



FOR LEASE

333 EAST RUSSELL ST.
FAYETTEVILLE, NC 28301

**5,705 SF
SECOND FLOOR**

LISTING BROKER:

**SHELLEY BHATIA, CCIM
910.273.8474 (M)**

SBHATIA@TRADEMARKPROPERTIES.COM

333 E. RUSSELL ST
FAYETTEVILLE, NC 28301

PROPERTY HIGHLIGHTS

- » 16,475 SF, two-story office building
- » 5,705 SF second floor space available with elevator access
- » Landlord pays the utilities, taxes, and insurance
- » Tenant would be responsible for telephone, internet, and janitorial
- » Secure card access on key entrance points
- » Tenant would be responsible for telephone, internet, and janitorial
- » Ideal for corporate relocations, government contractors, law firms, CPAs, or mortgage broker offices
- » Ample on-site parking
- » 150 kW back up generator on site
- » Dedicated server room
- » Multiple storage rooms
- » Located in downtown Fayetteville at the intersection of E Russell St and S Kennedy St
- » Minutes away from the Cumberland County Courthouse, restaurants, shopping, and the Segra Stadium
- » Provides convenient regional access for businesses to serve a large geographic area

LEASE RATE: \$18.00, MG



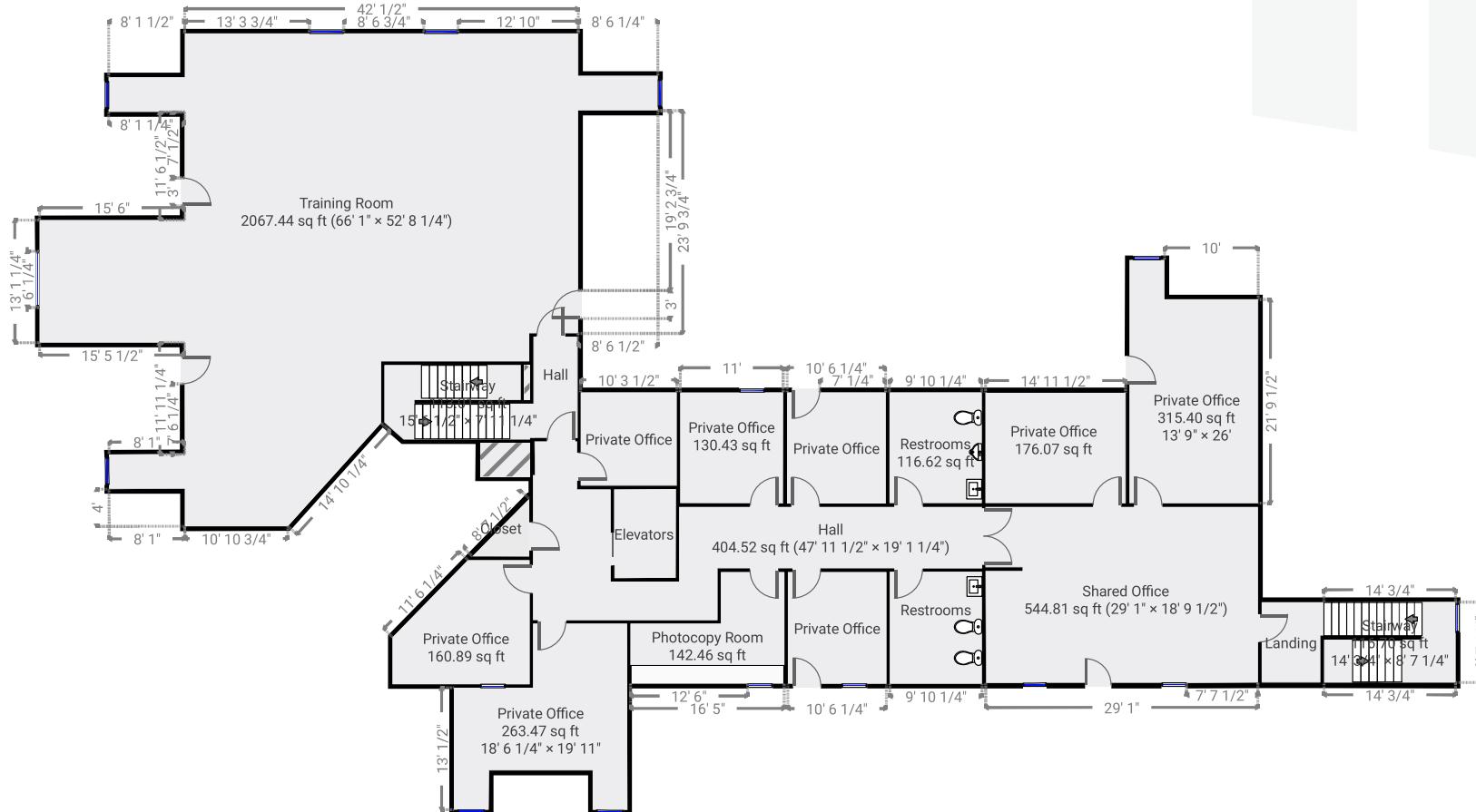
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1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919.782.5552

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TRADEMARK PROPERTIES

FLOOR PLAN

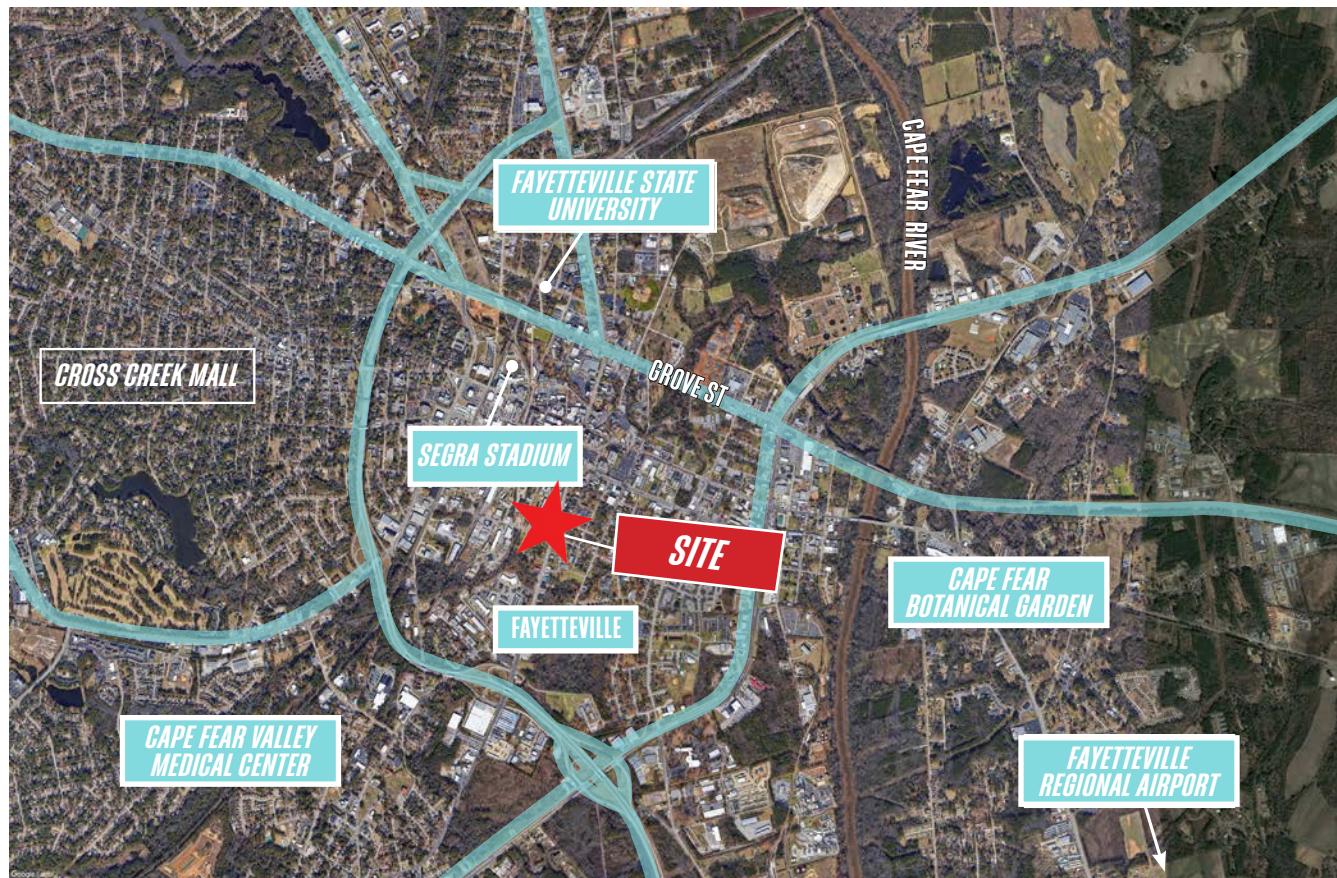


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LOCATION MAP



HIGHLIGHTS

DOWNTOWN
FAYETTEVILLE
3 MINUTES

SEGRA STADIUM
4 MINUTES

FAYETTEVILLE STATE
UNIVERSITY
6 MINUTES

CAPE FEAR VALLEY
MEDICAL CENTER
10 MINUTES

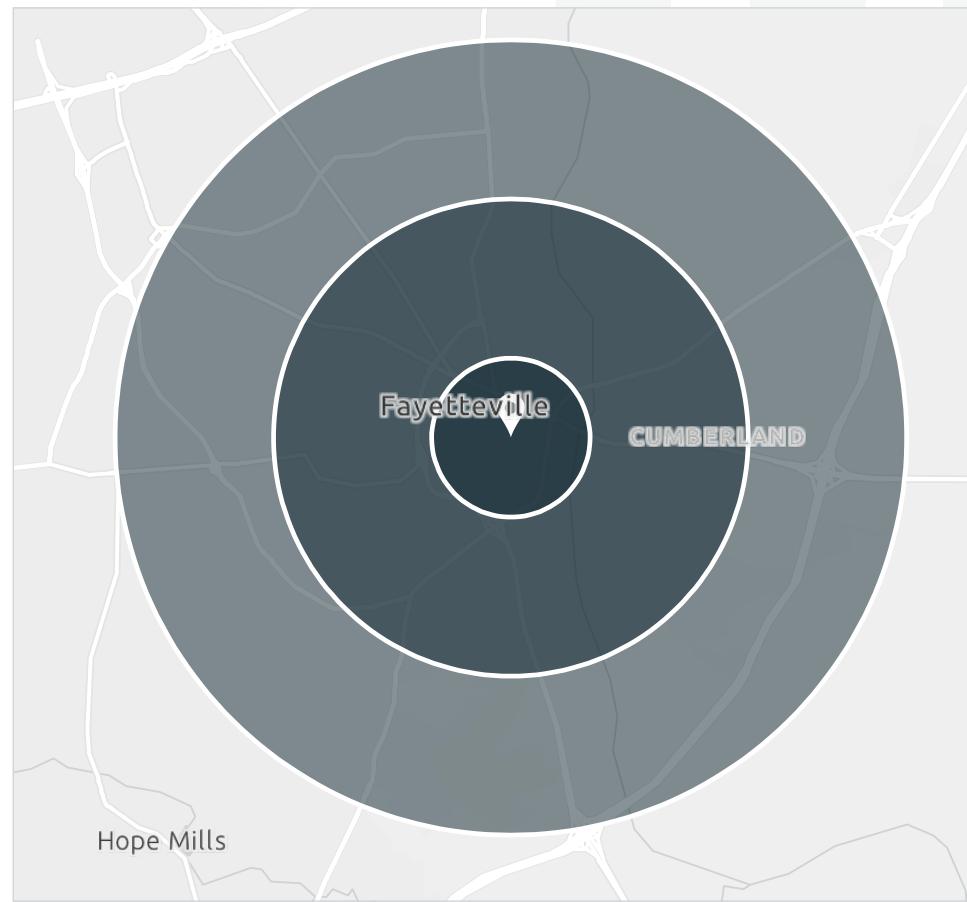
FAYETTEVILLE
REGIONAL AIRPORT
12 MINUTES

CROSS CREEK MALL
15 MINUTES

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FAYETTEVILLE, NC 28301

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 POPULATION	3,008	24,987	55,964
2028 POPULATION (PROJECTED)	3,328	24,843	55,515
2023 HOUSEHOLDS	1,161	10,744	23,872
2028 HOUSEHOLDS (PROJECTED)	1,362	10,802	23,967
OWNER-OCCUPIED HOUSING UNITS	256	5,117	11,739
RENTER-OCCUPIED HOUSING UNITS	905	5,627	12,133
2023 AVERAGE HOUSEHOLD INCOME	\$42,554	\$70,009	\$67,548



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EXCLUSIVE BROKER:

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