



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



OFFICE BUILDING FOR SALE

131 DUNN RD. FAYETTEVILLE, NC 28312  
131 Dunn Rd, Fayetteville, NC 28312

*for more information*

GARY FUTCH

Broker

O: 910.829.1617

C: 910.322.1496

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





EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	5.26 Acres
Year Built:	1942
Building Size:	2,940
Zoning:	HI
Market:	Fayetteville
Submarket:	Eastover
Traffic Count:	1
Price / SF:	\$204.08

PROPERTY OVERVIEW

131 Dunn Rd, Fayetteville, NC. This property features a 2,940 SF space for retail/office/warehouse, property has 2 parcels for a total of 5.26 Acres. The additional acreage could be used as a Laydown Yard or Additional Parking. Property is zoned HI, ensuring flexibility for a range of business endeavors. Located in the thriving Fayetteville area, this property offers a strategic investment opportunity or Owner-Occupied Space. This is an excellent chance to acquire a property with outstanding potential for sustained growth along the Cape Fear River.

PROPERTY HIGHLIGHTS

- 2,940 SF building
- Large Laydown Yard
- 5.26 Total Acreage
- Zoned HI

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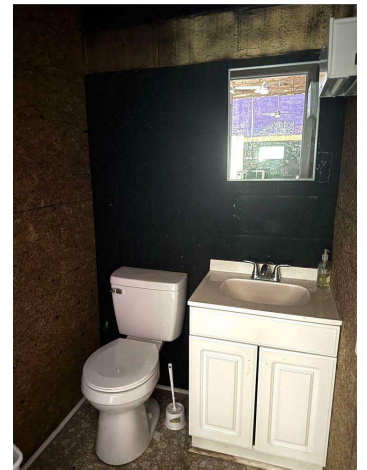
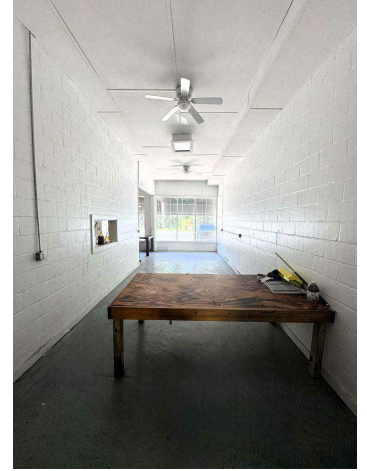




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ADDITIONAL PHOTOS



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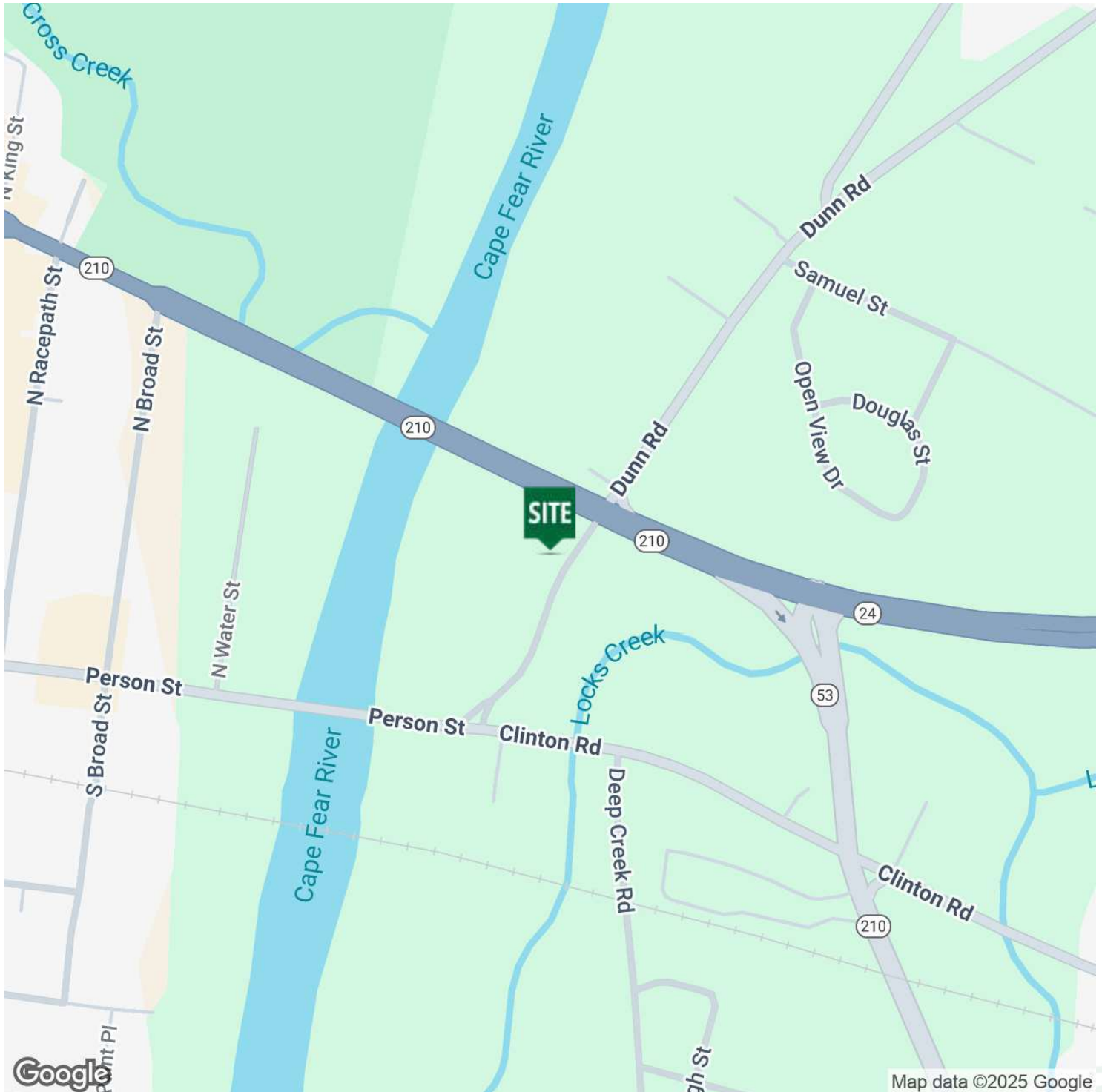




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LOCATION MAP



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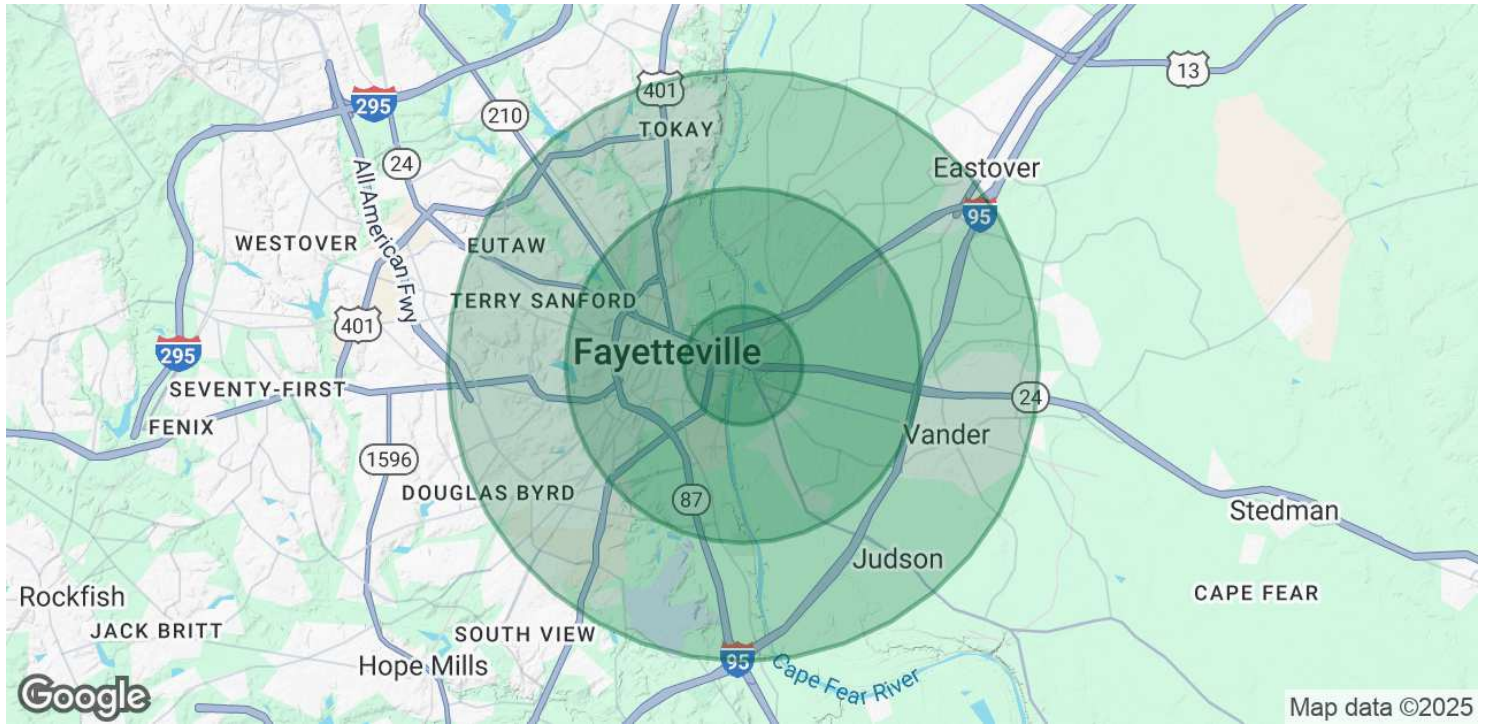
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DEMOGRAPHICS MAP & REPORT



**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

Total Population	2,441	18,706	64,770
Average Age	37	40	41
Average Age (Male)	33	38	39
Average Age (Female)	40	42	43

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

Total Households	1,049	7,683	27,335
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$42,250	\$61,362	\$71,879
Average House Value	\$148,477	\$241,587	\$245,864

Demographics data derived from AlphaMap

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