

LAND FOR LEASE

Ground Lease or BTS Opportunity with Traffic Light Access

5956 Camden Rd, Fayetteville, NC 28306



for more information

PATRICK MURRAY, CCIM, SIOR

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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 Lots:	Up to 4.97 Acres
Lease Rate:	Negotiable
Lot Size:	Can be subdivided
Zoning:	C(P)/CZ

property description

The 4.97-acre site at 5956 Camden Rd is zoned C(P)-CZ, offering a versatile opportunity for ground lease or build to suit, with rates depending on delivery specifications such as site preparation and parcel size. The site can be subdivided into multiple parcels, with divisions as small as 1.16 acres, allowing flexibility for a range of development needs. With over 630 feet of frontage along Camden Rd, it enjoys excellent visibility and accessibility via a full-movement traffic light. Across the street, a new Culver's restaurant and a nearby movie theater contribute to the area's robust commercial activity. Utilities are conveniently located nearby, ready to be extended as required. This site is ideal for a variety of uses, including retail, dining, or multifamily projects, offering future tenants the advantage of tapping into a rapidly growing local market.



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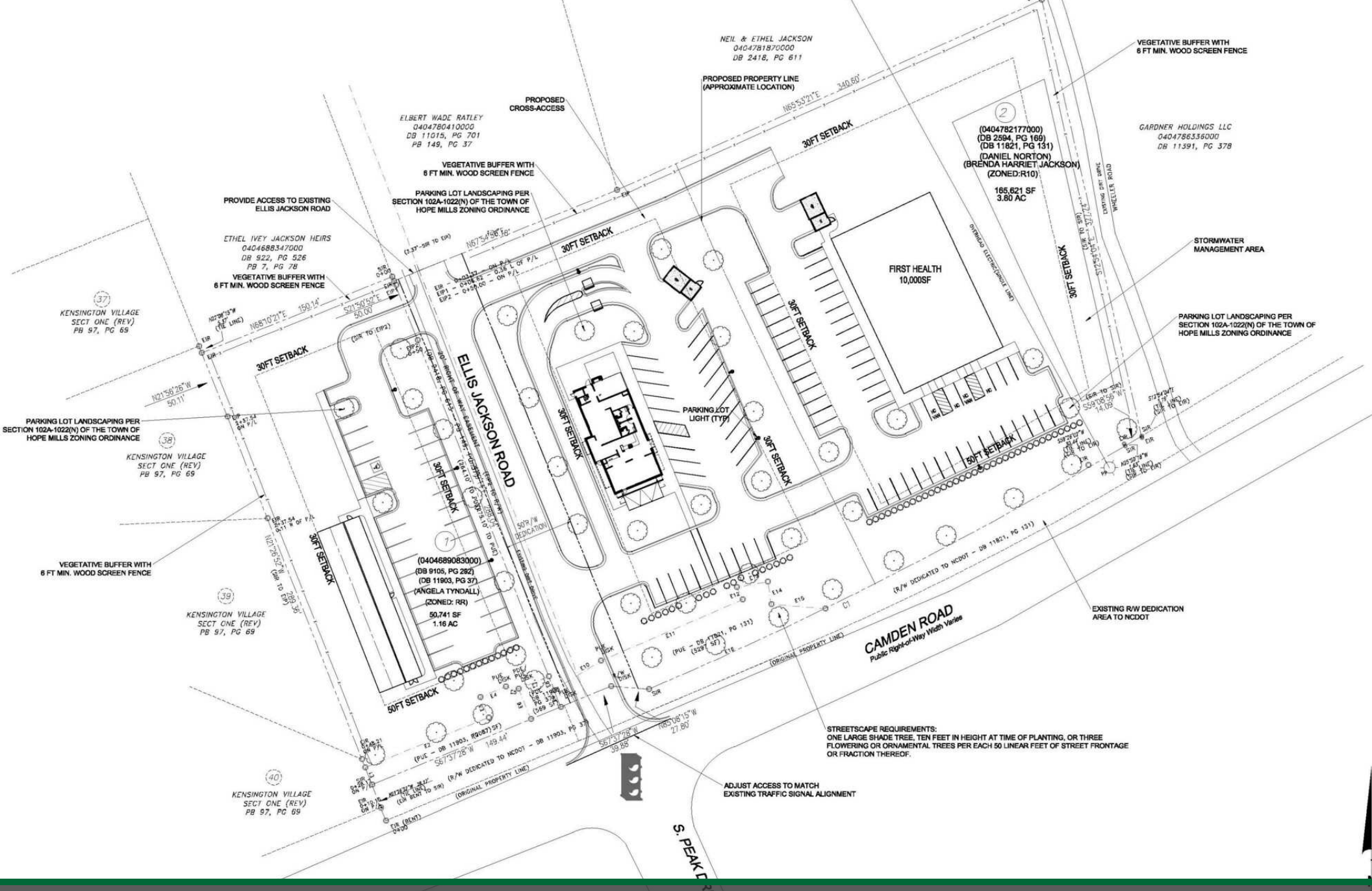
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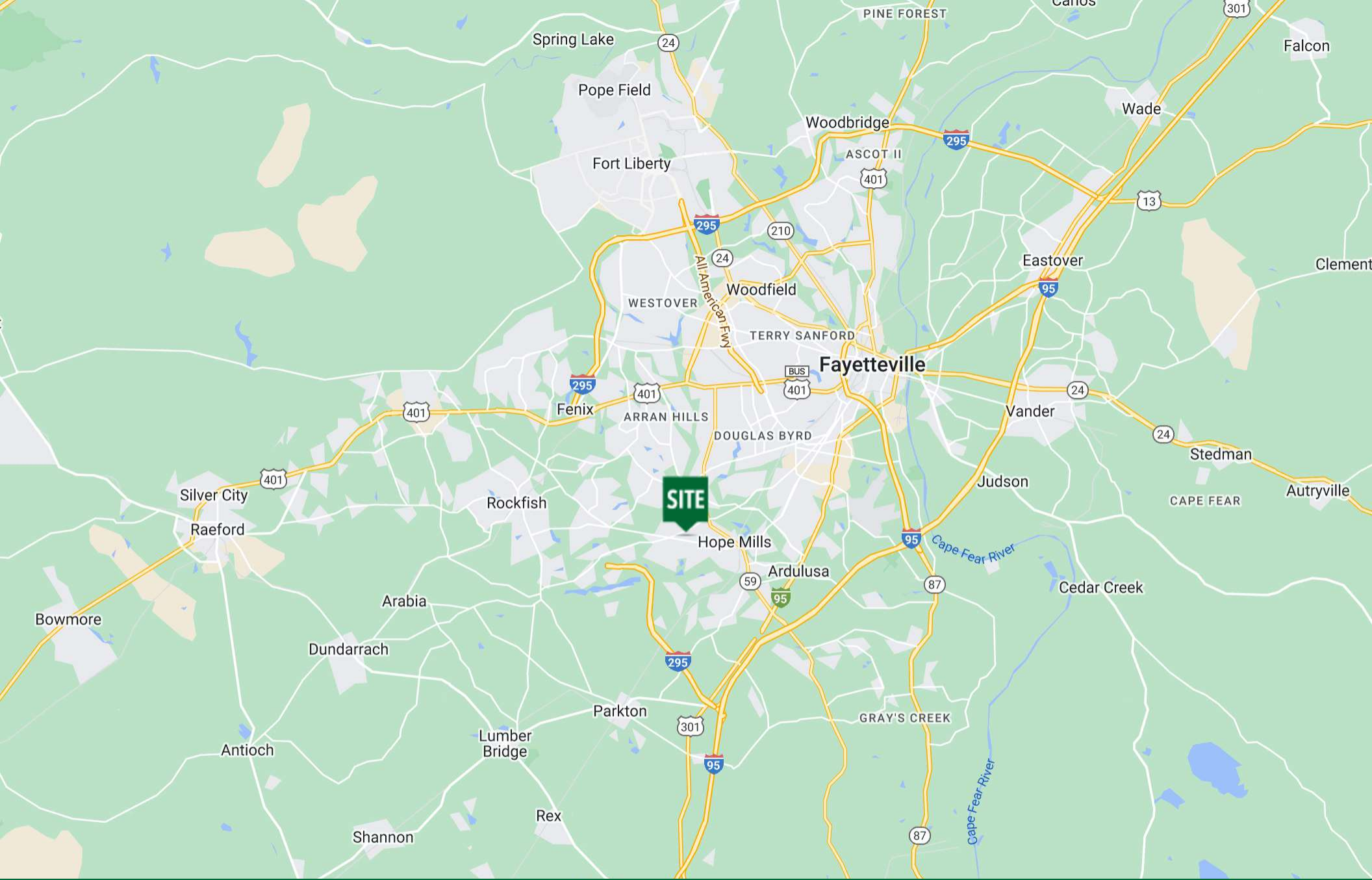
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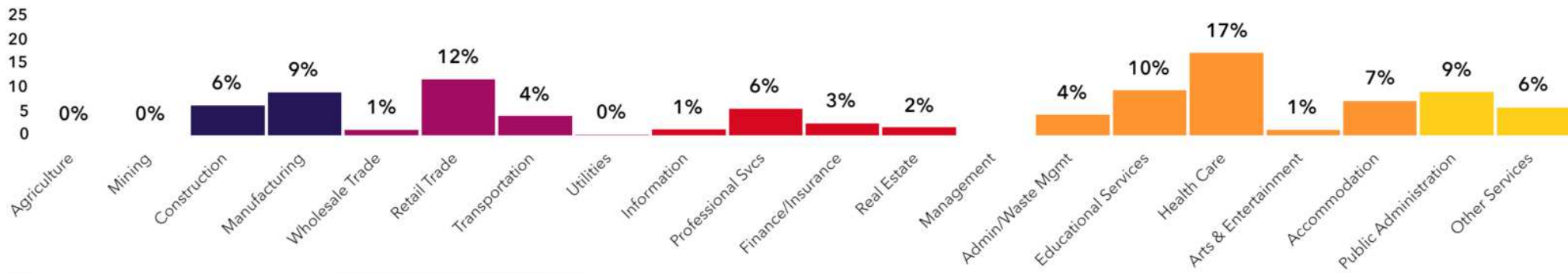
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51,799
Total Population



Population

39,736
Daytime Population



\$64,452
Median HH Income



Income

\$32,391
Per Capita Income



19,232
Total Households



Housing

20,606
Total Housing Units



\$206,562
Median Home Value



Homes

65.6%
Home Ownership



36.0
Median Age



People

Middleburg
Tapestry Segment



Demographics

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6%
No HS Diploma



28%



37%



29%



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

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