

OFFICE BUILDING FOR LEASE

# Breezewood Place

2936 Breezewood Ave, Fayetteville, NC 28303



*for more information*

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



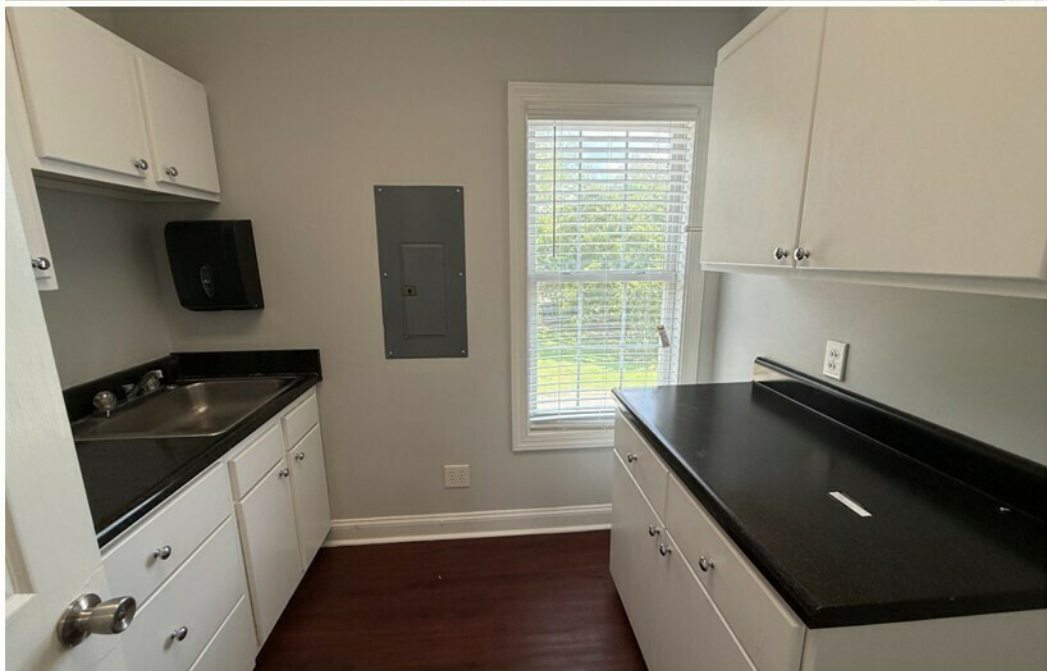
## PROPERTY OVERVIEW

<b>Available SF:</b>	Suite 200 - 1,480 SF Suite 201 - 1,650 SF
<b>Lease Rate:</b>	\$16.00 SF/yr (MG)
<b>Lot Size:</b>	0.34 Acres
<b>Building Size:</b>	5,836 SF
<b>Zoning:</b>	CC

### property description

Suite 200 and Suite 201 at 2936 Breezewood Avenue offer flexible second-floor office space totaling 1,480 square feet and 1,650 square feet respectively, with the ability to combine the two suites for a larger contiguous layout. The spaces are well configured with a mix of private offices, open work areas suitable for collaboration or conference use, and defined areas that can accommodate reception or support functions. Common restrooms serve the floor, and access is provided via stairs only, as the building does not feature an elevator. The second-floor setting offers a quiet, professional environment with added separation from street-level activity, making the suites well suited for administrative, medical, consulting, or professional service users seeking adaptable office space within an established business setting.

Located within Fayetteville's active Raeford Road corridor, the property is minutes from Cape Fear Valley Medical Center, Fort Bragg, and major residential neighborhoods including Haymount. The surrounding area features strong retail synergy with Harris Teeter, Publix, Starbucks, and numerous popular dining options nearby, making the space convenient for both staff and clientele. This location also benefits from excellent daytime traffic, with over 107,000 individuals present within a 3-mile radius during business hours.



*for more information*

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

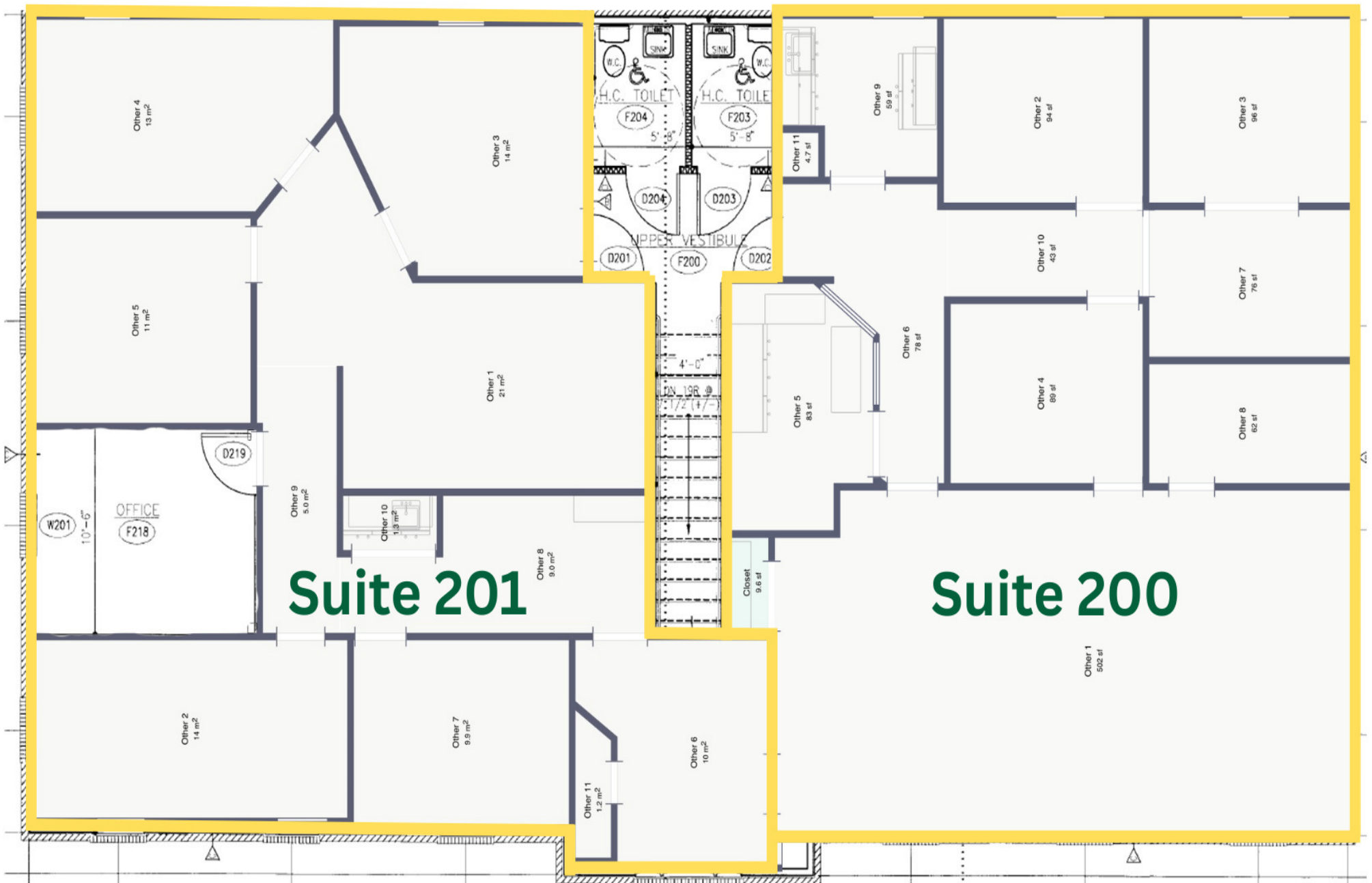
patrick@grantmurrayre.com



**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE



for more information

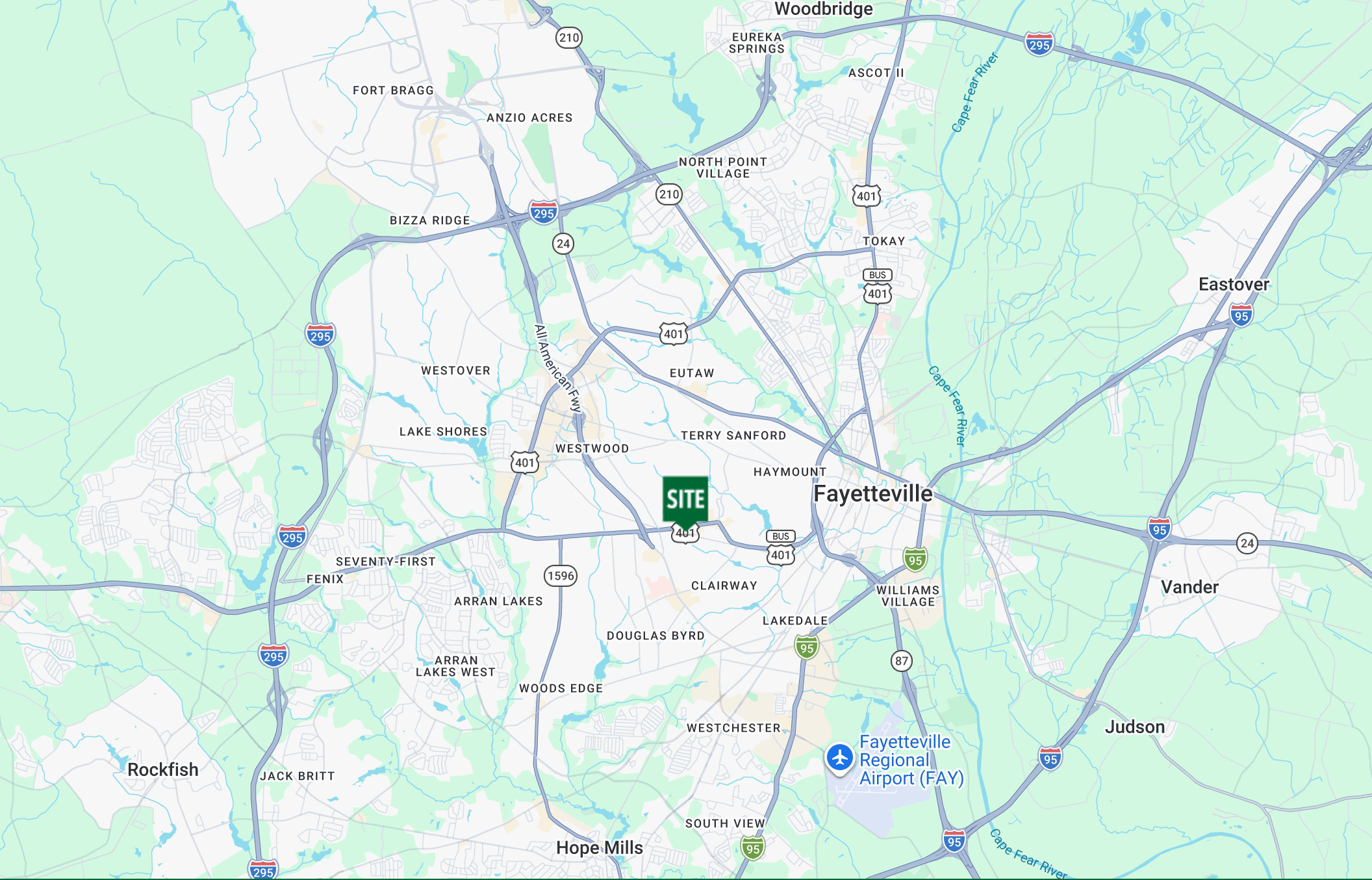
PATRICK MURRAY, CCIM, SIOR  
 Principal / Broker in Charge  
 O: 910.829.1617  
 C: 910.861.0449  
 patrick@grantmurrayre.com



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

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)

Maxar Technologies



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray

REAL ESTATE, LLC

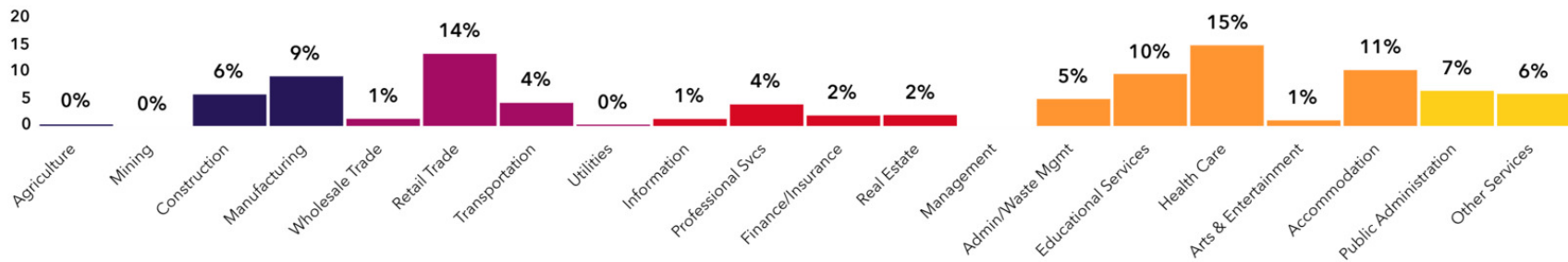
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)

Map

data

©2026



56,556  
Total Population



## Population

107,299  
Daytime Population



\$59,159  
Median HH Income



## Income

\$37,501  
Per Capita Income



24,658  
Total Households



## Housing

27,521  
Total Housing Units



\$219,574  
Median Home Value



## Homes

49.9%  
Home Ownership



38.5  
Median Age



## People

Tapestry Segment



# Demographics

2936 Breezewood Avenue, Fayetteville, North Carolina, 28303



8%

No HS Diploma



27%

HS Graduate



33%

Some College



32%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com