

OFFICE BUILDING FOR LEASE

Full Floor Available

1995 Skibo Rd, Fayetteville, NC 28314



for more information

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



PROPERTY OVERVIEW

Available Space:	Suite 201 - 4,532 SF
Lease Rate:	\$22.50/SF (NNN)
TICAM:	\$5.11/SF
Year Built:	2008
Building Size:	9,870 SF
Zoning:	CC
Parking Spaces:	39 (4/1,000)
Traffic Count:	42,500

property description

The second-floor suite at 1995 Skibo Road offers 4,532 square feet of recently refurbished office space overlooking the signalized intersection of Skibo Road and Cliffdale Road. With updated flooring and fresh paint, the space delivers a clean, professional environment ready for immediate occupancy at \$22.50 NNN. The efficient layout supports a range of office or medical users, with reception area, multiple private offices, break area, networking room, and private restrooms. Large windows provide natural light and elevated views of one of Fayetteville's most active commercial corridors, reinforcing brand presence. Elevator access from the main lobby ensures convenient entry for clients and staff.



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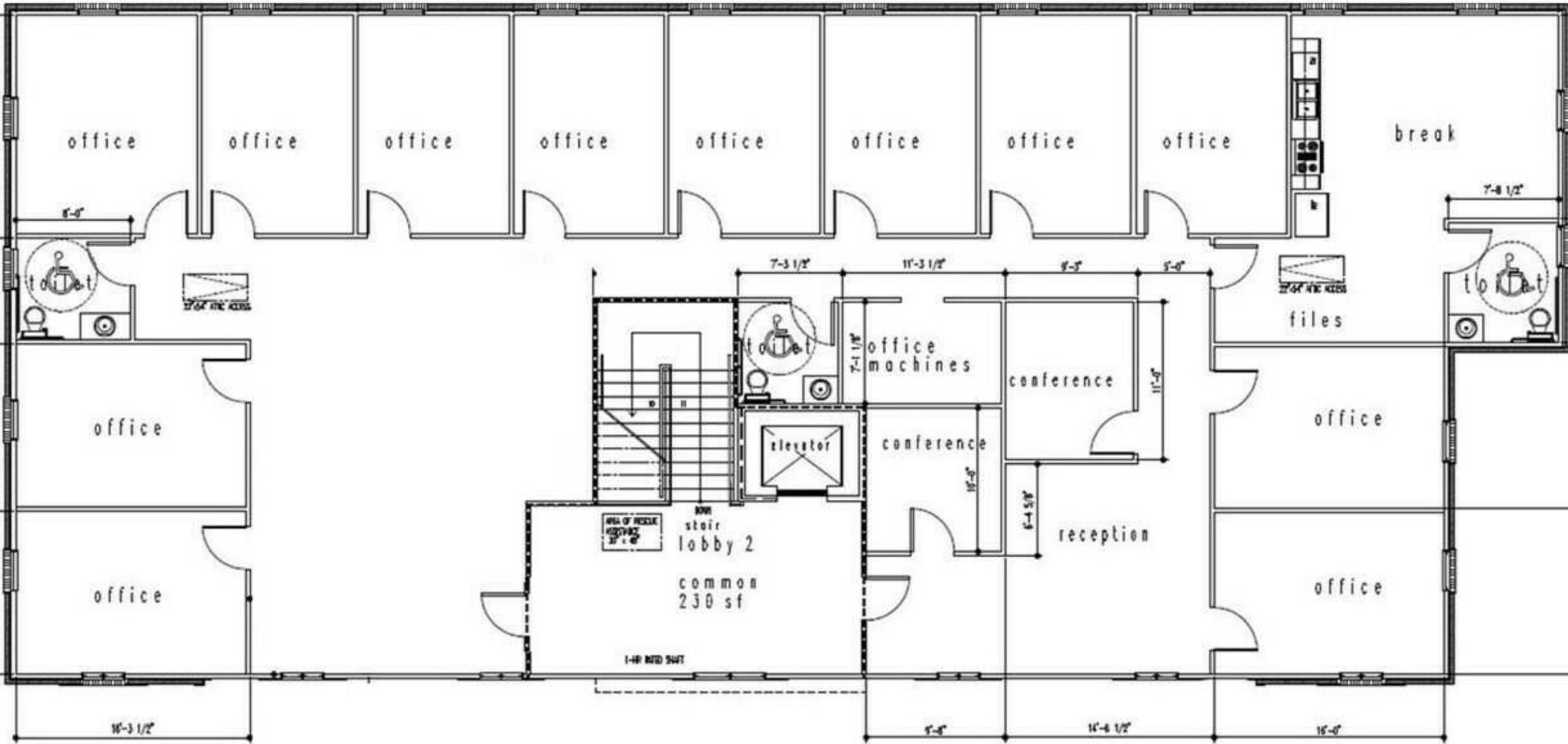
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REID: 0407961652000

OWNER INFORMATION:
 1995 SKIBO ROAD LLC
 289 FILLY LANE
 RAEFORD, NC 28376

PIN: 0407961652
PROPERTY DESC: CLIFFDALE STATE FARM R/W DEDICATION SE:01 PL:0121-0006
ACRES: 0.55
Plat Book & Page: [0121-0006](#)
 *For Condominium Plats Click [HERE](#)

LOCATION INFORMATION:
[Zoom to](#) ...

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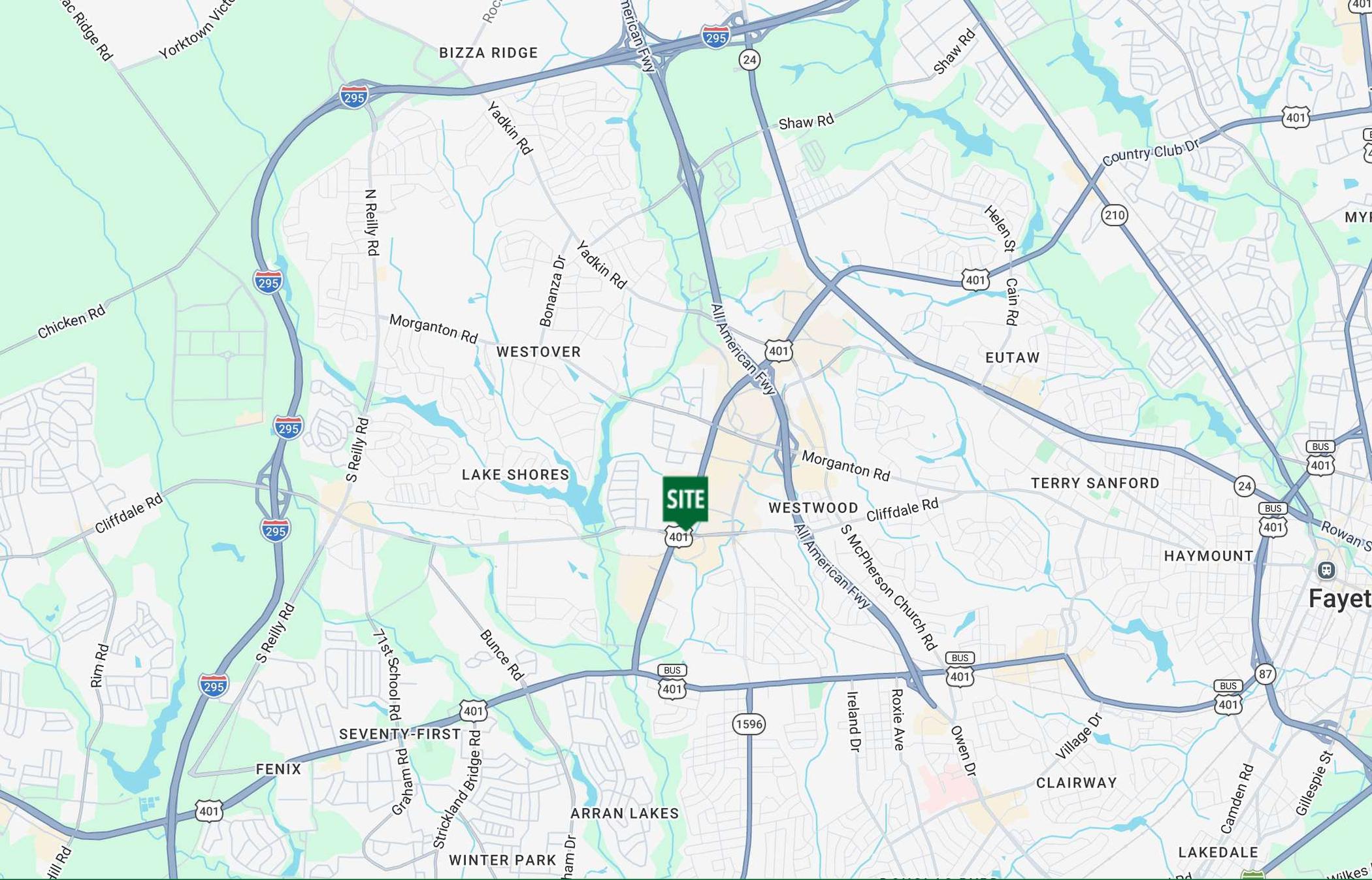


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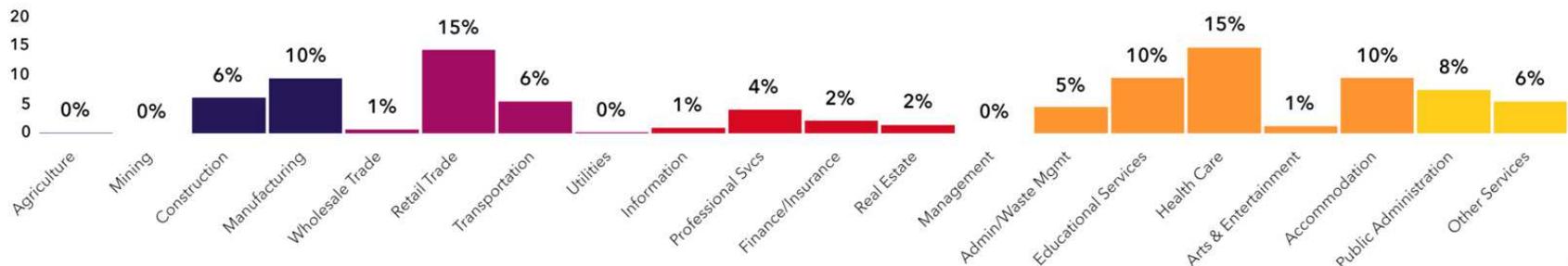
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Map data ©2026



73,963
Total Population



Population



95,663
Daytime Population

\$50,481
Median HH Income



Income



\$30,783
Per Capita Income

32,445
Total Households



Housing



35,844
Total Housing Units

\$156,643
Median Home Value



Homes



40.3%
Home Ownership

33.8
Median Age



People



Bright Young Professionals
Tapestry Segment

Demographics

1995 Skibo Road, Fayetteville, North Carolina, 28314



7%

No HS Diploma



24%

HS Graduate



39%

Some College



30%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028

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