

RETAIL/OFFICE WAREHOUSE BUILDING FOR LEASE

Nuri Plaza

4610 Bragg Boulevard, Fayetteville, NC 28303



for more information

RICHARD L. FOX III, ESQ.

Broker

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.55 SF/yr (NNN)
Available SF:	16,543 SF
Lot Size:	3.64 Acres
Number of Units:	1
Year Built:	2000
Renovated:	2013
Zoning:	CC
Market:	Fayetteville
Submarket:	North

PROPERTY OVERVIEW

4610 Bragg Blvd. is a 16,543 SF flex space located on 3.64 acres in the North Fayetteville submarket. The unit is currently occupied by the owner, who owns plans to vacate upon sale or lease. The unit is being listed for sale concurrently with this sale listing.

The unit layout includes approximately 15,500 SF warehouse, dock/bay door, reception area, public and private restrooms, shared office, conference room, and kitchen/breakroom. The building was constructed in 2000 (remodeled in 2013) and is sprinkled throughout. The property is also equipped with a pylon sign for enhanced visibility. Zoned Community Commercial (CC), the property can accommodate a diverse range of medium to high intensity retail, service and office uses that serve the general community and region.

The property is located in the North Fayetteville Submarket less than two miles from the All-American Expressway and the I-295 Outer Loop in the North Fayetteville submarket, providing the property convenient access to the major roads in and around Fayetteville. The property is also located less than 2.5 miles from Fort Bragg, the largest military installation in the world in terms of population. Combined, there are nearly 265,000 military personnel, civilian employees, retirees, and family members supported by Fort Bragg, providing an excellent customer pool.

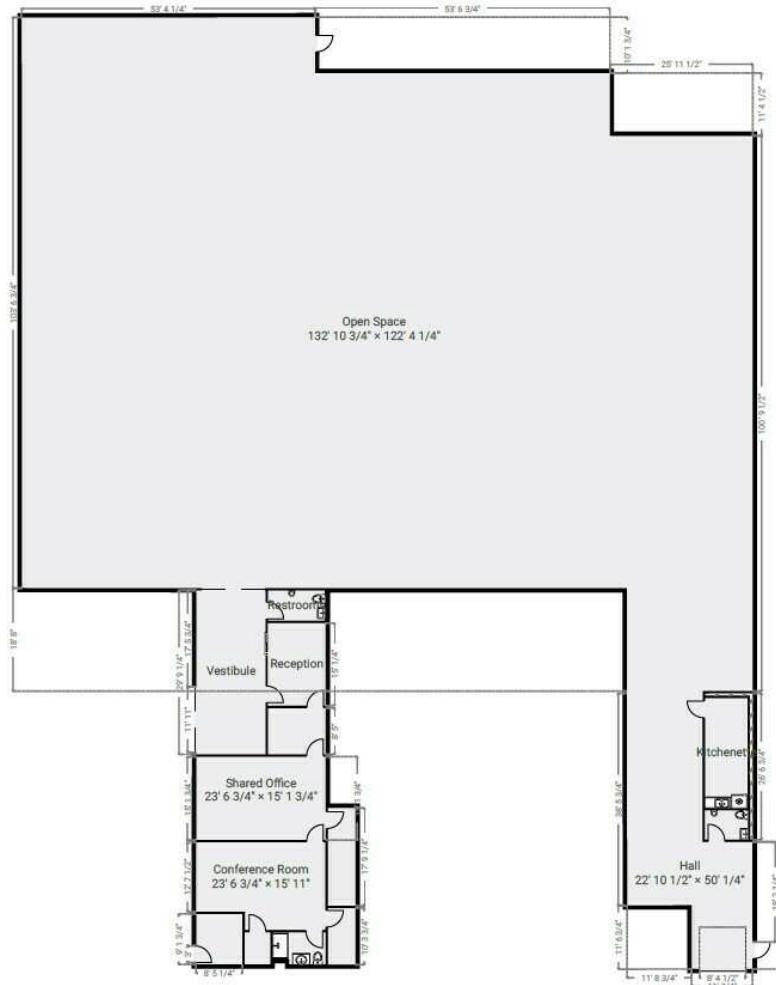
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 **Grant - Murray**
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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ADDITIONAL PHOTOS



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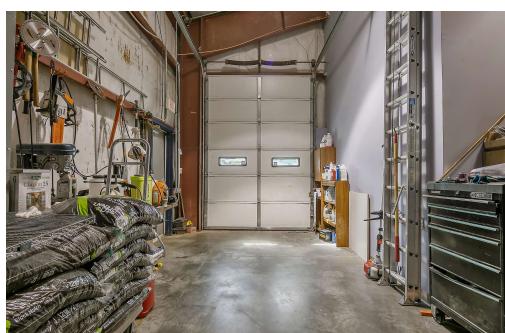
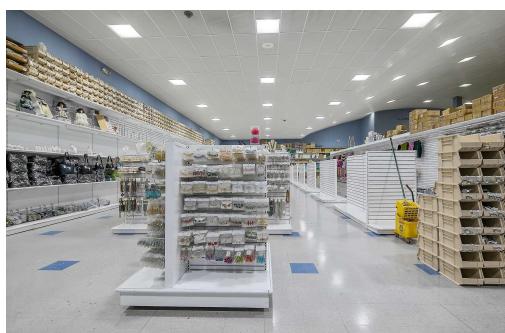
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	331	1,405	6,070
Average Age	36	36	37
Average Age (Male)	33	34	36
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	159	669	2,810
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$57,877	\$57,263	\$57,930
Average House Value	\$197,912	\$199,486	\$213,987

Demographics data derived from AlphaMap



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