

RETAIL PROPERTY FOR LEASE

Dirtbag Plaza

5533 Corporation Drive, Hope Mills, NC 28348



for more information

SUSAN EVANS

Broker

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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:	1,204-4816 SF
Lease Rate:	Negotiable
	6 Acres
Year Built:	2024
Building Size:	15,009 SF
Zoning:	C (P)

property description

The newly constructed retail strip center at 5533 Corporation Dr. offers 15,009 SF of prime commercial space and is finished and ready for tenants. The center benefits from strong co-tenancy, with Tropical Smoothie, Jersey Mike's, and BBQ Restaurant as neighboring businesses. There are currently four units totaling 4,816 SF available for lease. These spaces may be leased individually or combined, offering flexibility for a variety of retail, service, or professional uses. Units will be delivered in cold, dark shell condition, with Tenant Improvement Allowance (TIA) to be determined based on tenant credit and lease terms. A 10-year lease term is preferred but negotiable. Rental rates are negotiable. For leasing information or to discuss specific requirements, please contact Susan Evans at 919-920-2140

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5533 CORPORATION DRIVE, HOPE MILLS, NC 28348

PROPERTY DETAILS & HIGHLIGHTS

Building Name	Dirtbag Plaza
Property Type	Retail
Property Subtype	Street Retail
APN	0423-52-5716
Building Size	15,009 SF
Lot Size	6 Acres
Year Built	2024

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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5533 Corporation Dr - Suite 2	Available	1,204 SF	NNN	Negotiable	-
5533 Corporation Dr - Suite 3	Available	1,204 SF	NNN	Negotiable	-
5533 Corporation Dr - Suite 4	Available	1,204 SF	NNN	Negotiable	-
5533 Corporation Dr - Suite 8	-	1,257 SF	NNN	Negotiable	-
5533 Corporation Dr - Suite 5	Available	1,204 SF	NNN	Negotiable	-

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ADDITIONAL PHOTOS



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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,267	19,577	53,182
Average Age	35.5	34.2	34.6
Average Age (Male)	43.5	33.1	32.9
Average Age (Female)	29.3	35.4	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	460	7,203	21,052
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$74,185	\$68,044	\$59,155
Average House Value	\$146,497	\$157,593	\$150,949

2020 American Community Survey (ACS)



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