

RETAIL PROPERTY FOR SALE

# 4600-4610 Bragg Boulevard

4600-4610 Bragg Boulevard, Fayetteville, NC 28303



*for more information*

RICHARD L. FOX III, ESQ.

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](http://www.grantmurrayre.com)



Nuri Plaza

# 4600-4610 BRAGG BOULEVARD, FAYETTEVILLE, NC 28303

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$3,850,000
Building Size:	30,177 SF
Lot Size:	3.64 Acres
Number of Units:	2
Price / SF:	\$127.58
Cap Rate:	4.44%
NOI:	\$170,823
Year Built:	2000
Renovated:	2013
Zoning:	CC

## PROPERTY OVERVIEW

Nuri Plaza consists of a 30,177 SF two-tenant building (4600 Bragg Blvd. and 4610 Bragg Blvd.) located on 3.64 acres in the North Fayetteville submarket. The building was constructed in 2000 (remodeled in 2013) and is sprinkled throughout. The property is also equipped with a pylon sign for enhanced visibility and 105 parking spaces. Zoned Community Commercial (CC), the property can accommodate a diverse range of medium to high intensity retail, service and office uses that serve the general community and region.

The 4600 Bragg Blvd unit consists of 13,634 SF and is occupied by Talecris Plasma Resources, which has occupied the unit since 2013 and has 7 years remaining in lease including renewals. The current rental rate is \$14,235.27 NNN (\$170,823 NOI). The 4610 Bragg Blvd unit consists of 16,543 SF and is currently occupied by the owner, which the owner plans to vacate upon sale or lease. The unit is being listed for lease concurrently with this sale listing.

The property is located in the North Fayetteville Submarket less than two miles from the All-American Expressway and the I-295 Outer Loop in the North Fayetteville submarket, providing the property convenient access to the major roads in and around Fayetteville. The property is also located less than 2.5 miles from Fort Bragg, the largest military installation in the world in terms of population. Combined, there are nearly 265,000 military personnel, civilian employees, retirees, and family members supported by Fort Bragg, providing an excellent customer pool.

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ADDITIONAL PHOTOS



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
4600	Talecris Plasma Resources, Inc.	13,634 SF	45.18%	\$12.53	\$170,834	5/15/2013	1/31/2032
TOTALS		13,634 SF	45.18%	\$12.53	\$170,834		
AVERAGES		13,634 SF	45.18%	\$12.53	\$170,834		

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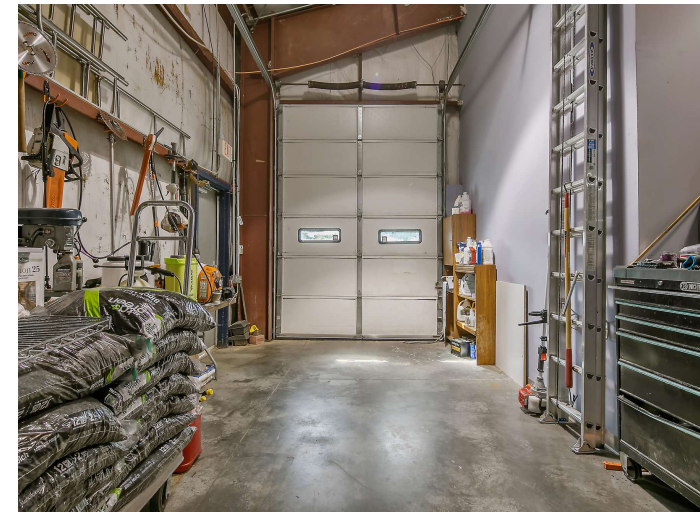
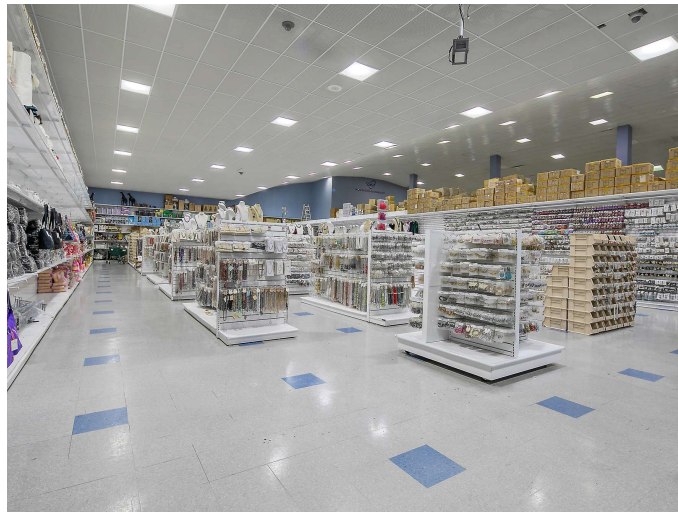
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Maxar Technologies



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## DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	428	1,405	6,070
Average Age	36	36	37
Average Age (Male)	34	34	36
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	205	669	2,810
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$57,988	\$57,263	\$57,930
Average House Value	\$199,147	\$199,486	\$213,987

*Demographics data derived from AlphaMap*



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