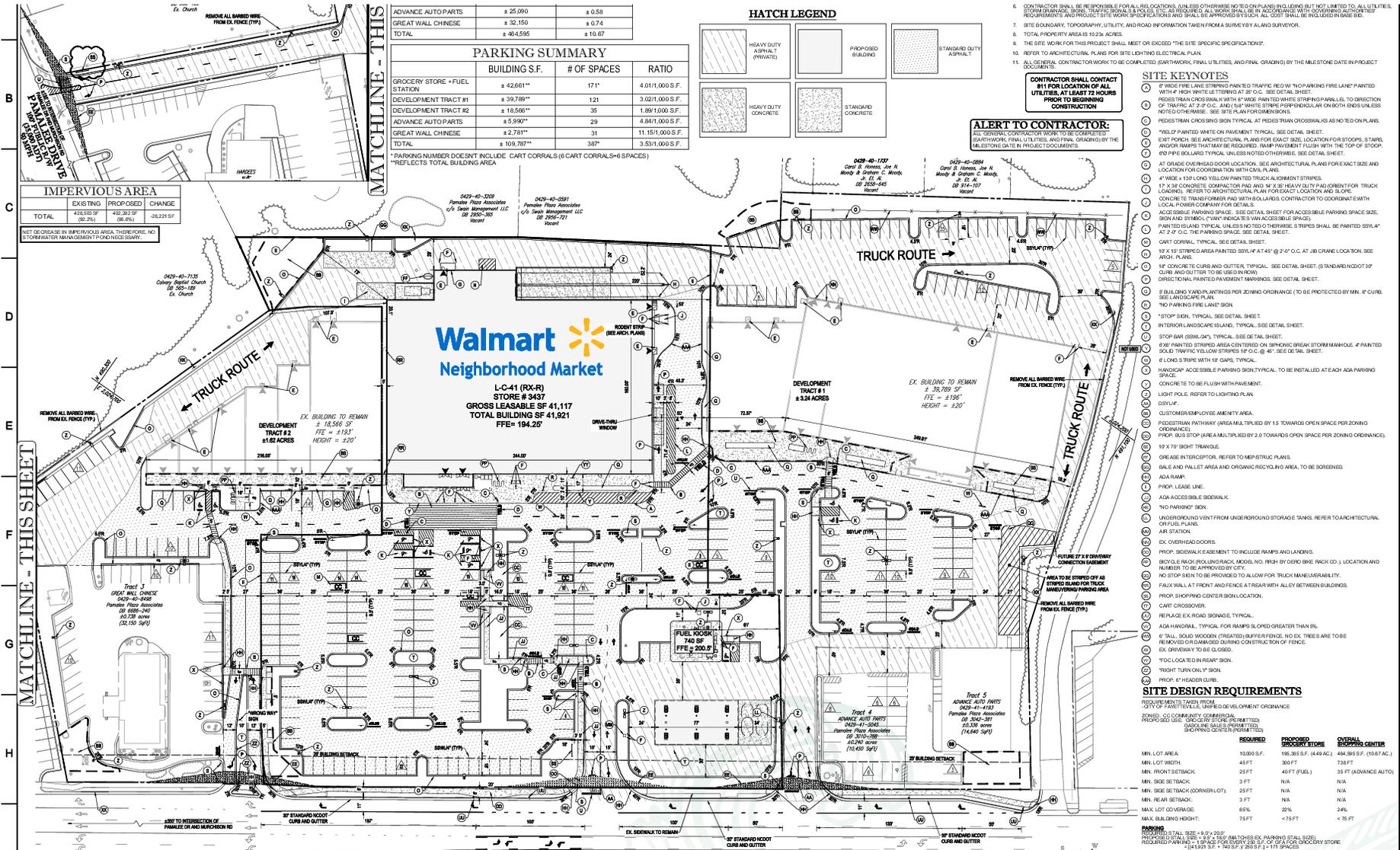
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△	AS-BUILT REVISIONS 10/27/15	B48
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SITE PLAN
MURCHISON MARKETPLACE SHOPPING CENTER
FAYETTEVILLE, CUMBERLAND COUNTY, NC
FDSE VENTURES II, LLC
PHOENIX, ARIZONA

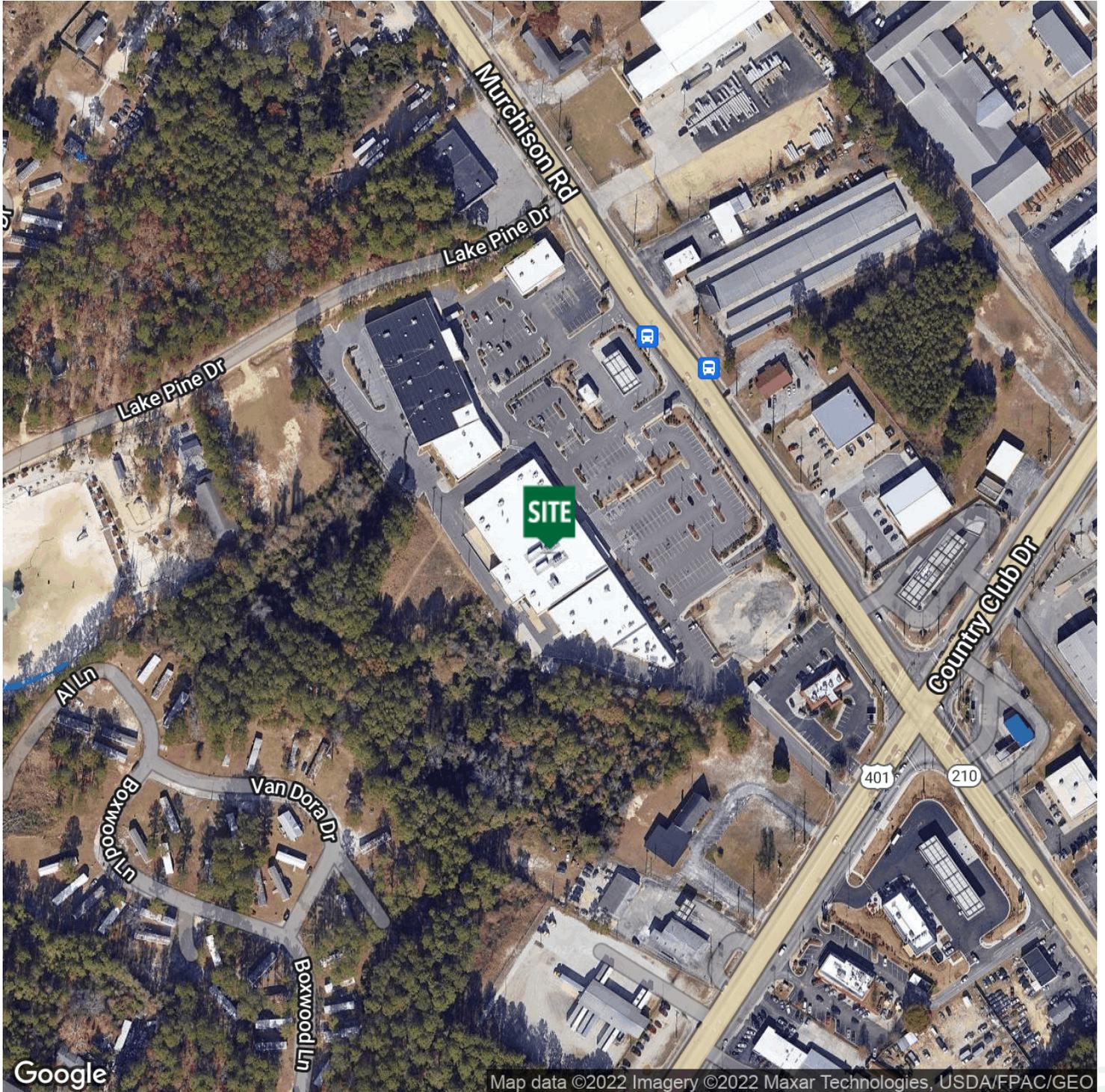
DRAWN	B48
CHECKED	
MAT	
DATE	05/07/15
SCALE	1"=60'
JOB NO.	

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AERIAL MAP



Google

Map data ©2022 Imagery ©2022 Maxar Technologies, USDA/FPAC/GEO

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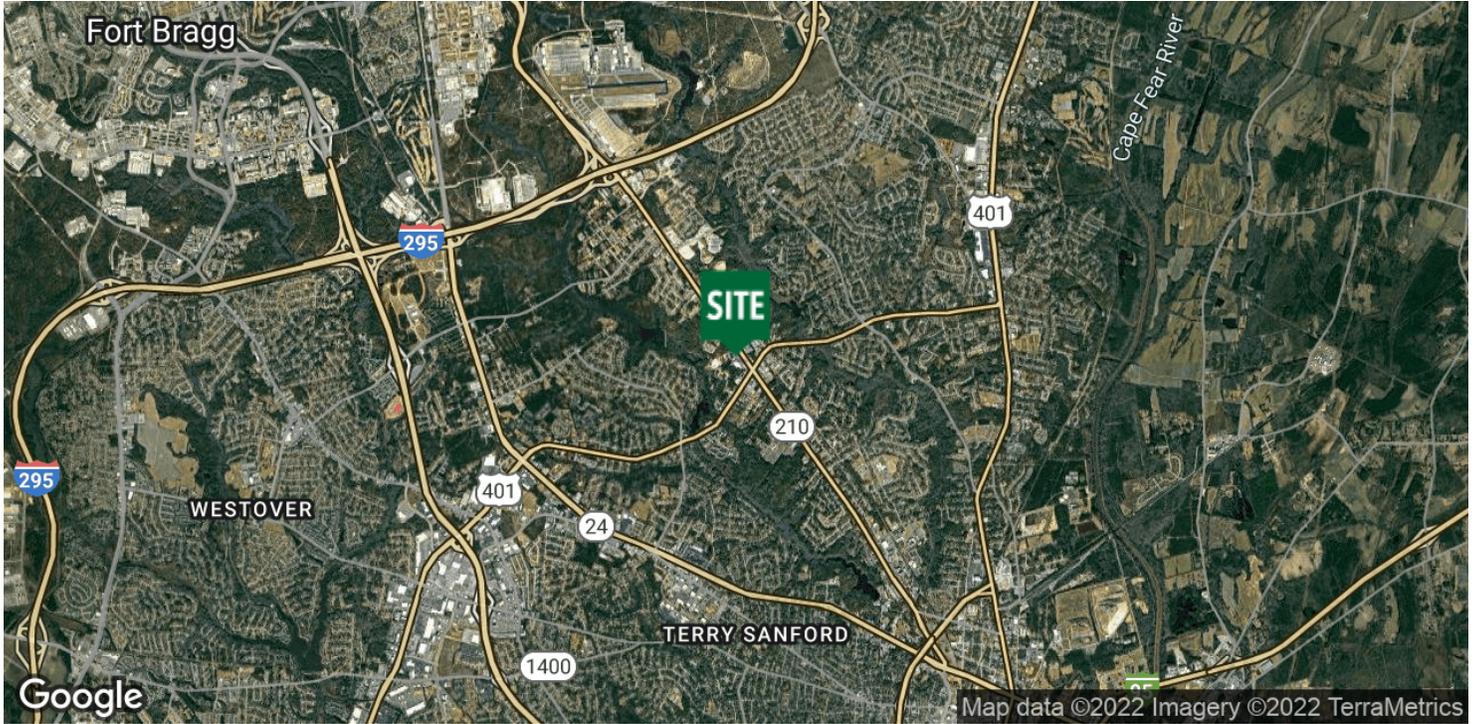
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LOCATION MAPS



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Executive Summary

3421 Murchison Rd, Fayetteville, North Carolina, 28311
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.09892
Longitude: -78.91722

	1 mile	3 miles	5 miles
Population			
2010 Population	6,689	50,178	114,537
2020 Population	6,533	50,236	116,703
2022 Population	6,428	50,472	117,420
2027 Population	6,374	50,683	117,958
2010-2020 Annual Rate	-0.24%	0.01%	0.19%
2020-2022 Annual Rate	-0.72%	0.21%	0.27%
2022-2027 Annual Rate	-0.17%	0.08%	0.09%
2022 Male Population	46.3%	46.7%	48.8%
2022 Female Population	53.7%	53.3%	51.2%
2022 Median Age	37.4	36.6	34.4

In the identified area, the current year population is 117,420. In 2020, the Census count in the area was 116,703. The rate of change since 2020 was 0.27% annually. The five-year projection for the population in the area is 117,958 representing a change of 0.09% annually from 2022 to 2027. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 34.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	20.9%	33.0%	38.1%
2022 Black Alone	64.6%	51.7%	43.4%
2022 American Indian/Alaska Native Alone	1.0%	1.0%	1.1%
2022 Asian Alone	1.3%	2.1%	3.3%
2022 Pacific Islander Alone	0.5%	0.3%	0.4%
2022 Other Race	4.0%	3.5%	4.4%
2022 Two or More Races	7.9%	8.4%	9.3%
2022 Hispanic Origin (Any Race)	8.7%	8.8%	10.9%

Persons of Hispanic origin represent 10.9% of the population in the identified area compared to 19.0% 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 72.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	33	46	47
2010 Households	2,864	20,865	47,707
2020 Households	2,918	21,210	48,501
2022 Households	2,917	21,395	48,912
2027 Households	2,905	21,573	49,292
2010-2020 Annual Rate	0.19%	0.16%	0.17%
2020-2022 Annual Rate	-0.02%	0.39%	0.38%
2022-2027 Annual Rate	-0.08%	0.17%	0.15%
2022 Average Household Size	2.13	2.25	2.26

The household count in this area has changed from 48,501 in 2020 to 48,912 in the current year, a change of 0.38% annually. The five-year projection of households is 49,292, a change of 0.15% annually from the current year total. Average household size is currently 2.26, compared to 2.26 in the year 2020. The number of families in the current year is 28,322 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.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

3421 Murchison Rd, Fayetteville, North Carolina, 28311
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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	17.1%	19.6%	18.9%
Median Household Income			
2022 Median Household Income	\$37,670	\$40,871	\$44,519
2027 Median Household Income	\$41,372	\$50,312	\$53,146
2022-2027 Annual Rate	1.89%	4.24%	3.61%
Average Household Income			
2022 Average Household Income	\$49,372	\$61,651	\$65,177
2027 Average Household Income	\$58,372	\$71,934	\$76,376
2022-2027 Annual Rate	3.41%	3.13%	3.22%
Per Capita Income			
2022 Per Capita Income	\$22,352	\$26,401	\$27,881
2027 Per Capita Income	\$26,522	\$30,911	\$32,654
2022-2027 Annual Rate	3.48%	3.20%	3.21%

Households by Income

Current median household income is \$44,519 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$53,146 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$65,177 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$76,376 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$27,881 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$32,654 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	129	114	119
2010 Total Housing Units	3,259	23,591	53,689
2010 Owner Occupied Housing Units	1,277	10,318	22,528
2010 Renter Occupied Housing Units	1,586	10,547	25,179
2010 Vacant Housing Units	395	2,726	5,982
2020 Total Housing Units	3,307	23,821	54,068
2020 Vacant Housing Units	389	2,611	5,567
2022 Total Housing Units	3,297	23,941	54,467
2022 Owner Occupied Housing Units	1,066	9,346	20,449
2022 Renter Occupied Housing Units	1,851	12,049	28,463
2022 Vacant Housing Units	380	2,546	5,555
2027 Total Housing Units	3,243	24,015	54,722
2027 Owner Occupied Housing Units	1,081	9,583	20,920
2027 Renter Occupied Housing Units	1,824	11,990	28,373
2027 Vacant Housing Units	338	2,442	5,430

Currently, 37.5% of the 54,467 housing units in the area are owner occupied; 52.3%, renter occupied; and 10.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 54,068 housing units in the area and 10.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.33%. Median home value in the area is \$159,653, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 7.94% annually to \$233,914.

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.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.