

AspenDental

T Mobile

the Habit
BURGER GRILL

2050 Skibo Road
Fayetteville, NC 28314



ASKING PRICE:
\$6,730,000



CAP RATE:
6.25%

**VIEW OFFERING
MEMORANDUM**



OFFERED EXCLUSIVELY BY:

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SUPERB RETAIL FOOT TRAFFIC

- #1 Habit Burger in North Carolina & Top 2% Nationwide by Number of Visits
- Top 2% T-Mobile in North Carolina by Visits
- Adjacent to #1 Best Buy in North Carolina by Number of Visits
- Directly in front of Target with 1.9 million annual visits



OVER 5.5M SF OF RETAIL
WITHIN 1.5 MILES CONSISTENTLY
95% OCCUPIED



NEARBY FORT LIBERTY
53,700 TROOPS & 14,000
CIVILIANS WORK HERE



5-MILE POPULATION
154K+ PEOPLE WITH AVG HH INCOME \$79K+



EXCELLENT VISIBILITY
TO NEARLY 50,000 CARS PER DAY