

RETAIL PROPERTY FOR LEASE

5855 YADKIN RD

Fayetteville, NC 28303



for more information

NEIL GRANT

Principal / 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:	1,000 SF
Lease Rate:	\$1,800.00 per month (NNN)
Lot Size:	1.64 Acres
Building Size:	12,250 SF
Zoning:	CC-COMMUNI
Number of Units:	3
Market:	Fayetteville

Property Overview:

5855 currently has four available suites: Suites 3, 5, and 11, each boasting a size of 1,000 square feet. These suites are newly constructed and aesthetically pleasing. The property owner is seeking a monthly rental rate of \$1,800, encompassing both rent and additional costs such as tax and CAM (Common Area Maintenance). This straightforward pricing structure provides clarity for potential tenants, streamlining the leasing process. For any further inquiries or specific details regarding these suites, please do not hesitate to seek additional information.

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 SF	Lease Rate:	\$1,800.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5855 Yadkin Road - Suite 2	-	1,000 SF	Modified Gross	\$1,800 per month	-
5855 Yadkin Road - Suite 3	Available	1,000 SF	NNN	\$1,800 per month	-
5855 Yadkin Road - Suite 5	Available	1,000 SF	NNN	\$1,800 per month	-
5855 Yadkin Road - Suite 11	Available	1,000 SF	NNN	\$1,800 per month	-

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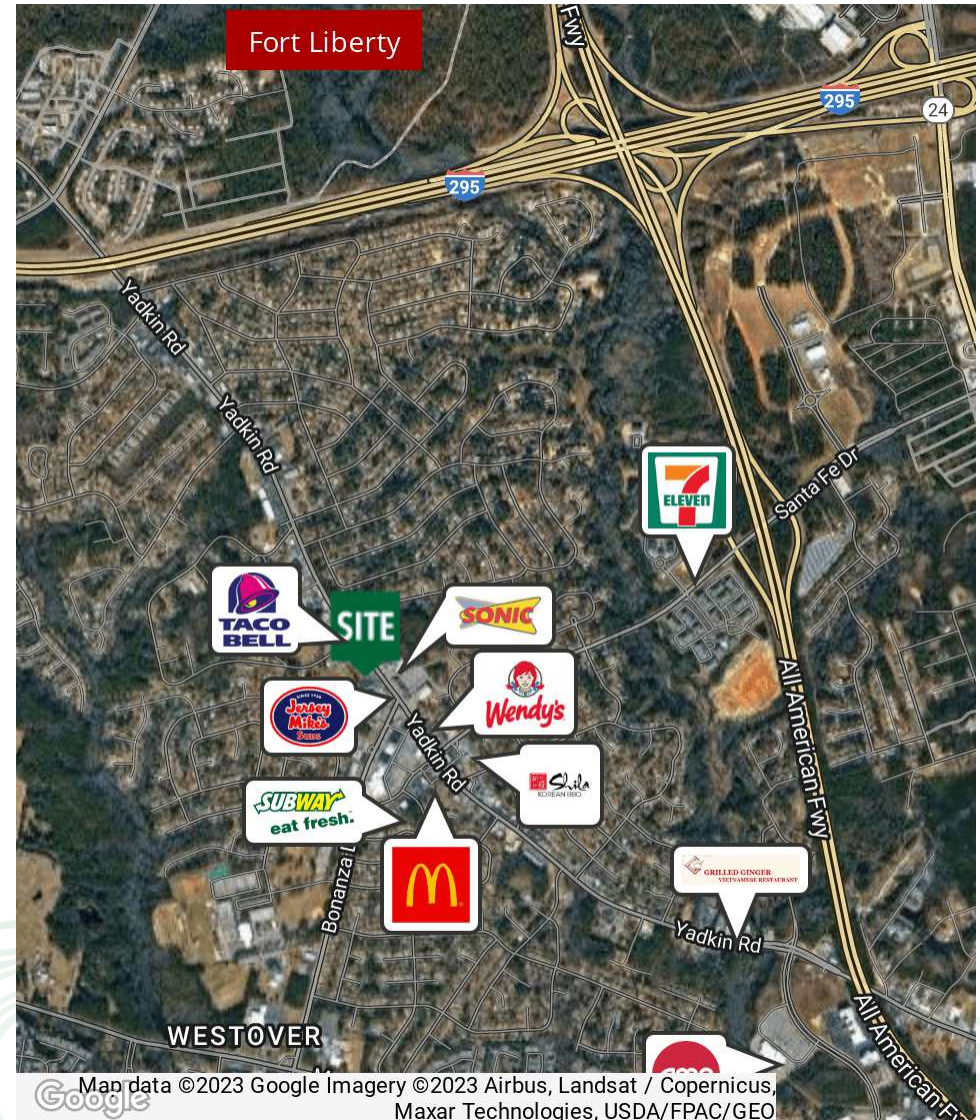
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,127	127,908	302,727
Average Age	35.5	32.1	32.8
Average Age (Male)	33.0	30.9	31.0
Average Age (Female)	37.4	33.1	34.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,986	57,875	132,524
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$51,452	\$49,796	\$53,671
Average House Value	\$105,912	\$112,876	\$134,305

* Demographic data derived from 2020 ACS - US Census



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