



**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

**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552**

**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

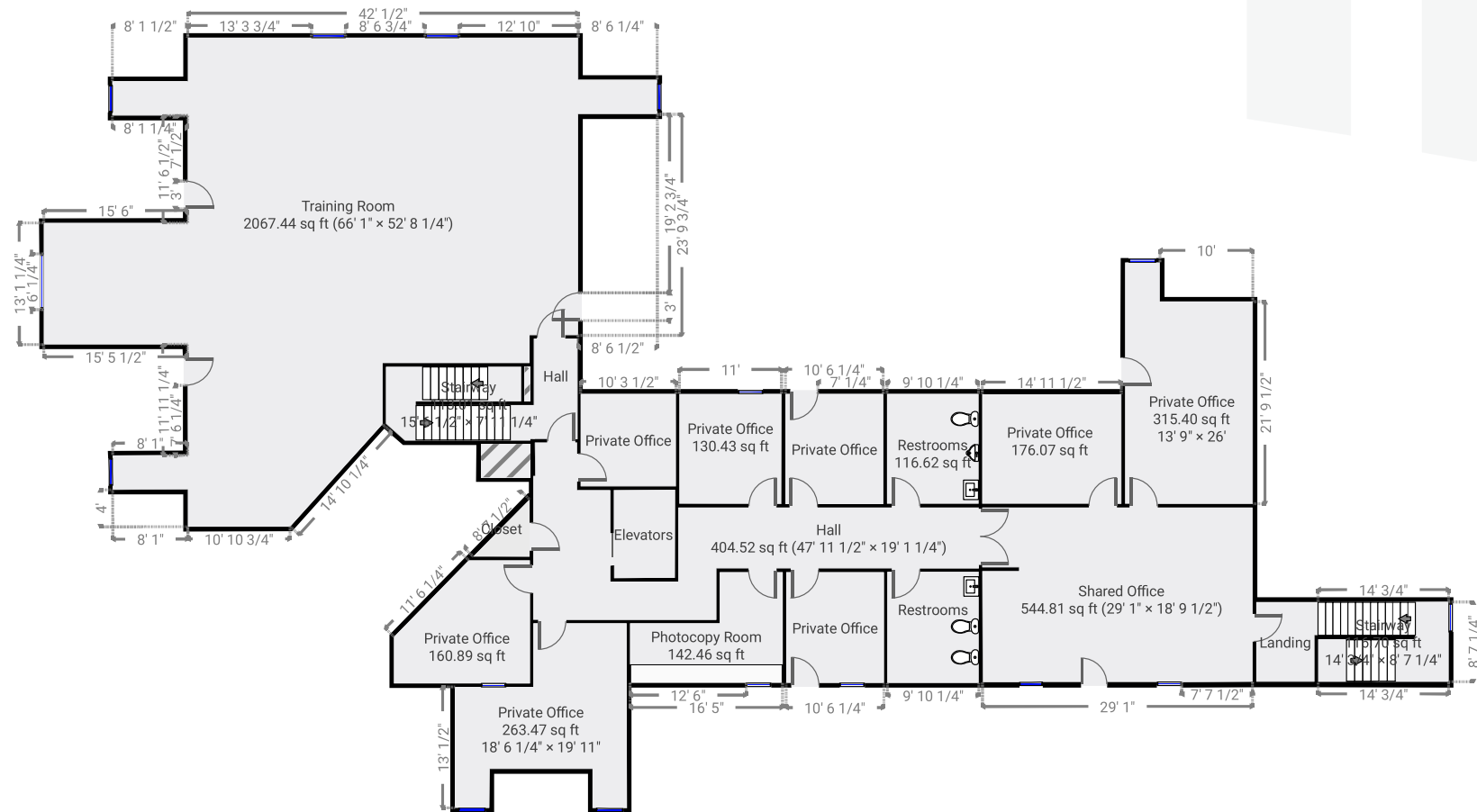


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FLOOR PLAN

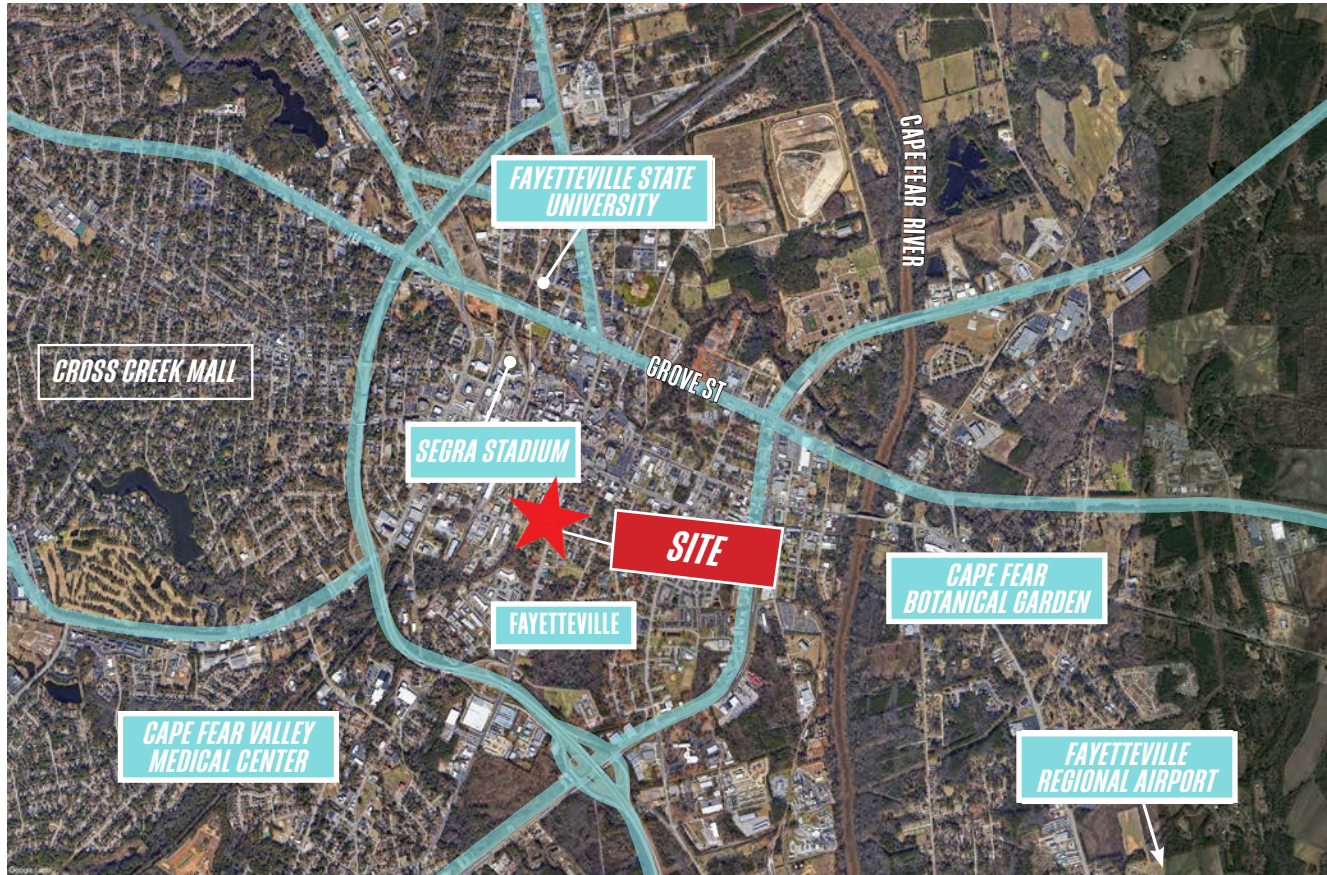


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LOCATION MAP



HIGHLIGHTS

**DOWNTOWN
FAYETTEVILLE**
3 MINUTES

SEGRA STADIUM
4 MINUTES

**FAYETTEVILLE STATE
UNIVERSITY**
6 MINUTES

**CAPE FEAR VALLEY
MEDICAL CENTER**
10 MINUTES

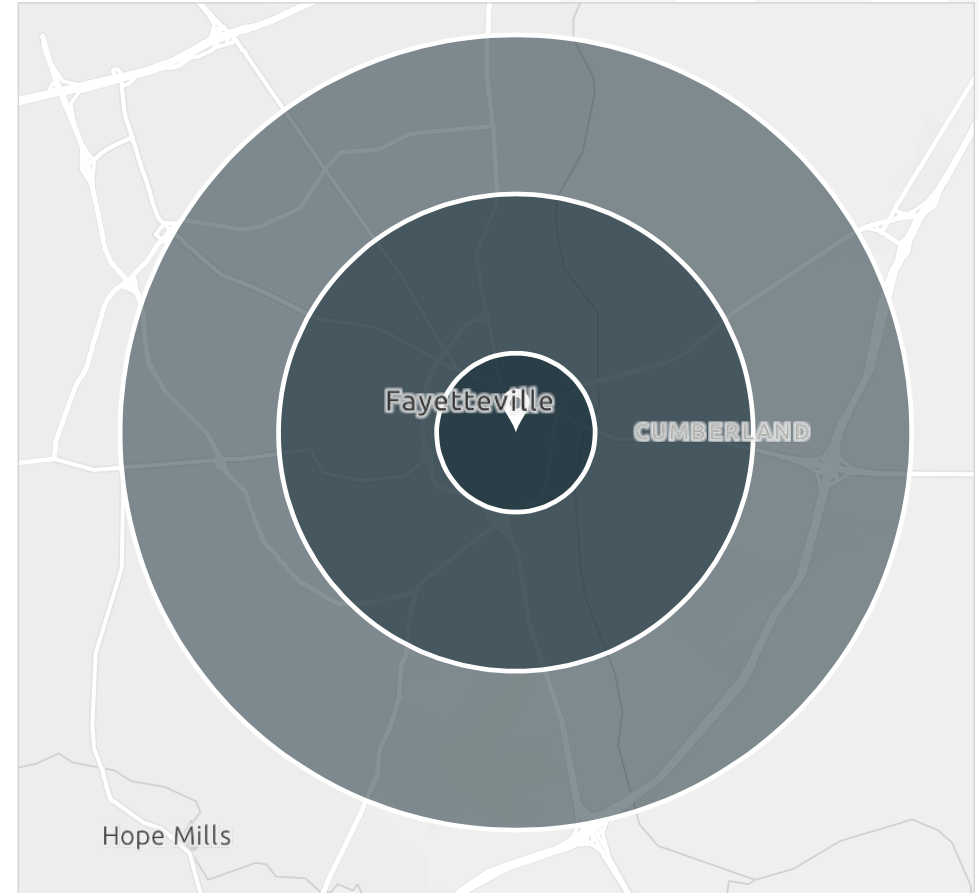
**FAYETTEVILLE
REGIONAL AIRPORT**
12 MINUTES

CROSS CREEK MALL
15 MINUTES

333 E. RUSSELL ST
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 |



EXCLUSIVE BROKER:

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TRADEMARK
P R O P E R T I E S

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