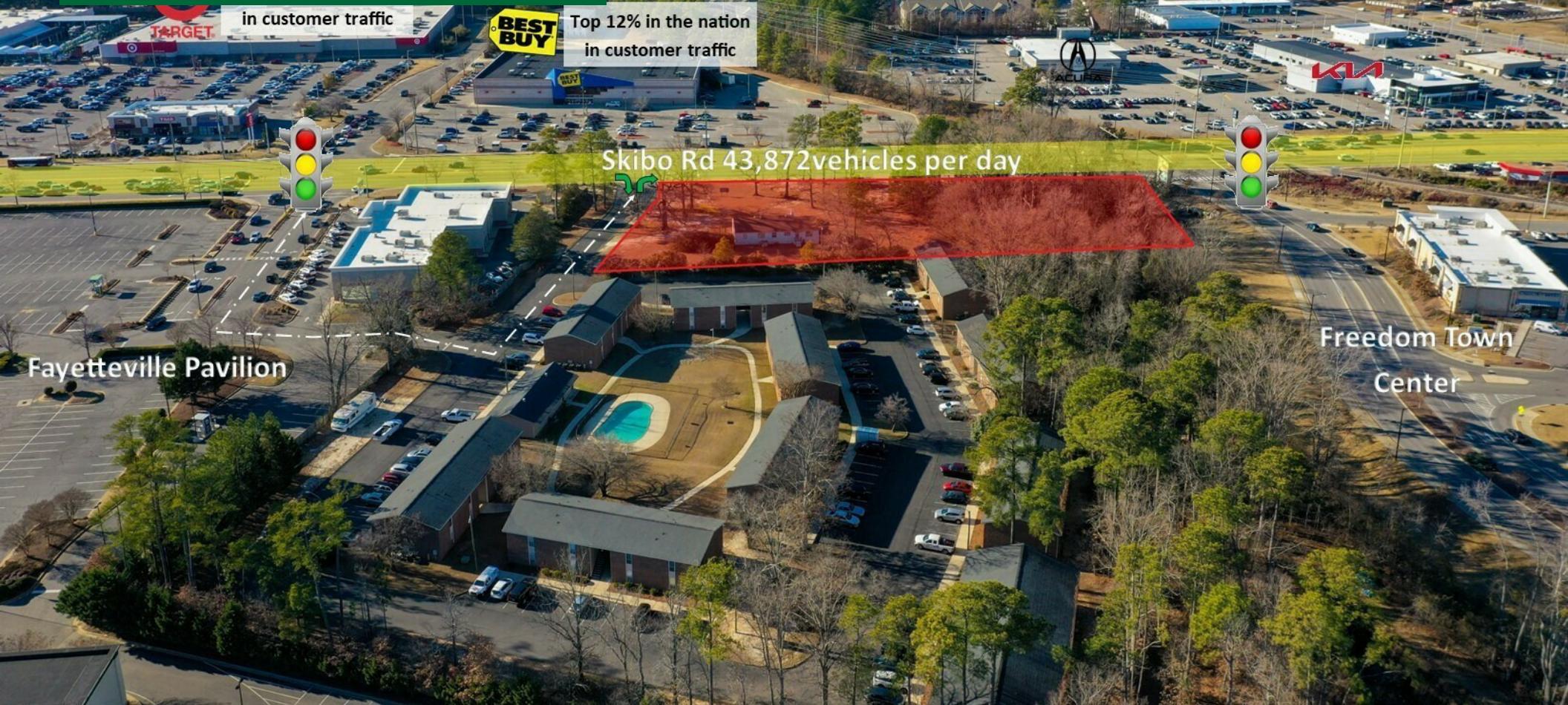


LAND FOR SALE

# 2.17 AC Retail Development Site

2037 Skibo Rd, Fayetteville, NC 28314



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

[patrick@grantmurrayre.com](mailto:patrick@grantmurrayre.com)



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# PROPERTY OVERVIEW

<b>Sale Price:</b>	\$3,500,000
<b>Acreage:</b>	2.17 Acres
<b>Zoning:</b>	CC
<b>Traffic Count:</b>	43,872
<b>Frontage:</b>	453' on Skibo Rd

## property description

2037 Skibo Road offers 453' of frontage along Fayetteville's dominant retail corridor, making it an exceptional opportunity for commercial development. Spanning over two acres and zoned CC, this site supports a wide range of retail, service, and hospitality uses. The property is adjacent to national anchors including Target, Best Buy, and Home Depot, creating strong synergies for both customer traffic and visibility. Its scale, zoning, and visibility offer significant appeal for restaurant operators, developers, or national retailers aiming to establish a presence in one of the region's most active corridors. With infrastructure and consumer traffic already in place, the parcel delivers both immediate utility and long-term development upside in a proven retail environment. Located in the heart of Fayetteville's high-performing commercial zone, the property sees daily traffic counts exceeding 43,872 vehicles and benefits from a robust daytime population of 167,904 within a five-mile radius. The surrounding area is home to Freedom Town Center and Cross Creek Mall, with a dense mix of national tenants and dining options that continue to attract both local and regional foot traffic. The five-mile trade area reports an average household income of \$91,023 and a population of 154,503, reflecting strong consumer spending capacity. With seamless access to major arterials and proximity to Fort Bragg, this corridor





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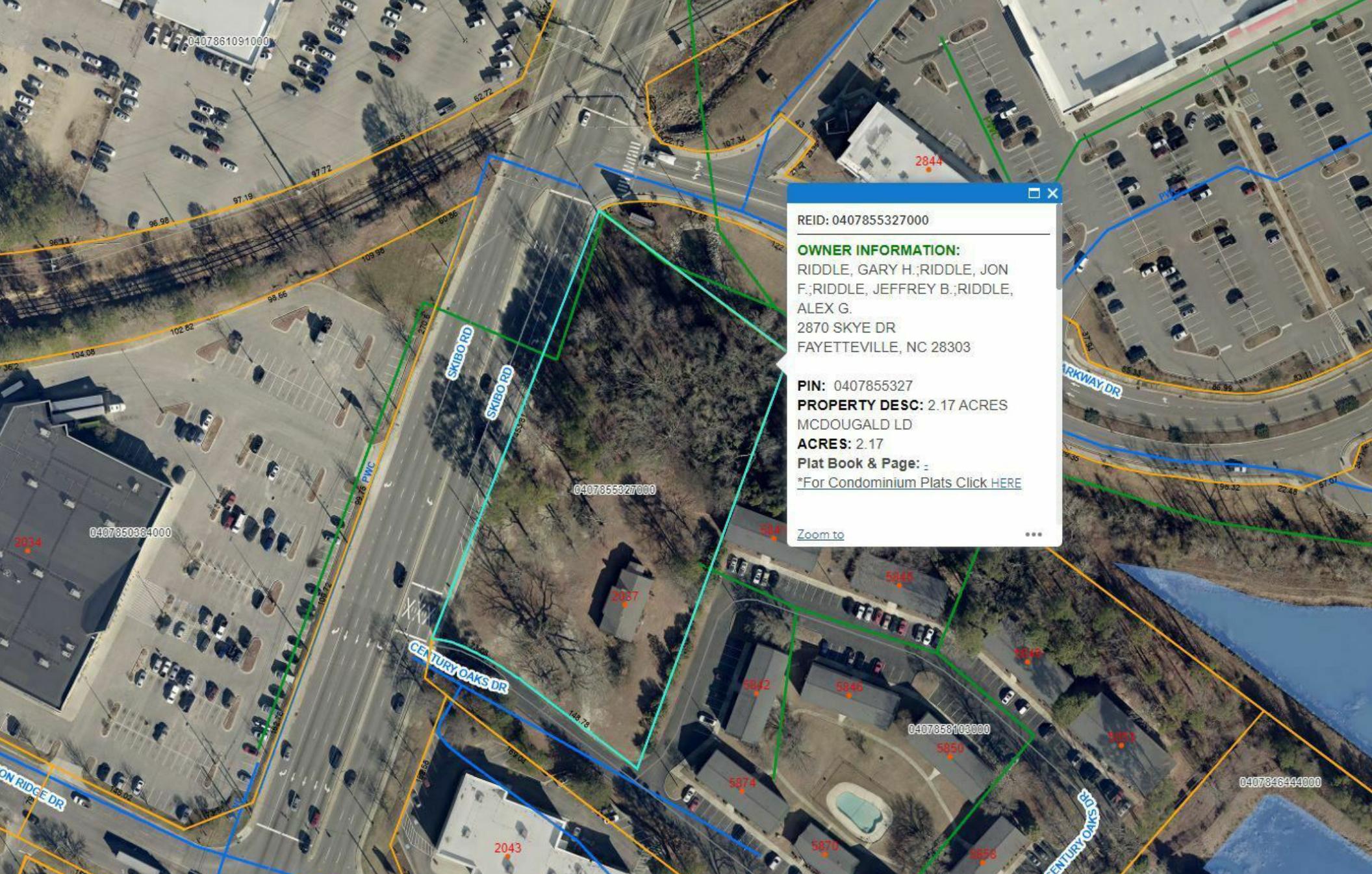
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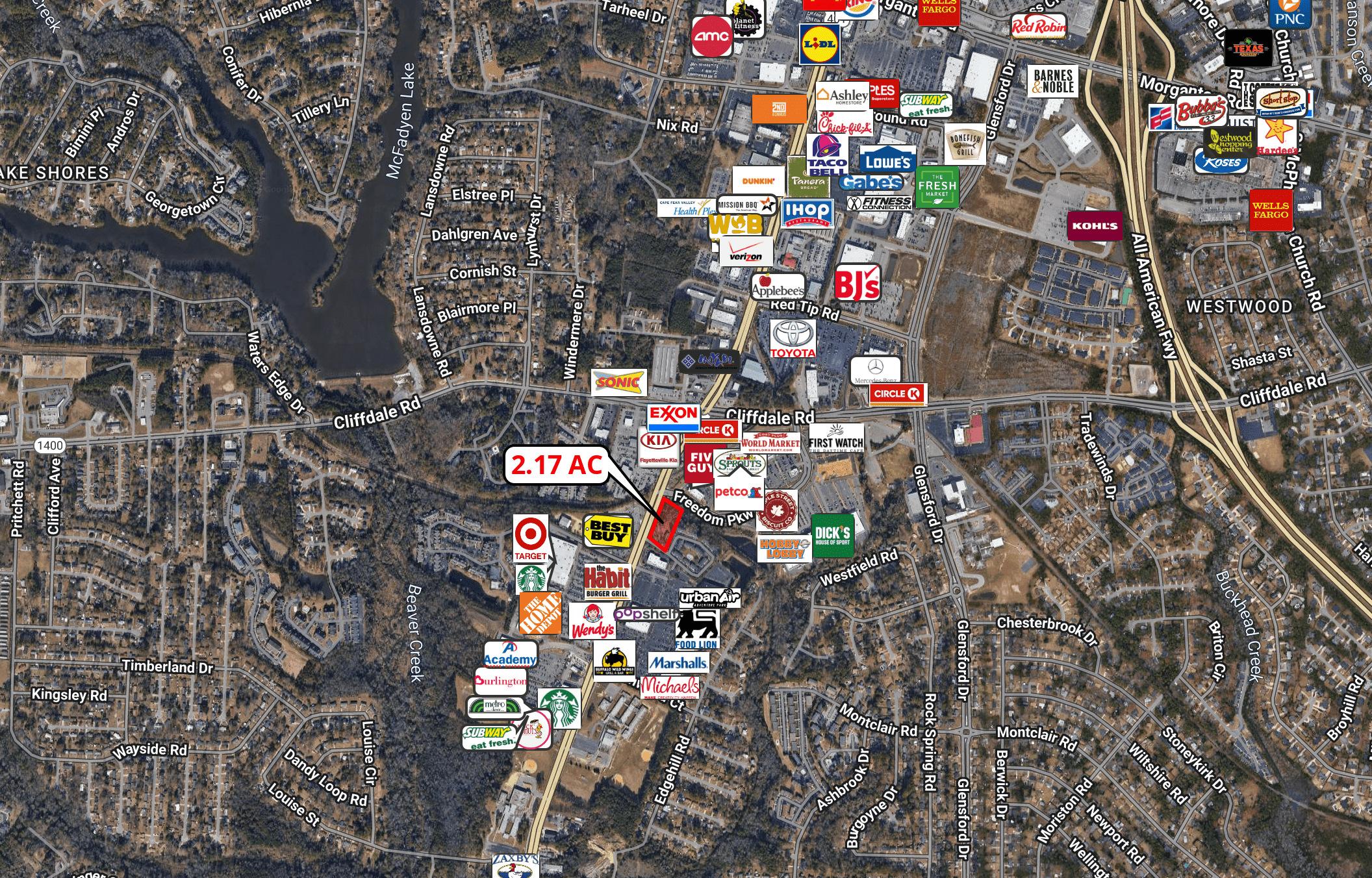


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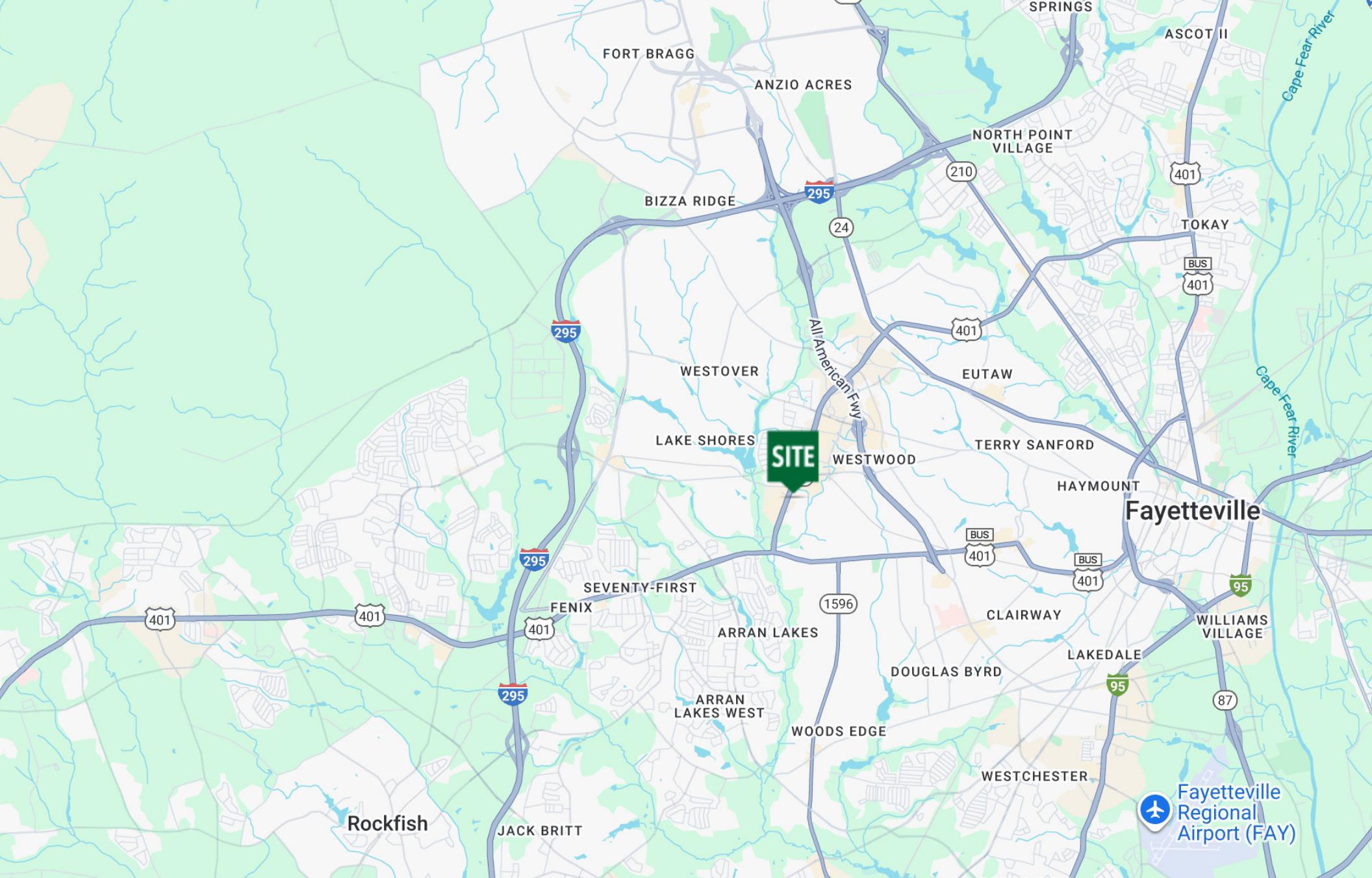
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REAL ESTATE, LLC  
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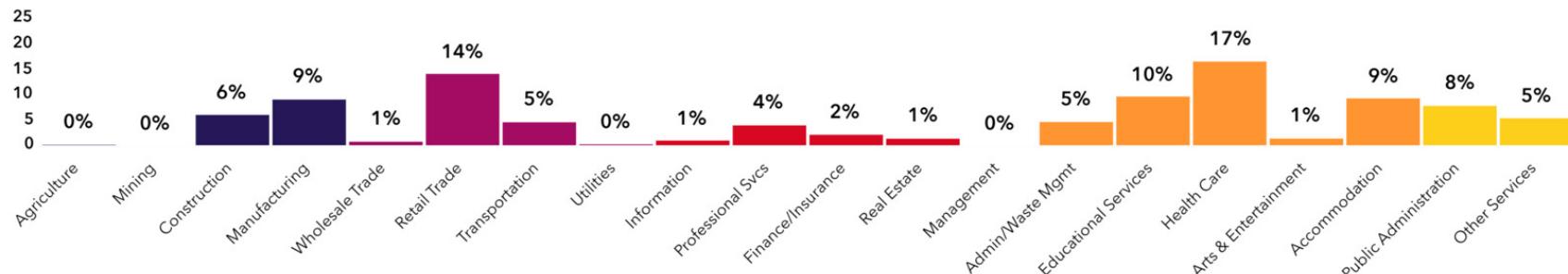


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73,622  
Total Population



## Population

\$59,972  
Median HH Income



## Income

32,546  
Total Households



## Housing

\$207,675  
Median Home Value



## Homes

35.0  
Median Age



## People

96,143  
Daytime Population



\$35,615  
Per Capita Income



35,667  
Total Housing Units



44.5%  
Home Ownership



Tapestry Segment



6%

No HS Diploma



25%

HS Graduate



39%

Some College



30%

Degree or Higher

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

# Demographics

**2037 Skibo Road, Fayetteville, North Carolina,  
28314**

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

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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 supermarket*

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