

RETAIL PROPERTY FOR SALE

107 PERSON ST

Rare Investment Opportunity: Historic Downtown Fayetteville, NC



for more information

SUSAN EVANS

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Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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PROPERTY OVERVIEW

Sale Price:	\$1,200,000
Lot Size:	0.04 Acres
Year Built:	1920
Building Size:	2,620 SF
Zoning:	DT
Market:	Fayetteville

Property Overview

Presenting a prime investment opportunity in the heart of downtown Fayetteville, this two-story, 2620-square-foot building boasts a captivating blend of historic charm and modern amenities. With a steady annual income of \$52,200, this property offers both immediate returns and long-term potential. A bonus of two parking spots is offered with this sale.

The ground floor houses a thriving, long-term restaurant establishment, serving as a cornerstone of the local culinary scene.

Upstairs, discover a meticulously renovated apartment, offering luxurious urban living spaces. With attention to detail evident in every corner,

Beyond its financial appeal, this property is steeped in history, contributing to the vibrant tapestry of downtown Fayetteville. Whether you're seeking an income-generating asset or envisioning a piece of Fayetteville's past as your own, this unique offering awaits your discerning eye.

Don't miss your chance to own a piece of Fayetteville's heritage. Schedule your viewing today and seize this remarkable investment opportunity!"

ADDITIONAL PHOTOS



for more information

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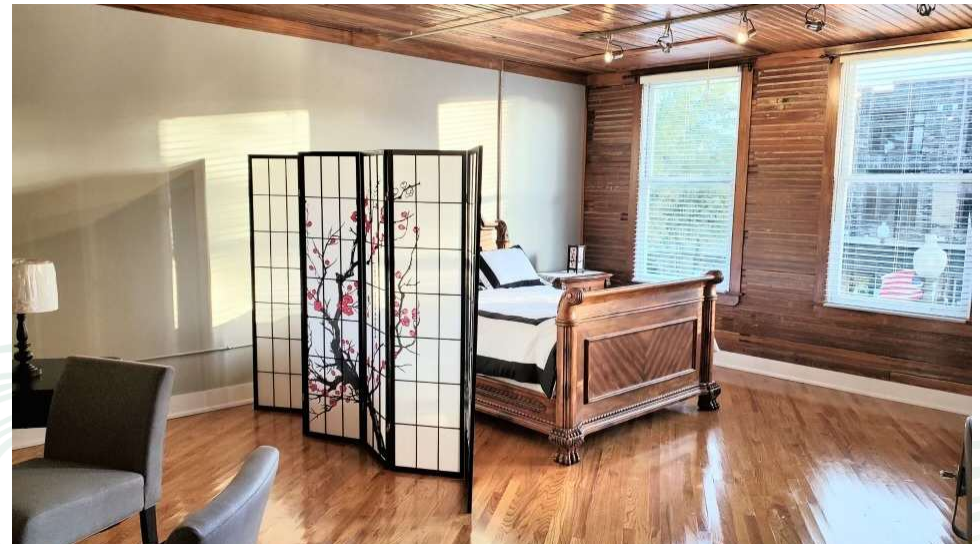
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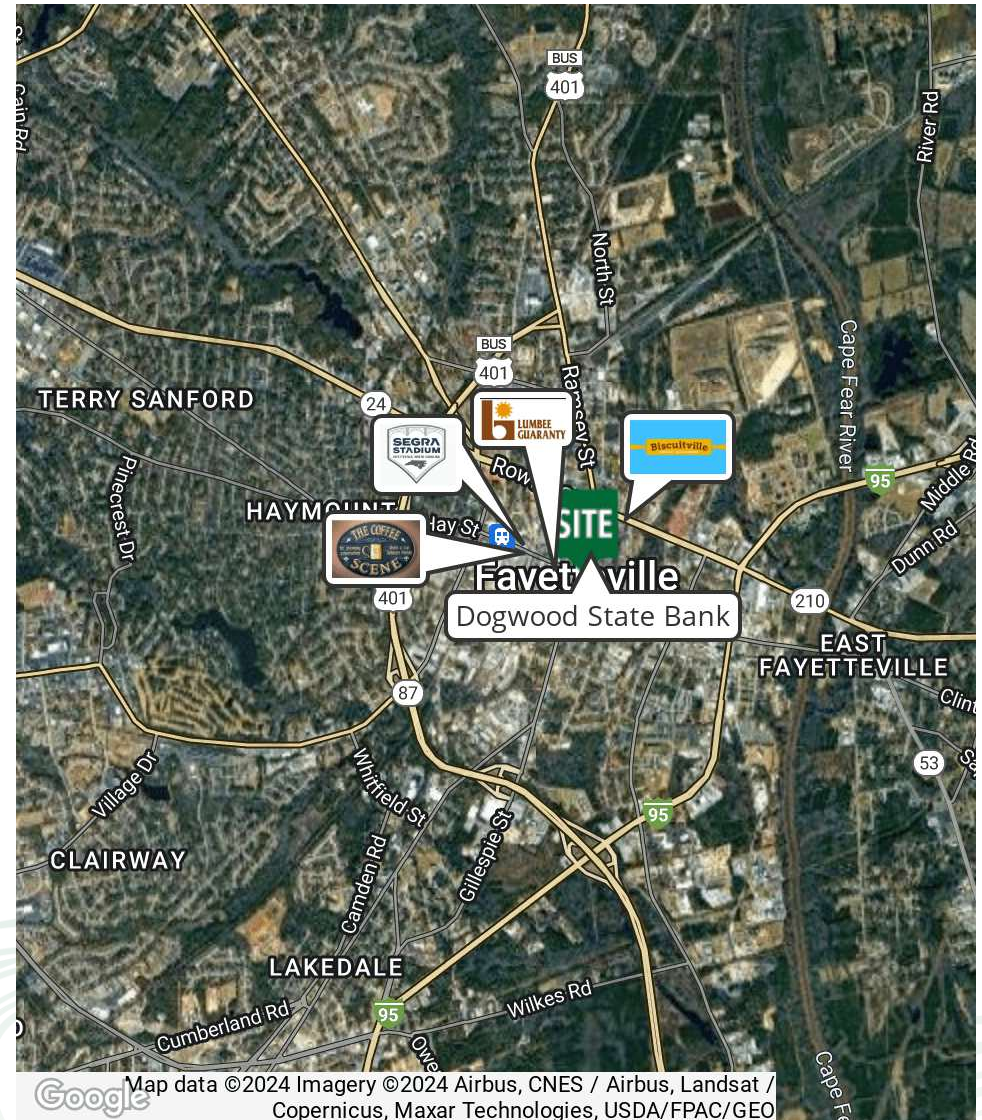
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,194	87,134	271,051
Average Age	33.4	36.7	34.0
Average Age (Male)	32.2	33.9	32.0
Average Age (Female)	37.2	38.7	35.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,622	43,798	122,414
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$39,018	\$47,237	\$53,316
Average House Value	\$156,159	\$140,619	\$135,561

* Demographic data derived from 2020 ACS - US Census



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