

OFFICE BUILDING FOR SALE

Former Bank Branch

130 Grove St, Fayetteville, NC 28301



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



PROPERTY OVERVIEW

| | |
|-----------------------|-----------------------|
| Sale Price: | See Broker |
| Lot Size: | 0.55 Acres |
| Year Built: | 1963 |
| Building Size: | 2,750 SF |
| Zoning: | DT2 |
| Submarket: | Downtown Fayetteville |
| Traffic Count: | 34,500 |

property description

This former 2,750 SF bank branch offers a flexible footprint on a 0.55-acre parcel zoned DT2 in the heart of downtown Fayetteville. Featuring a drive-through canopy with dedicated teller lanes, the structure is well-suited for a range of financial, medical, or professional uses. The layout includes a secure vault, large central lobby, multiple private offices, restrooms, a kitchenette, and expansive storefront glass for natural light and visibility. The site offers direct driveway access from both Grove and Ann Streets, enhanced by a signalized intersection that ensures excellent ingress/egress for both pedestrian and vehicular traffic. A 22-space surface parking lot supports ample customer convenience and operational efficiency, while the building's brick-and-stucco exterior remains in strong physical condition, adaptable for rebranding or owner occupancy.

restrictions

PROPERTY TO BE RESTRICTED FROM FINANCIAL SERVICES USE FOR A FIVE YEAR PERIOD AFTER THE SALE OF THE PROPERTY.



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REID: 0437753358000

OWNER INFORMATION:

FIRST CITIZENS BANK & TRUST
CO
PO BOX 27131
RALEIGH, NC 27611

PIN: 0437753358
PROPERTY DESC: HUNTER G
SMITH HEIRS & JOSEPHINE
SMITH BOYD PL:0024-0029
ACRES: 0.55
Plat Book & Page: 0024-0029
[*For Condominium Plats Click HERE](#)

Zoom to

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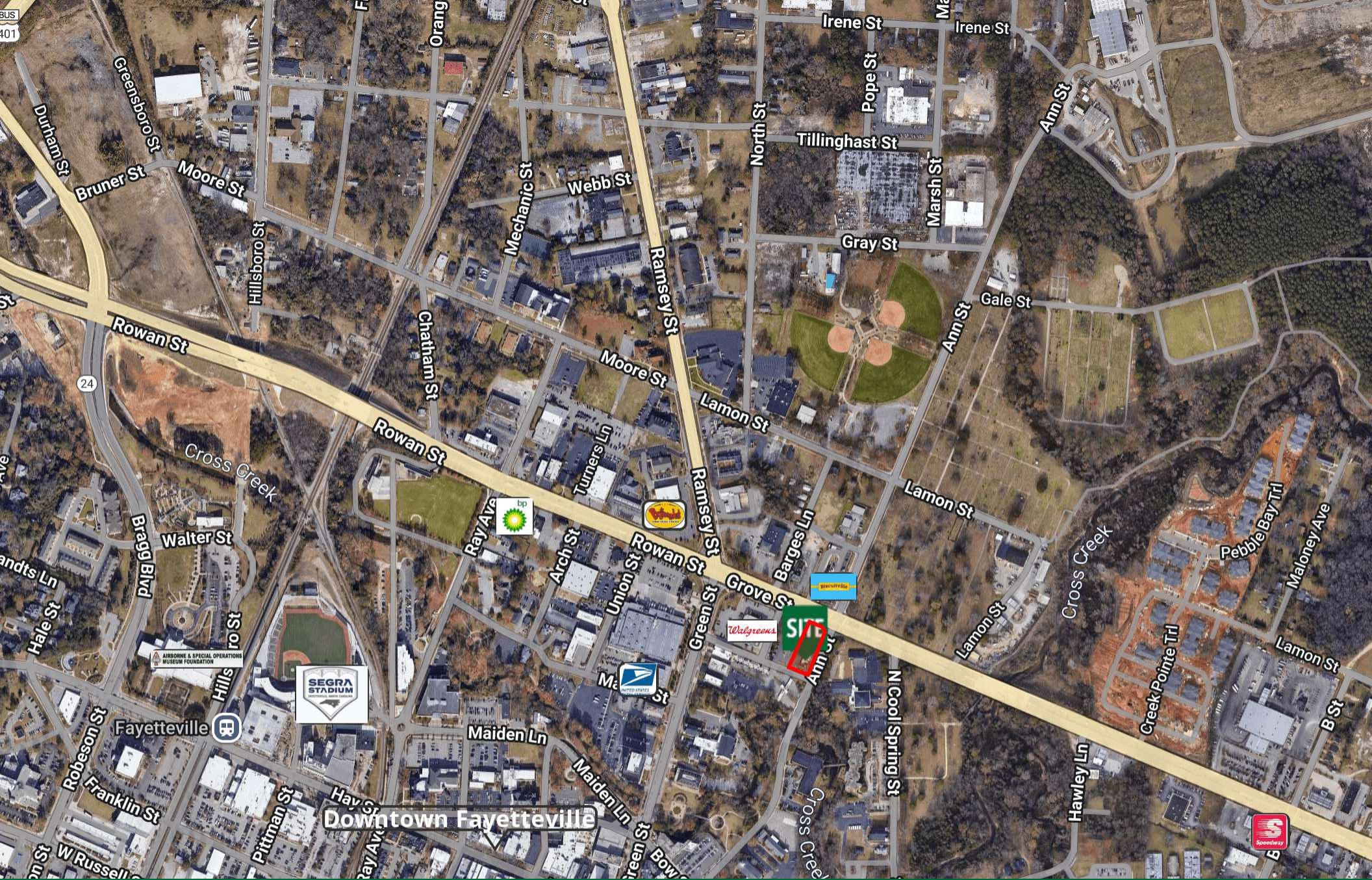
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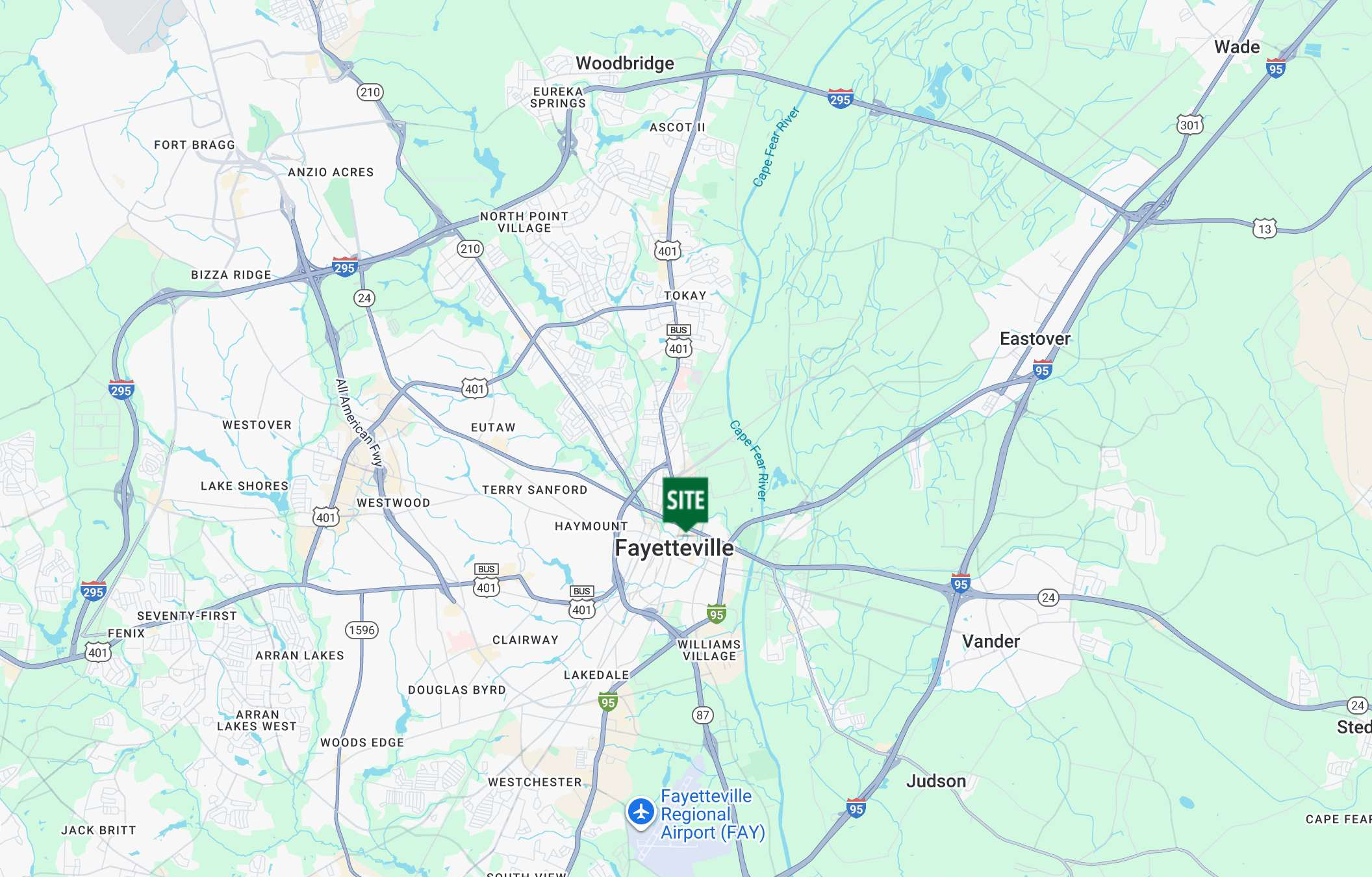


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Maxar Technologies



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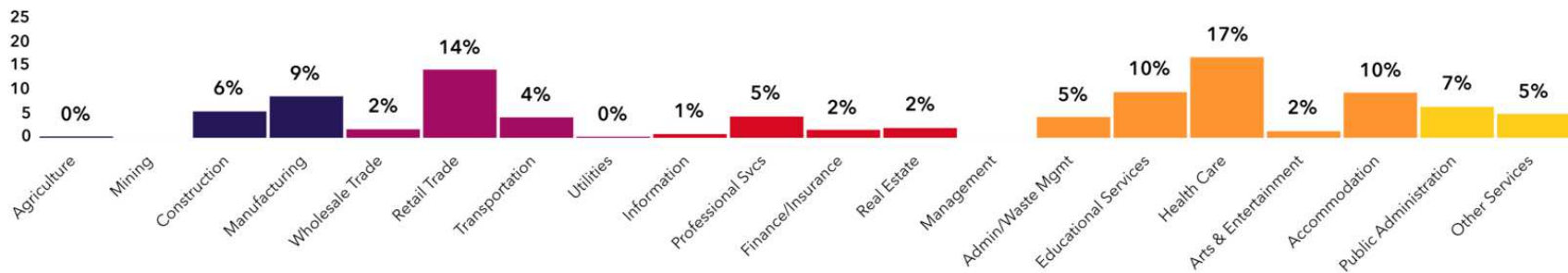


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Map
data
©2025



31,521
Total Population



Population

56,109
Daytime Population



\$51,778
Median HH Income



Income

\$35,524
Per Capita Income



13,473
Total Households



Housing

15,555
Total Housing Units



\$253,600
Median Home Value



Homes

46.3%
Home Ownership



38.9
Median Age



People

Tapestry Segment



Demographics

**130 Grove Street, Fayetteville, North Carolina,
28301**



9%

No HS Diploma



27%

HS Graduate



32%

Some College



32%

Degree or Higher

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

for more information

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- #2 Best Place in America to Invest in Real Estate (Fortune, 2020)
- Top 50 Most Diverse Cities in America (Niche, 2020)
- Best Places for Business and Careers (Forbes, 2019)
- Top 50 Cheapest Places to Retire MSN Money, 2018)
- Most affordable housing in the USA for first-time home buyers (WalletHub, 2017)
- Vibrant downtown featuring museums, live music, & award-winning performing arts and cultural events
- Home of the International Folk Festival, Bi-Annual Dogwood Festival, When Pigs Fly All-American BBQ Festival, & more
- 520 Restaurants, breweries, wine bars, & more
- Professional & collegiate sporting events
- World-class golf courses



Why Fayetteville?

408,763

30-minute trade area

\$9.9B

total consumer spending

\$77,340

avg household income

6M+ SF

retail in area submarket

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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

 Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

 Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

 Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

 X **Unrepresented Buyer** (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray
Agent's Name

231098
Agent's License No.

Grant-Murray Real Estate, LLC
Firm Name

REC. 4.27 # 4/6/2021