

MIXED USE PROPERTY FOR LEASE

DOWNTOWN RESTAURANT & BREWERY AVAILABLE

405 Hay St, Fayetteville, NC 28301



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617 x202

C: 910.988.5284

patrick@grantmurrayre.com



Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



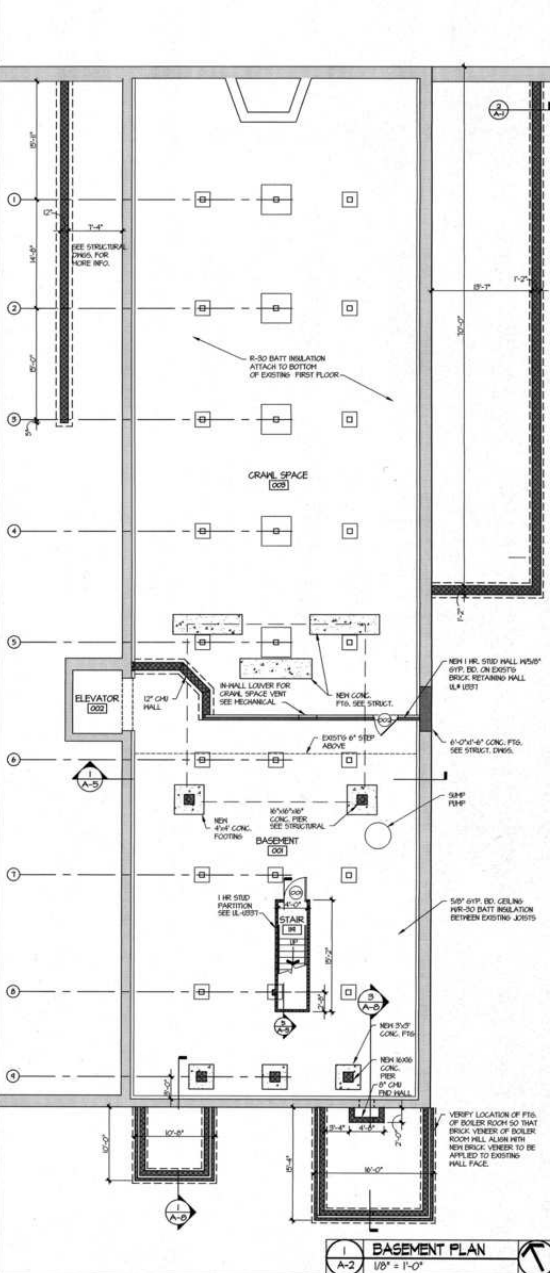
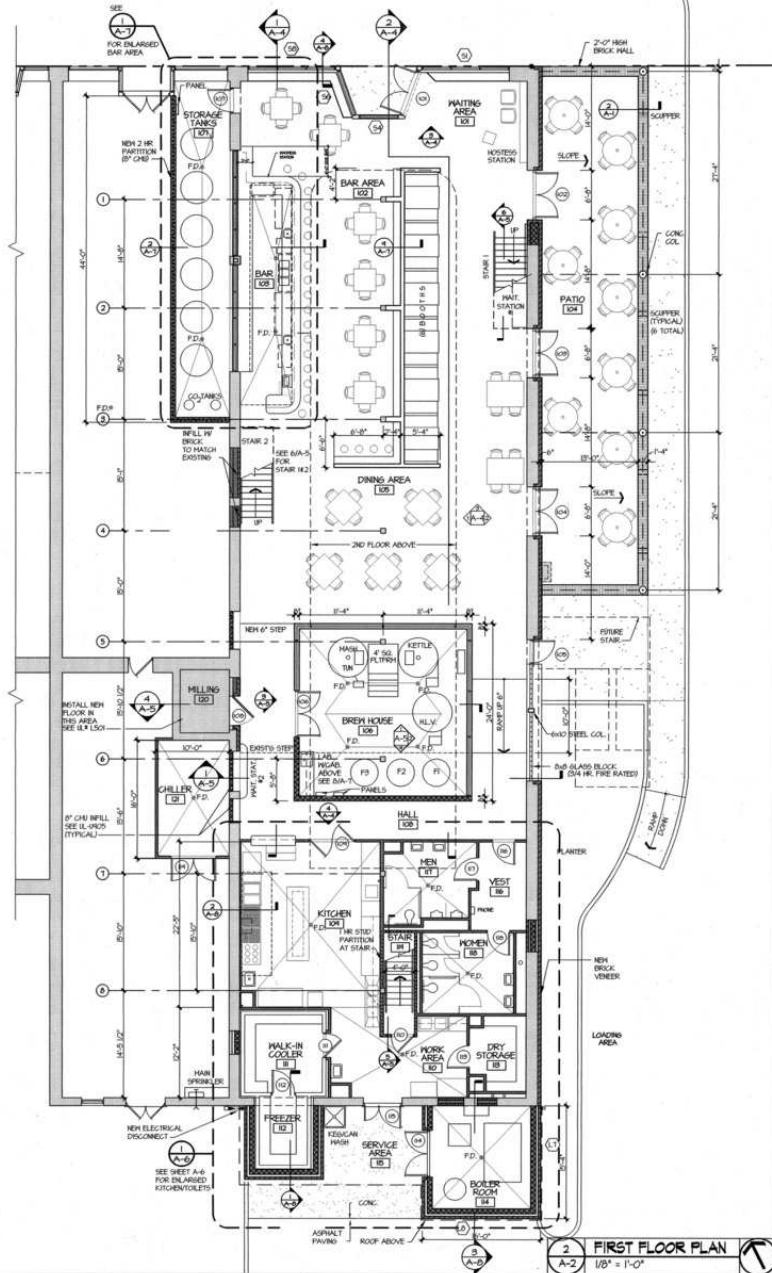
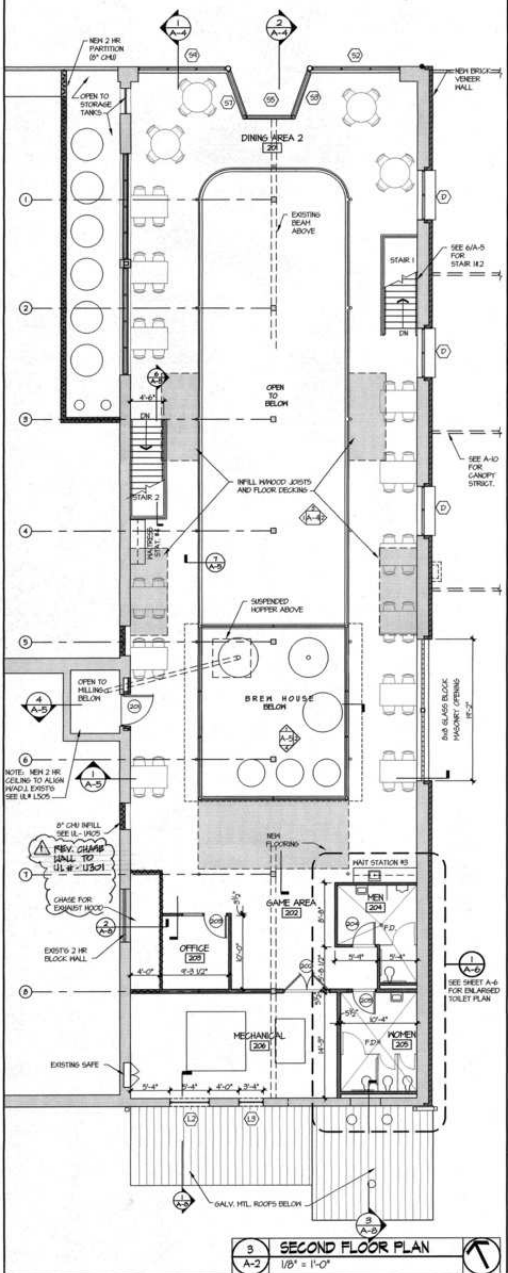
PROPERTY OVERVIEW

Available SF:	19,620 SF
Lease Rate:	\$15,000/mo (MG)
Lease Type:	Gross Lease
Lot Size:	1.98 Acres
Year Built/Renovated:	1904/2001
Building Size:	41,950 SF
Zoning:	DT1

Property Description

WITH OVER 19,000 SQUARE FEET SPANNING TWO FLOORS, INCLUDING A MEZZANINE LEVEL, THIS BEAUTIFUL SPACE IS A STANDOUT RESTAURANT OPPORTUNITY. THE RESTAURANT FEATURES A LARGE BAR, TWO LEVELS OF SEATING, COVERED OUTDOOR SEATING, AN ENCLOSED BREWING AREA, AND AN EVENT HALL SPACE WITH A SEPARATE BAR. THE LARGE PRIVATE PARKING LOT ADDS EXCEPTIONAL VALUE, ESPECIALLY FOR A DOWNTOWN BUSINESS.

ADDITIONALLY, THE LEASE INCLUDES SOME KITCHEN EQUIPMENT, TABLES/CHAIRS, AND BREWING EQUIPMENT, MAKING IT AN ENTICING PROSPECT FOR ASPIRING RESTAURATEURS. THIS UNIQUE OFFERING IS A RARE FIND IN DOWNTOWN FAYETTEVILLE.



Copyright 1996
Robert W. Ferris, AIA
Robert W. Ferris, AIA
Reproduction of this document
in any form without
express consent
of Robert W. Ferris, AIA
or Robert W. Ferris, AIA.

ALL RIGHTS RESERVED.
This document is submitted
to comply with the requirements
of the American with Disabilities
Act (ADA). However, architects
and Engineers are not bound
to interpret laws or give advice
concerning them. The Owner
should have this document
reviewed by his attorney to
determine if it complies with
ADA and other laws.

Project #: 981830
Drawn By: A. Pomm
Checked By: C. Egan
Issue Date: November 1, 1998
Phase: Construction Documents
Revision: 1-24-99, 1-17-99
15441 - HOOD

ADAPTIVE RE-USE HUSKE BUILDING - PHASE I
HARDWARE HOUSE BREWING CO.
DOWNTOWN FAYETTEVILLE, NC

A-2

for more information

PATRICK MURRAY, CCIM, SIOR
Principal / Broker in Charge
O: 910.829.1617 x202
C: 910.988.5284
patrick@grantmurrayre.com



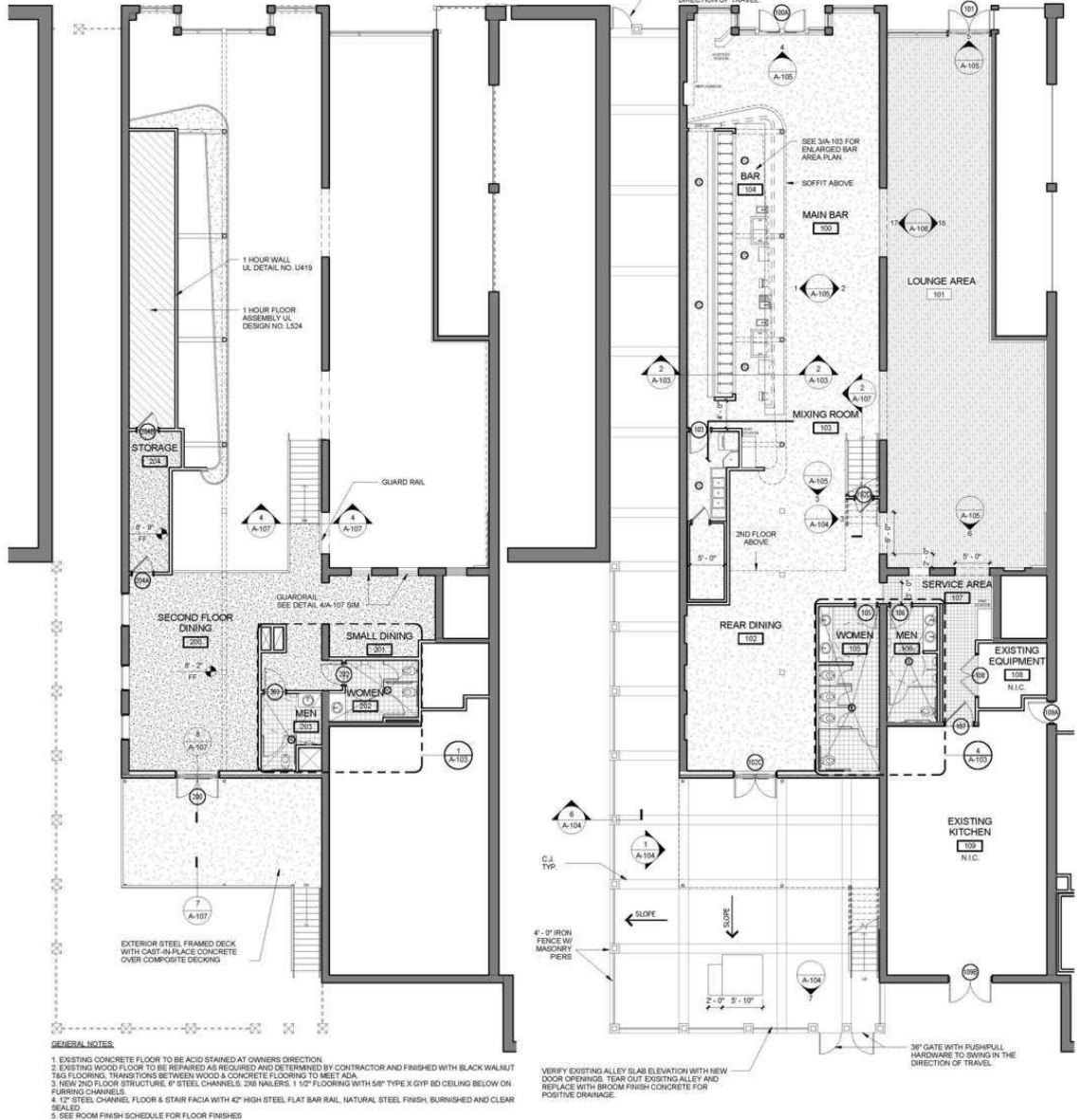
Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

ROOM FINISH SCHEDULE								
ROOM NO	ROOM NAME	FLOOR	BASE	WALLS				NOTES
				NORTH	EAST	SOUTH	WEST	
100	MARY BAR	STAINED CONCRETE	WOOD	PAINTED STOREFRONT & SOFFITS	CLEANED AND SEALED BRICK	PAINTED GYP BD	MURAL WALLS OVER BAR AND BAR SOFFIT	PAINTED GYP BD
101	LOUNGE AREA	T&G WOOD	WOOD	PAINTED STOREFRONT & SOFFITS	CLEANED AND SEALED BRICK WITH MARBLE OVER CML	CLEANED AND SEALED BRICK	CLEANED AND SEALED BRICK	PAINTED GYP BD
102	REAR DINING	STAINED CONCRETE	WOOD	PAINTED GYP BD	PAINTED GYP BD	PAINTED GYP BD	PAINTED GYP BD	PAINTED GYP BD
103	MIXING ROOM	EPOXY COATED CONCRETE	RUBBER	FRP PANELS & PAINTED GYP BD	FRP PANELS & PAINTED GYP BD	FRP PANELS & PAINTED GYP BD	FRP PANELS & PAINTED GYP BD	PAINTED GYP BD
104	BAR	EPOXY COATED CONCRETE	RUBBER	FRP PANELS UNDER BAR	FRP PANELS UNDER BAR	FRP PANELS UNDER BAR	STAINLESS STEEL MURAL WALL	PAINTED GYP BD
105	WOMEN	TILE OVER CONCRETE	TILE	TILE	CLEANED AND SEALED BRICK	TILE	TILE	PAINTED GYP BD
106	MEN	TILE OVER WOOD	TILE	TILE	TILE	CLEANED AND SEALED BRICK	TILE	PAINTED GYP BD
107	SERVICE AREA	TILE OVER CONCRETE	TILE	TILE & PGB	TILE & PGB	TILE & PGB	TILE & PGB	PAINTED GYP BD
108	EXISTING EQUIPMENT	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
109	EXISTING KITCHEN	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
200	SECOND FLOOR DINING	CARPET	WOOD	PAINTED GYP BD	PAINTED GYP BD	CLEANED AND SEALED BRICK	CLEANED AND SEALED BRICK	PAINTED GYP BD
201	SMALL DINING	CARPET	WOOD	CLEANED AND SEALED BRICK	CLEANED AND SEALED BRICK	CLEANED AND SEALED BRICK	CLEANED AND SEALED BRICK	PAINTED GYP BD
202	WOMEN	TILE	TILE	TILE	TILE	CLEANED AND SEALED BRICK/TILE	CLEANED AND SEALED BRICK/TILE	PAINTED GYP BD
203	MEN	TILE	TILE	TILE	CLEANED AND SEALED BRICK	TILE	TILE	PAINTED GYP BD
204	STORAGE	CARPET	WOOD	PAINTED GYP BD	PAINTED GYP BD	PAINTED GYP BD	PAINTED GYP BD	PAINTED GYP BD

DOOR AND FRAME SCHEDULE											
NO.	TYPE	DOOR SIZE			FRAME			FIRE RATING	PRIMARY HARDWARE	NOTES	
		WIDTH	HEIGHT	THK	MAT	LEAVES	MAT				TYPE
Case 1											
100A	EXISTING WOOD STORE DOOR	3'-0"	7'-10"	1 3/4"	WD	2	EXISTING	EXISTING	NONE	REPLACE EXISTING DOUBLE CYLINDER WITH EXIT DEVICE & CLOSER	
101	EXISTING WOOD STORE DOOR	6'-0"	7'-9 3/8"	1 3/4"	WD	2	EXISTING	EXISTING	NONE	REPLACE EXISTING DOUBLE CYLINDER WITH EXIT DEVICE & CLOSER	
102C	HOLLOW METAL STORE DOOR	6'-0"	7'-0"	1 3/4"	MIL	2	MIL	F2	NONE	EXIT DEVICE EXTERIOR LEVER HANDLE & CLOSER	
103D	SS	2'-0"	4'-6"	1 3/4"	HM	1	HM	F1	NONE	STORE LOCK LEVER HANDLE & CLOSER	
105	SW	3'-0"	7'-0"	1 3/4"	WD	1	MIL	F1	NONE	PUSH/PULL & CLOSER	
106	SW	3'-0"	7'-0"	1 3/4"	WD	1	MIL	F1	NONE	PUSH/PULL & CLOSER	
107	SW	4'-0"	7'-0"	1 3/4"	WD	1	EXISTING	EXISTING	NONE	EXISTING VERIFY EXISTING WITH OWNER	
108	SW	6'-0"	7'-0"	1 3/4"	WD	2	EXISTING	EXISTING	NONE	EXISTING	
109A	SW	3'-0"	7'-0"	1 3/4"	WD	1	EXISTING	EXISTING	SHR	EXISTING ADD MAGNETIC HOLD OVER & CLOSER FOR RATING	
109B	HOLLOW METAL (EXISTING)	6'-0"	7'-0"	1 3/4"	MIL	2	EXISTING	EXISTING	NONE	EXISTING	
Case 2											
200	HOLLOW METAL STORE DOOR	6'-0"	7'-0"	1 3/4"	MIL	2	MIL	F2	NONE	EXIT DEVICE EXTERIOR LEVER HANDLE & CLOSER	
202	SW	3'-0"	7'-0"	1 3/4"	WD	1	MIL	F1	NONE	PUSH/PULL & CLOSER	
203	SW	3'-0"	7'-0"	1 3/4"	WD	1	MIL	F1	NONE	PUSH/PULL & CLOSER	
204A	SW	3'-0"	7'-0"	1 3/4"	WD	1	MIL	F1	NONE	STORE LOCK LEVER HANDLE & CLOSER	
204B	SW	3'-0"	7'-0"	1 3/4"	WD	1	MIL	F1	NONE	STORE LOCK LEVER HANDLE & CLOSER	

WALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL
	NEW WALL

FLOOR FINISH LEGEND	
SYMBOL	DESCRIPTION
	SEALED CONCRETE
	WOOD FLOORING
	CARPET
	QUARRY TILE
	PORCELAIN TILE



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
- EXISTING CONCRETE FLOOR TO BE ACID STAINED AT OWNERS DIRECTION.
 - EXISTING WOOD FLOOR TO BE REPAIRED AS REQUIRED AND DETERMINED BY CONTRACTOR AND FINISHED WITH BLACK WALNUT T&G FLOORING. TRANSITIONS BETWEEN WOOD & CONCRETE FLOORING TO MEET ADA.
 - NEW 2ND FLOOR STRUCTURE, 6" STEEL CHANNELS, 2X6 WALKERS, 1 1/2" FLOORING WITH 5/8" TYPE X GYP BD CEILING BELOW ON FURRING CHANNELS.
 - 12" STEEL CHANNEL FLOOR & STAIR FACIA WITH 42" HIGH STEEL FLAT BAR RAIL, NATURAL STEEL FINISH, BURNISHED AND CLEAR SEALED.
 - SEE ROOM FINISH SCHEDULE FOR FLOOR FINISHES.

VERIFY EXISTING ALLEY SLAB ELEVATION WITH NEW DOOR OPENINGS. TEAR OUT EXISTING ALLEY AND REPLACE WITH BROOK FINISH CONCRETE FOR POSITIVE DRAINAGE.

3/8" GATE WITH PUSH/PULL HARDWARE TO SWING IN THE DIRECTION OF TRAVEL.

Ensuring the Leading Designer of High Performance Facilities for the Nation with a Specialty in Alternative Delivery Methods

214 Burgin Street
Fayetteville, NC 28307
P: 910.484.4888
F: 910.484.4666
www.sfi+a.io



WET WILLIES RESTAURANT & DAIQUIRI BAR
Downtown, Fayetteville, NC



ID: _____ DATE: _____ DESCRIPTION: _____
ISSUE DATE: 03/01/11
PROJECT #: 01101.000
CAD TECH: LL
CHECKED BY: Checker

© 2010 SFI+A Architects, PA
All Rights Reserved.

OVERALL FLOOR PLAN & SCHEDULES

A-101

for more information

PATRICK MURRAY, CCIM, SIOR
Principal / Broker in Charge
O: 910.829.1617 x202
C: 910.988.5284
patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617 x202

C: 910.988.5284

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617 x202

C: 910.988.5284

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617 x202

C: 910.988.5284

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617 x202

C: 910.988.5284

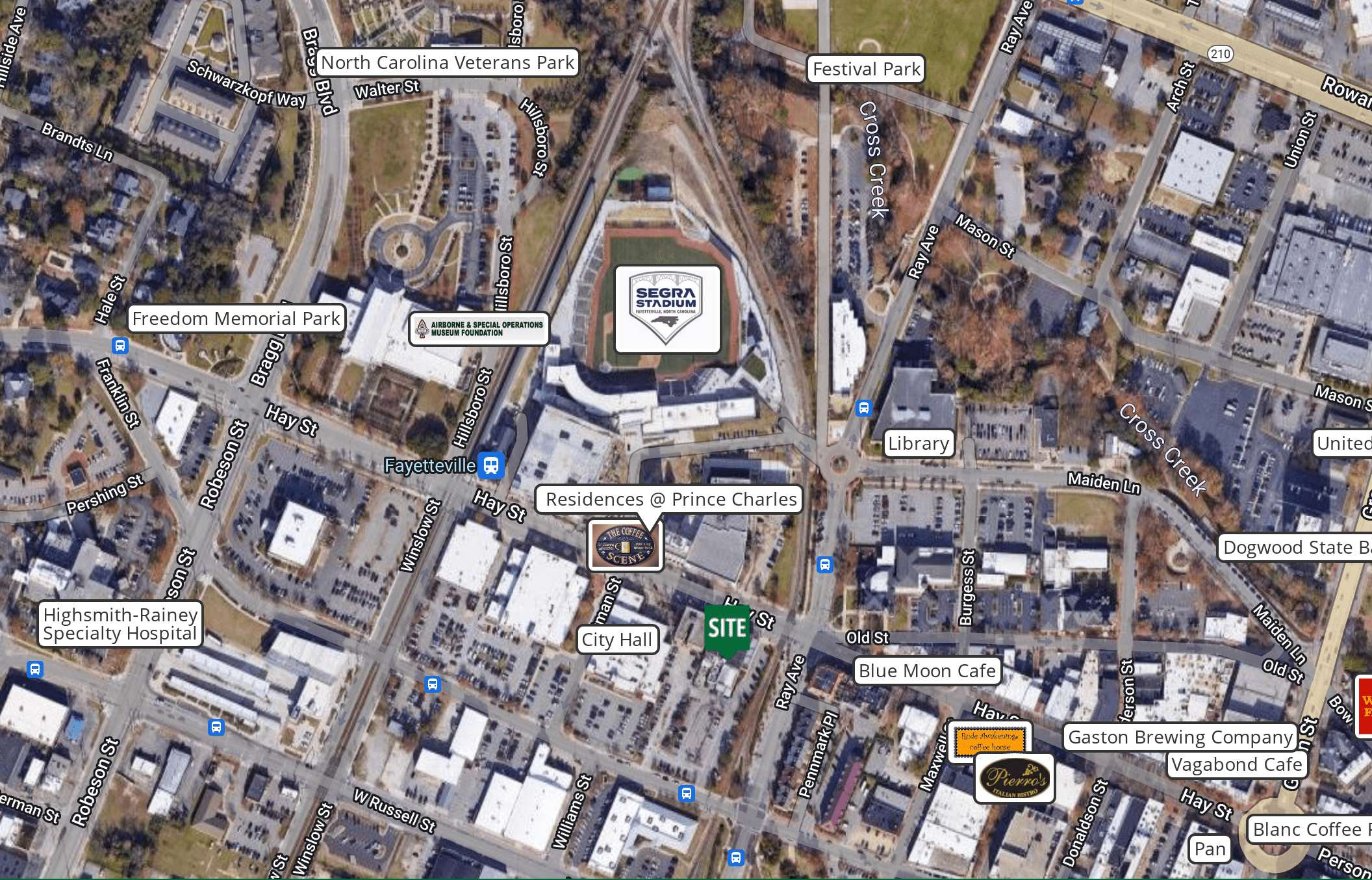
patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



Freedom Memorial Park

North Carolina Veterans Park

Festival Park

AIRBORNE & SPECIAL OPERATIONS MUSEUM FOUNDATION



Residences @ Prince Charles



City Hall

SITE

Library

Highsmith-Rainey Specialty Hospital

Blue Moon Cafe

Gaston Brewing Company

Vagabond Cafe



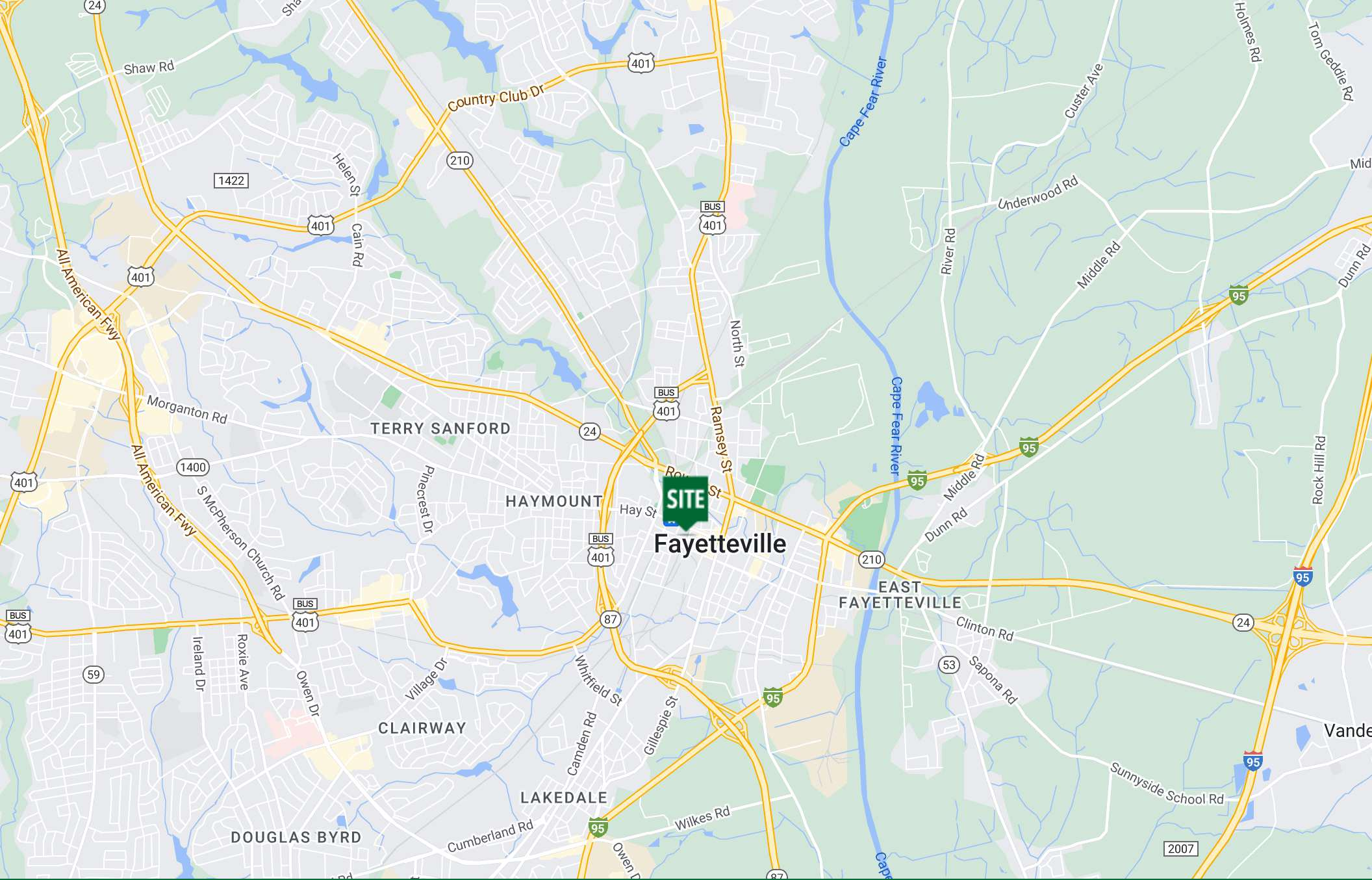
Blanc Coffee

for more information

PATRICK MURRAY, CCIM, SIOR
Principal / Broker in Charge
O: 910.829.1617 x202
C: 910.988.5284
patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE



SITE
Fayetteville

for more information

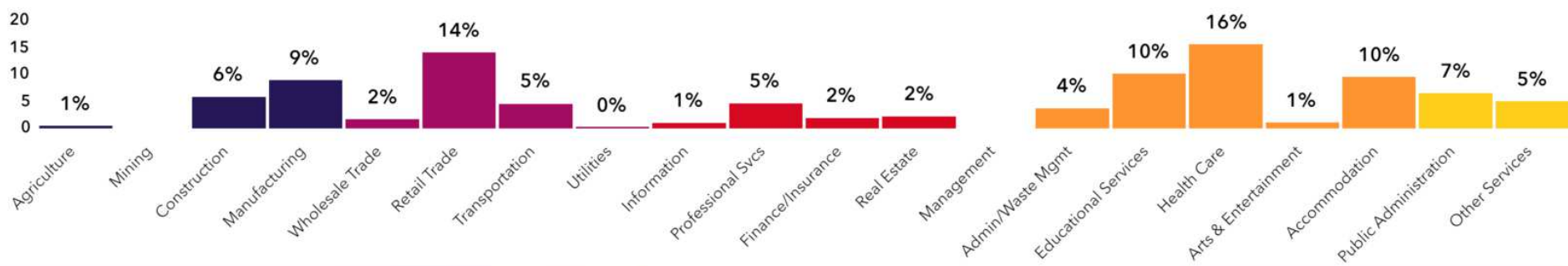
PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge
O: 910.829.1617 x202
C: 910.988.5284
patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

Fayetteville Regional Airport (FAY) 150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



34,449
Total Population

\$43,078
Median HH Income

14,691
Total Households

\$186,174
Median Home Value

39.9
Median Age

Population

Income

Housing

Homes

People

65,966
Daytime Population

\$29,502
Per Capita Income

16,865
Total Housing Units

44.7%
Home Ownership

Old and Newcomers
Tapestry Segment

Demographics

405 Hay St, Fayetteville, North Carolina, 28301



for more information | PATRICK MURRAY, CCIM, SIOR
 Principal / Broker in Charge
 O: 910.829.1617 x202
 C: 910.988.5284
 patrick@grantmurrayre.com

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

