

OFFICE BUILDING FOR LEASE

1,000+ SF 1st Floor Office Along Raeford Rd

4140-100 Ferncreek Dr, Fayetteville, NC 28314



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.988.5284

patrick@grantmurrayre.com



Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



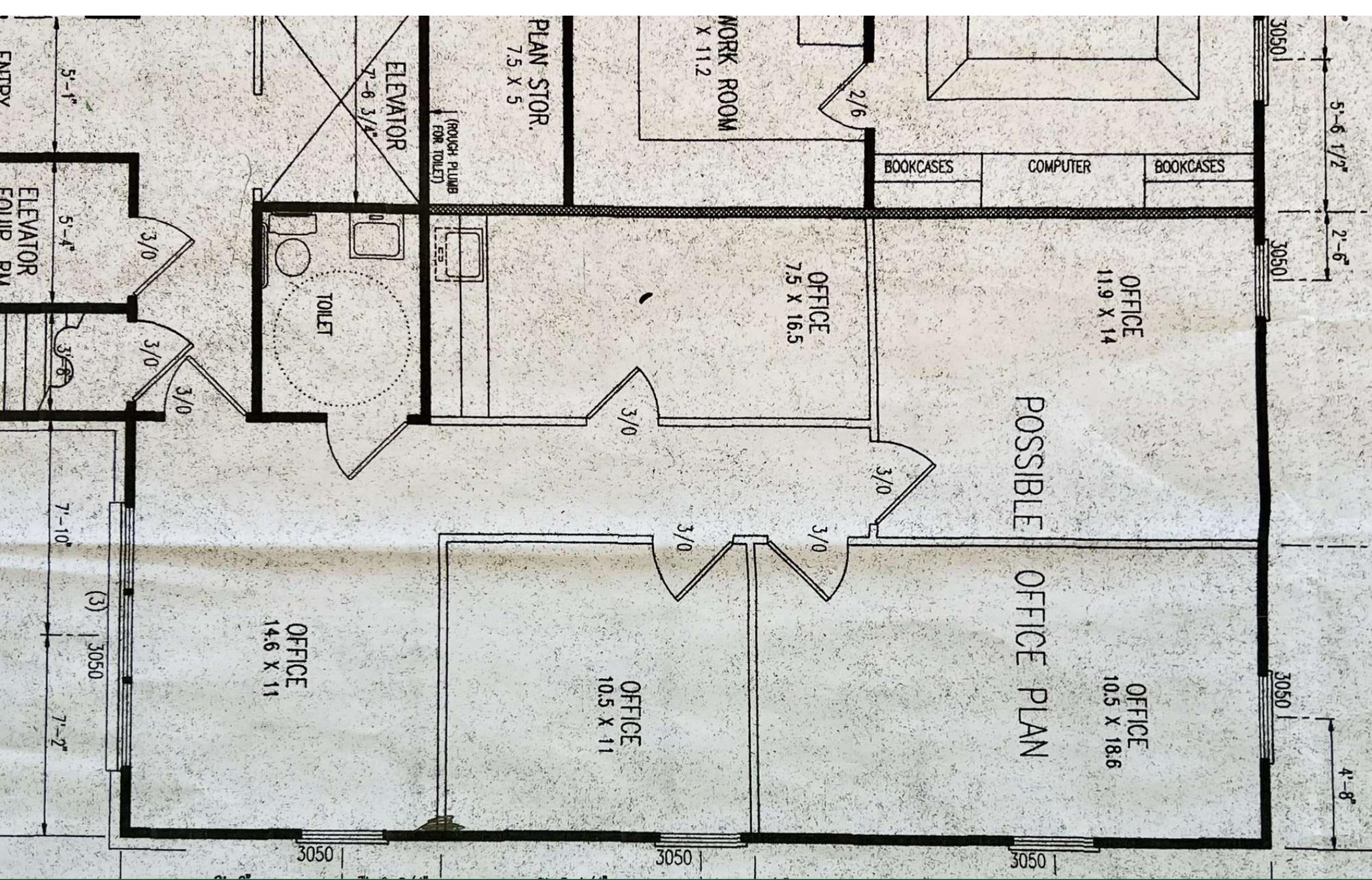
PROPERTY OVERVIEW

Available:	Suite 104 - 1,047 SF
Lease Rate:	\$1,800.00/month
Year Built:	1996
Building Size:	8,538 SF
Zoning:	LC

property description

1ST FLOOR OFFICE AVAILABLE along Raeford Rd in Buckhead Plaza. Suite 104 is a beautifully renovated 1,047 SF with a reception/waiting area, three private offices, a breakroom, and one restroom. The rent is \$1,800 per month with tenant paying its share of property taxes, electric/telephone/IT, interior maintenance, and janitorial. Exterior building signage and lobby directory signage available. The space is currently tenant occupied and available 10/1/24.

The office building is located within the well-located Buckhead Plaza at the intersection of Raeford Rd and Ferncreek Dr, and it is next to the All American Freeway for easy access to the Fort Liberty gates to the north and the Cape Fear Valley Medical Center to the south. The immediate area has numerous restaurants, retail, and other amenities to include Fayetteville's first Wawa gas station under construction across Raeford Rd from the office. Within a three-mile radius, the population is 62,459 with an average household income of \$79,675.



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ADDITIONAL PHOTOS



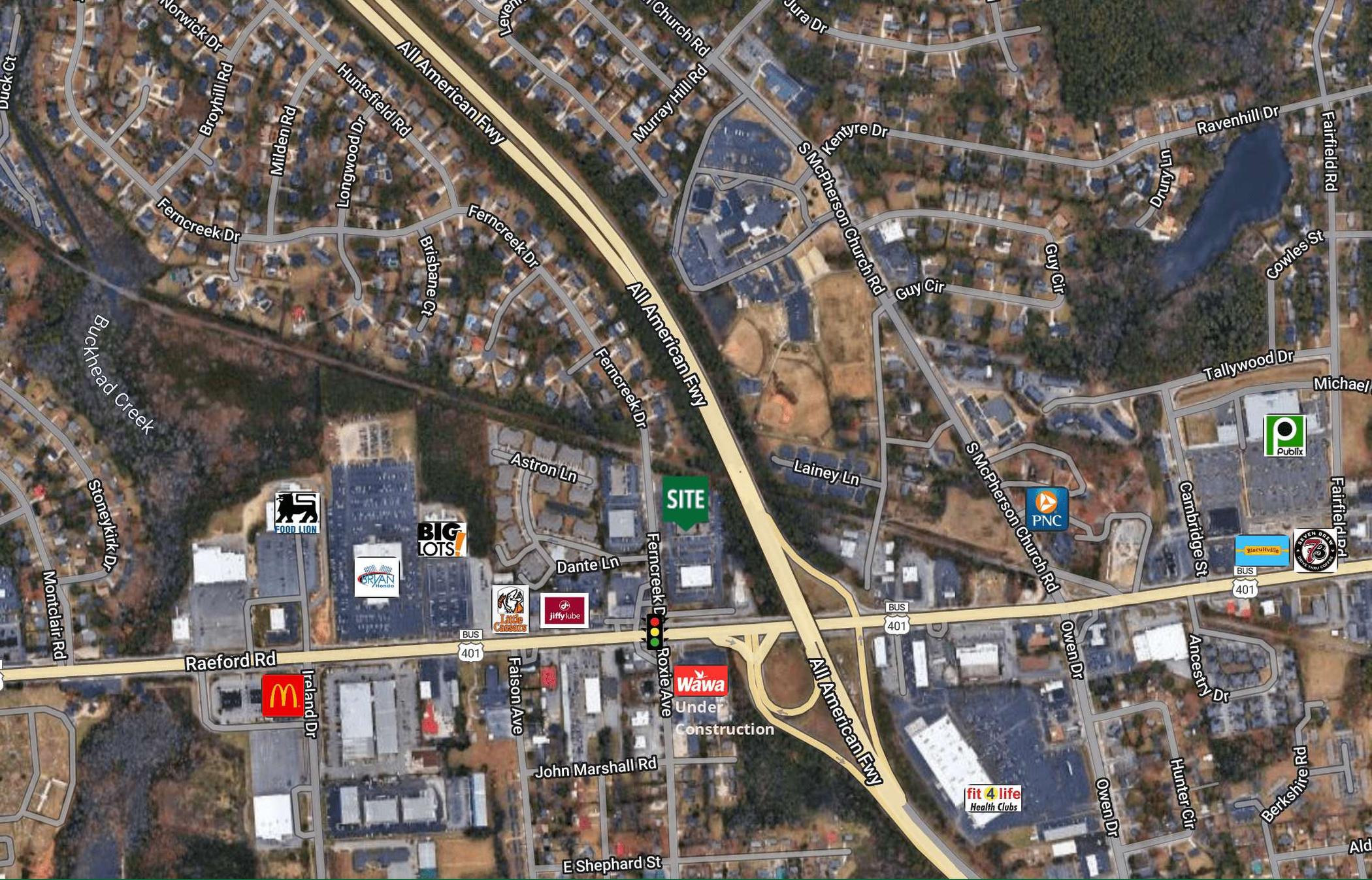
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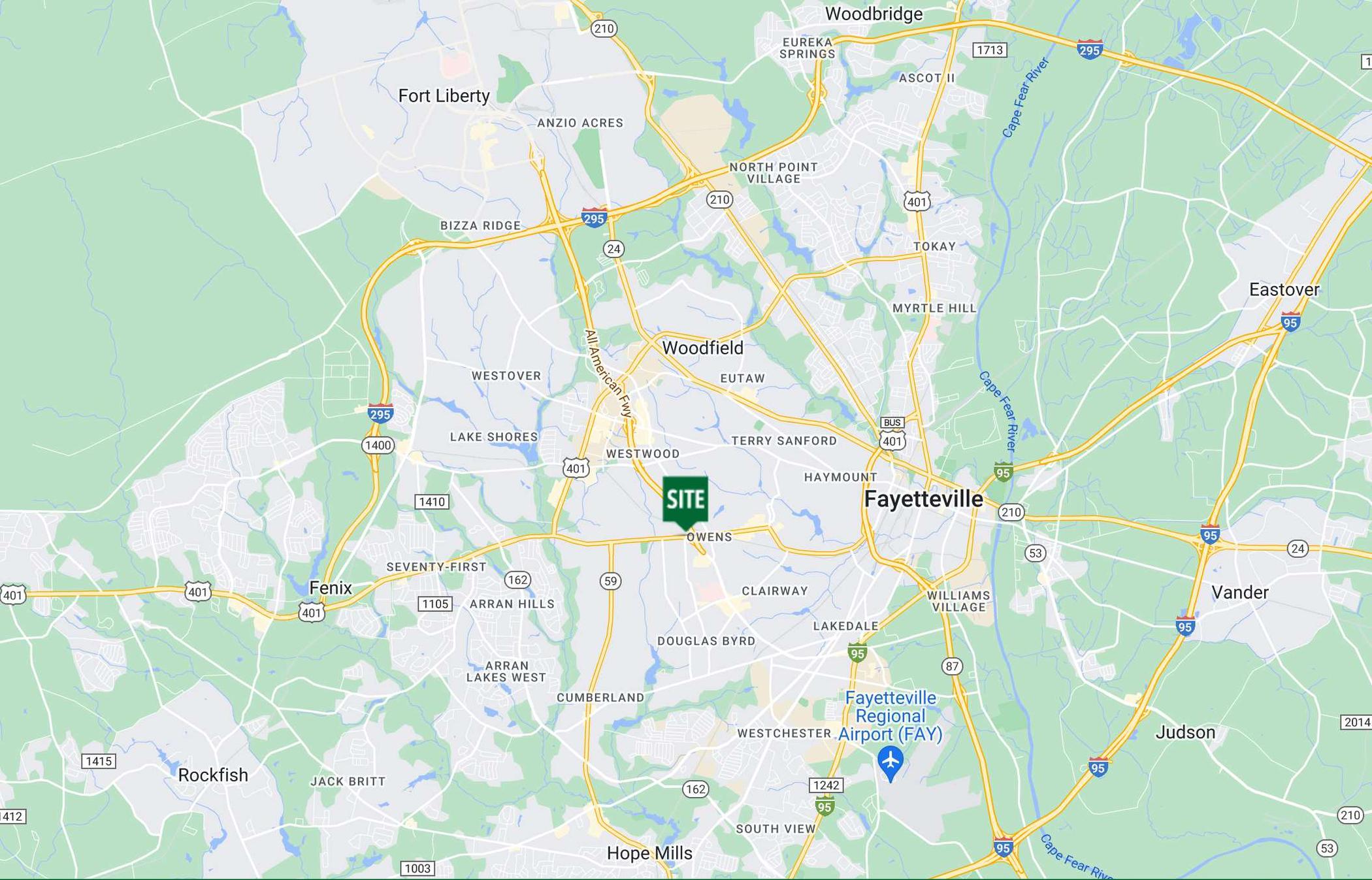


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Maxar Technologies



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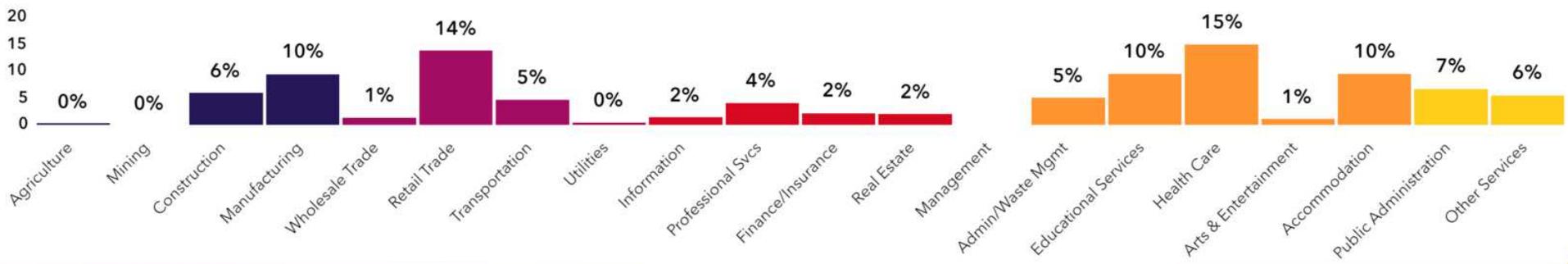


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62,879
Total Population



Population

92,930
Daytime Population



\$55,354
Median HH Income



Income

\$35,350
Per Capita Income



27,878
Total Households



Housing

30,835
Total Housing Units



\$201,493
Median Home Value



Homes

48.8%
Home Ownership



37.5
Median Age



People

Old and Newcomers
Tapestry Segment



Demographics

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8%

No HS Diploma



25%

HS Graduate



34%

Some College



32%

Degree or Higher

Source: U.S. Census



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Infographic contains data provided by Esri (2024).

APPLY NOW!

4140 Ferncreek Dr, Fayetteville, NC 28314

Patrick Murray



(910) 988-5284



patrick@grantmurrayre.com

You will submit:

Rental Application

TransUnion Screening 

- Credit Report & Score
- Criminal Background Check
- Eviction Related Proceedings
- Income estimate

Documents

References



Scan to apply
or visit:

<https://apply.link/3YieDnl>



rentspree

Screening with RentSpree is a no-brainer

1. No damage to credit score (Soft credit inquiry)
2. Screening reports are instantly pulled and shared
3. Sensitive personal information is protected
4. The application is saved making it easier to re-apply

If you have any questions or issues, contact support@rentspree.com.