

OFFICE BUILDING FOR LEASE

Hutchens Law Building

4317 Ramsey St, Fayetteville, NC 28311



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.988.5284

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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

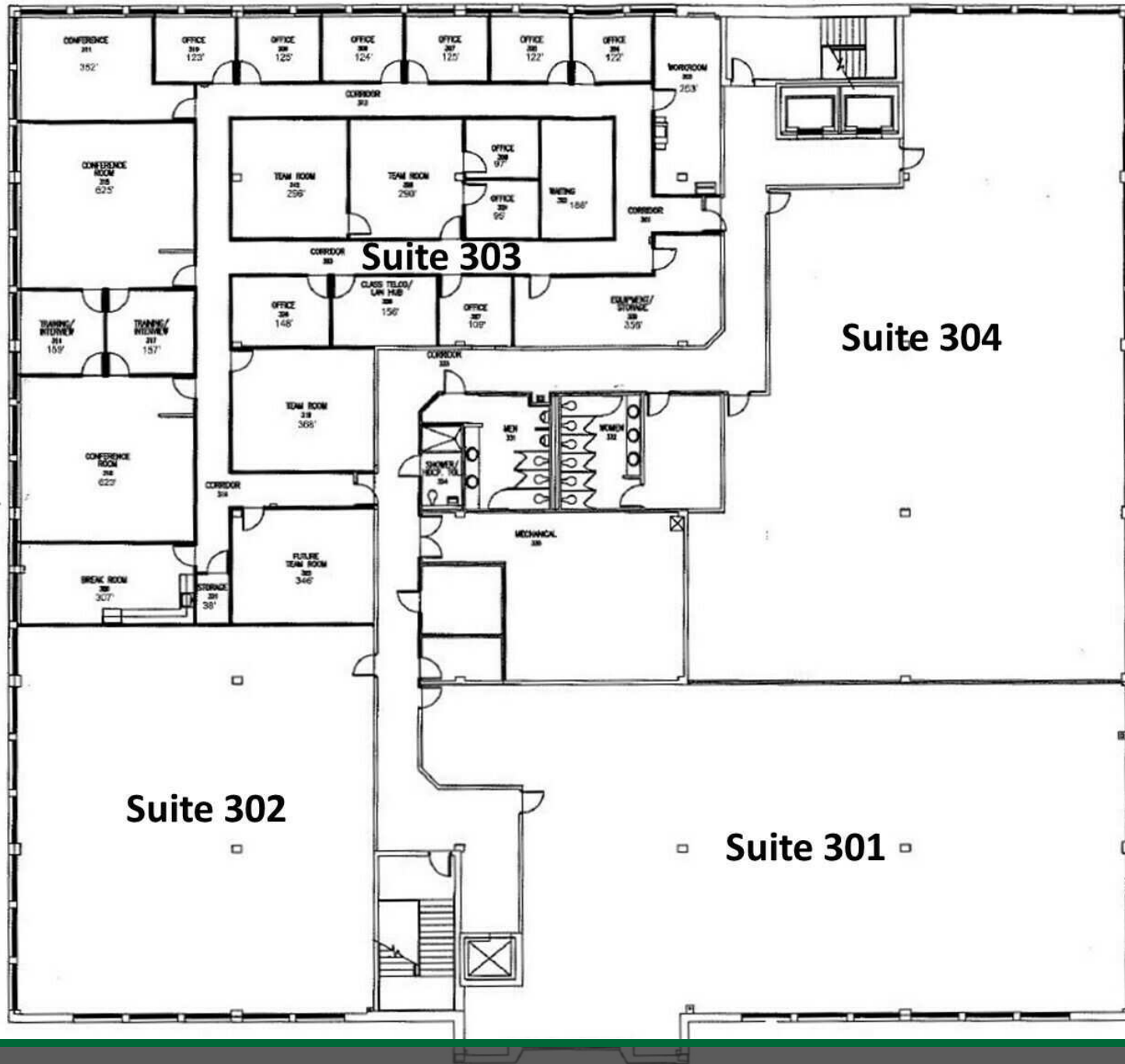
Available SF:	Starting at 3,526 SF
Lease Rate:	\$25.00 SF/yr (Full Service)
Lot Size:	6.04 Acres
Year Built:	1991
Building Size:	70,600 SF
Zoning:	CC

property description

OFFICE SPACE AVAILABLE FOR LEASE ON RAMSEY ST Great opportunity to lease office space in a prestigious building in north Fayetteville. Located at 4317 Ramsey St, the Hutchens Law Building is a three-story, 70,000+ SF property with ample parking, signage, and easy signalized access. The available third floor office spaces range from an 8,522 SF finished space to shell space that can be built out to suit a tenant's specific needs.

The office building is located at the signalized intersection of Ramsey St and Francam Dr close to the I-295 interchange, Fort Liberty gates, Methodist University, and many restaurants and retailers making it a convenient location for employees. The daily traffic counts along Ramsey St are 33,500 vehicles per day. The population within a three-mile radius is 40,326 with an average household income of \$68,425.





Available Space		
	Usable	Rentable
Suite 301	4,474	5,537
Suite 302	2,849	3,526
Suite 303	6,886	8,522
Suite 304	4,805	5,946

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Hutchens Law Building-4317 Ramsey St
4317 RAMSEY ST, FAYETTEVILLE, NC 28311

ADDITIONAL PHOTOS



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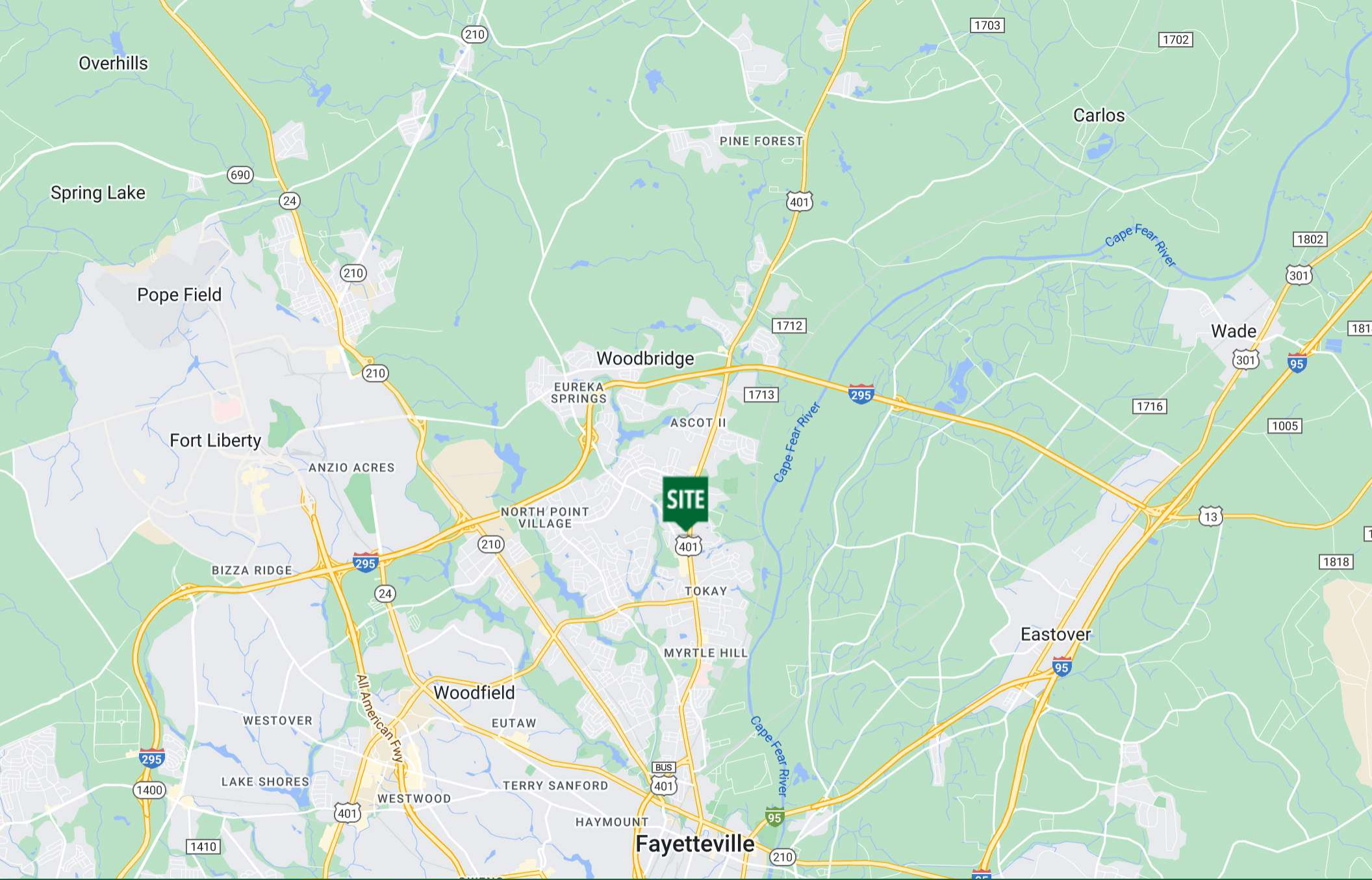
Ramsey Street (US 401)



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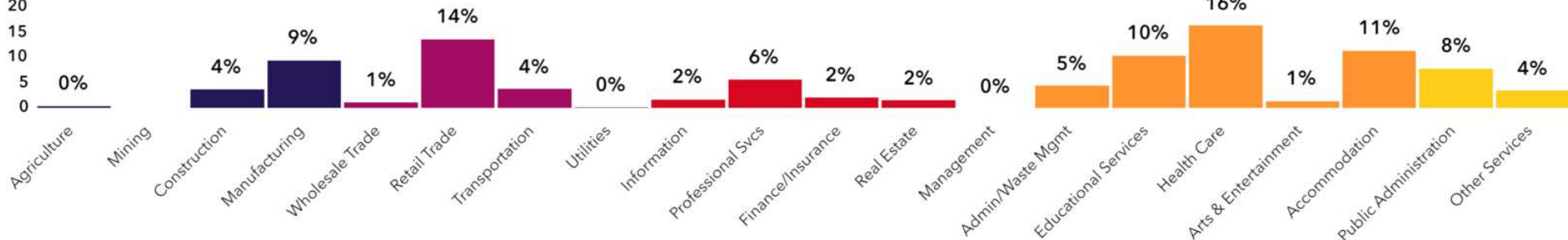


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Map data © 2024



40,233
Total Population



Population

33,739
Daytime Population



\$55,252
Median HH Income



Income

\$32,429
Per Capita Income



17,132
Total Households



Housing

18,892
Total Housing Units



\$220,406
Median Home Value



Homes

47.5%
Home Ownership



35.6
Median Age



People

Bright Young Professionals
Tapestry Segment



Demographics

4317 Ramsey St, Fayetteville, North Carolina, 28311



6%
No HS Diploma



28%
HS Graduate



35%
Some College



31%
Degree or Higher

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



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