

OFFICE BUILDING FOR LEASE

The Woodland

2350 Bentridge Ln, Fayetteville, NC 28304



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com

COREY CROEGAERT

Commercial Broker and Investment Specialist

O: 910.987.2579

C: 910.987.2579

corey.c@grantmurrayre.com



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PROPERTY OVERVIEW

Available SF:	Suite 103 - 2,521 SF Suite 200 - 4,362 SF
Lease Rate:	\$22.00 - 24.00 SF/yr (MG)
Zoning:	LC
Traffic Count:	33,000
Parking Spaces	122

property description

2350 Bentridge Lane offers two distinct leasing opportunities within a professional office setting. Suite 103 on the first floor consists of 2,521 square feet, available at \$24.00/SF Gross, ideal for medical or general office users seeking a ground-level presence with a flexible layout. The second floor features Suite 200 with up to 4,362 square feet at \$22.00/SF Gross, offering generous open-plan space that supports a wide range of configurations for collaborative work environments, administrative functions, or client-facing operations. Both suites benefit from expansive window lines, efficient buildouts, and a modern infrastructure that supports high-speed connectivity and specialized tenant needs. On-site parking is ample and easily accessible, supporting staff convenience and customer visits.

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ADDITIONAL PHOTOS



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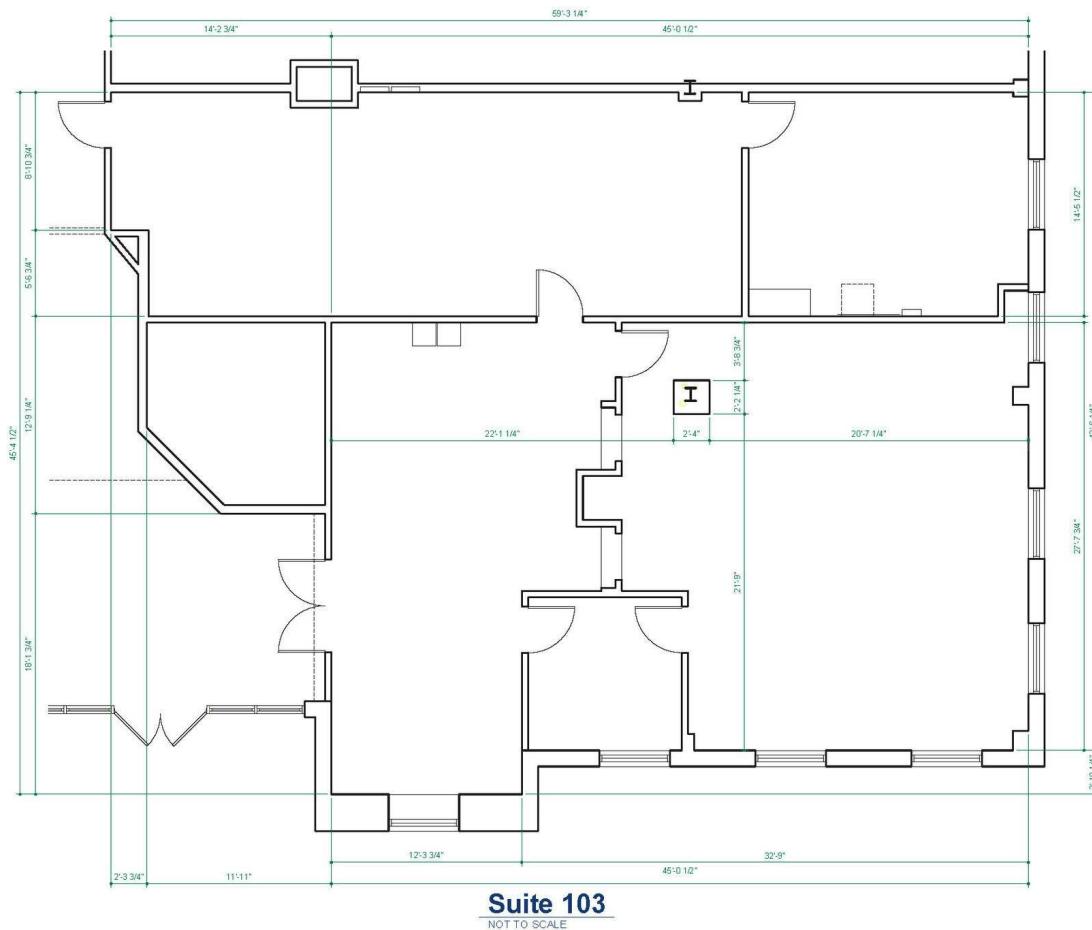
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SUITE 103 FLOOR PLAN



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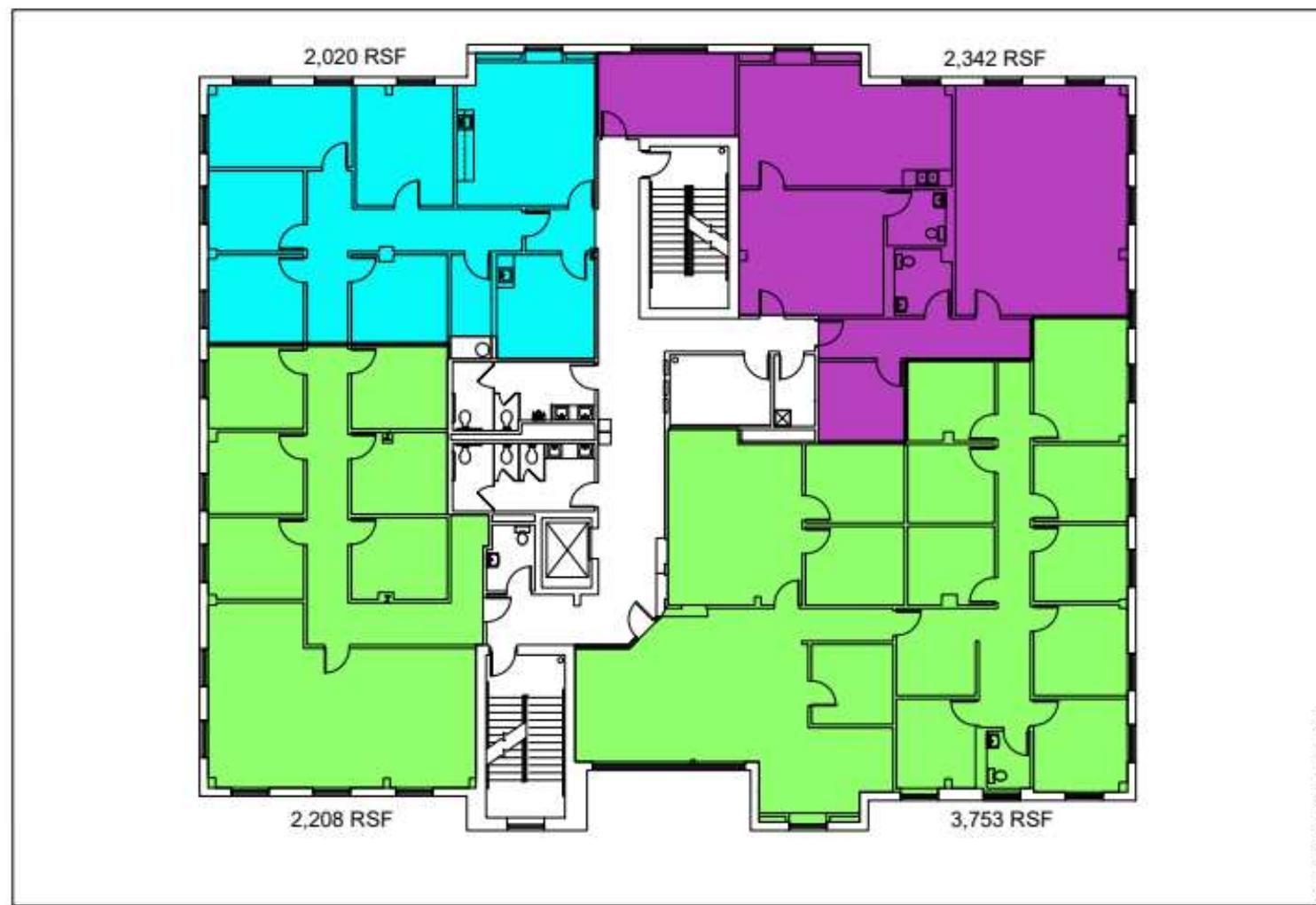


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2ND FLOOR - PURPLE AND BLUE SPACE AVAILABLE



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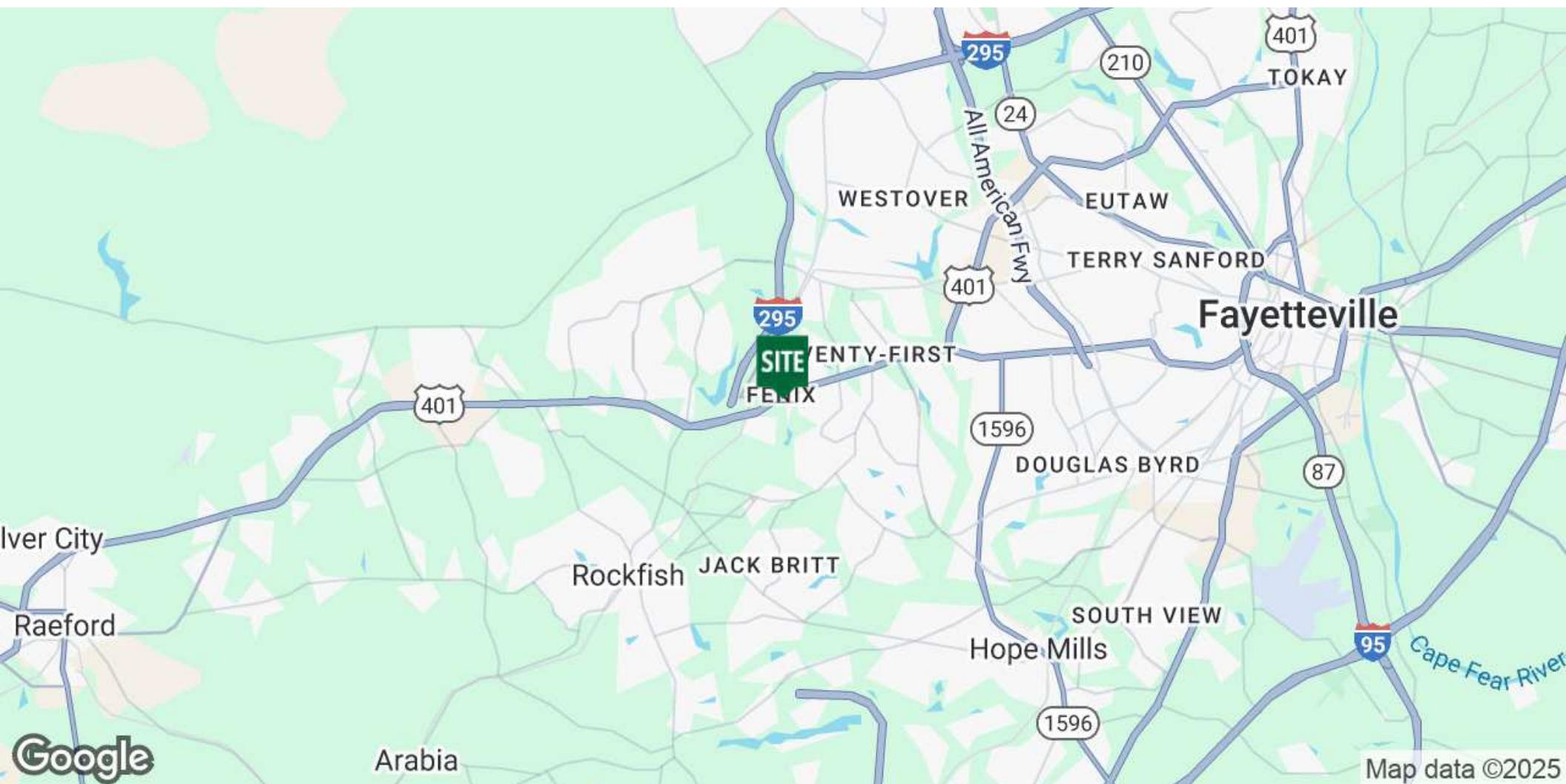
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LOCATION MAP



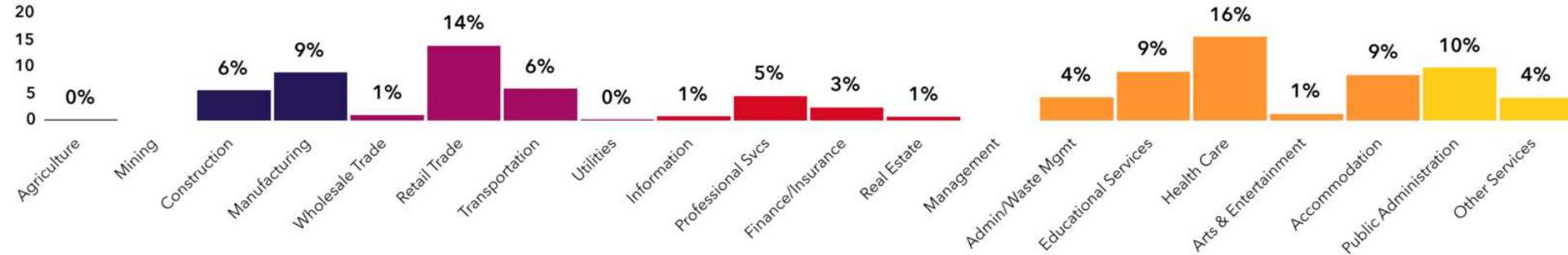
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60,293
Total Population



Population

\$61,485
Median HH Income



23,991
Total Households



Housing

\$209,235
Median Home Value



Homes

33.7
Median Age



People

43,950
Daytime Population

\$32,942
Per Capita Income



26,066
Total Housing Units



52.9%
Home Ownership



Middleburg
Tapestry Segment



5%

No HS Diploma



26%

HS Graduate



37%

Some College



32%

Degree or Higher

Demographics

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



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