



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



OFFICE BUILDING FOR LEASE

2727 HOPE MILLS RD - 12,630 SQFT
2727 Hope Mills Rd, Fayetteville, NC 28306

for more information

GARY FUTCH, CCIM

Broker

O: 910.829.1617

C: 910.322.1496

gary@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	12,630 SF
Lease Rate:	\$16 - 18 per month (NNN)
Lot Size:	0.76 Acres
Year Built:	2016
Building Size:	12,630
Renovated:	2022
Zoning:	C3

PROPERTY OVERVIEW

Class A two-story office/warehouse building at 2727 Hope Mills Road, well suited for office, flex, service, or select retail uses. Total 12,630 Sqft: 3,898 sqft first floor Showroom/Retail space, plus 3,898 sqft second floor office and 4,834 sqft warehouse with 23ft ceiling height. The building has 5 restrooms, showroom, several offices, an extra-large conference room, an elevator, and two 14 ft rollup doors in the warehouse with 23 ft ceiling height. Zoning is C-3

LOCATION OVERVIEW

2727 Hope Mills Rd, Fayetteville, NC, 28306. Situated in a thriving Hope Mills commercial district, with thriving dining, retail, and entertainment nearby. Business professionals will appreciate the proximity to major highways, making commuting a breeze for employees and clients alike. With its strategic positioning and array of nearby amenities, the area provides an ideal setting for an office or office building, catering to the needs of modern businesses.

for more information

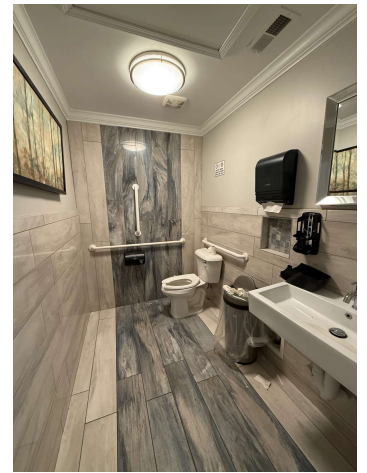
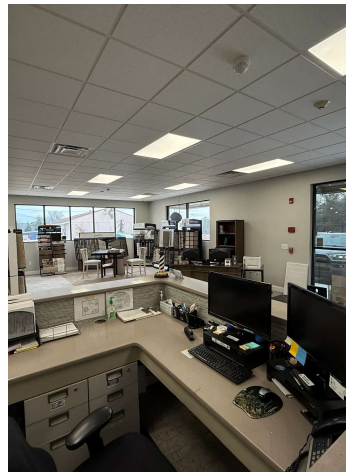
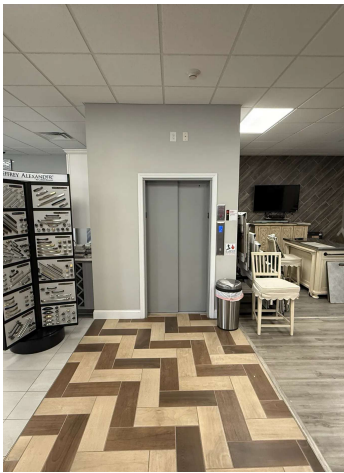
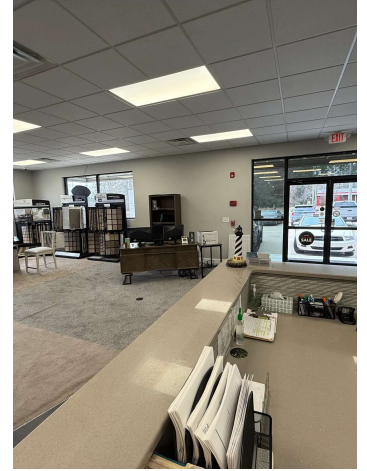
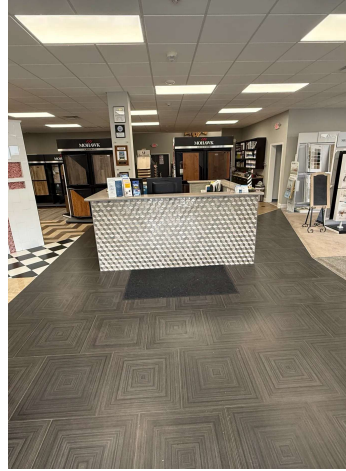
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2727 Hope Mills Rd
2727 HOPE MILLS RD, FAYE

ADDITIONAL PHOTOS



for more information

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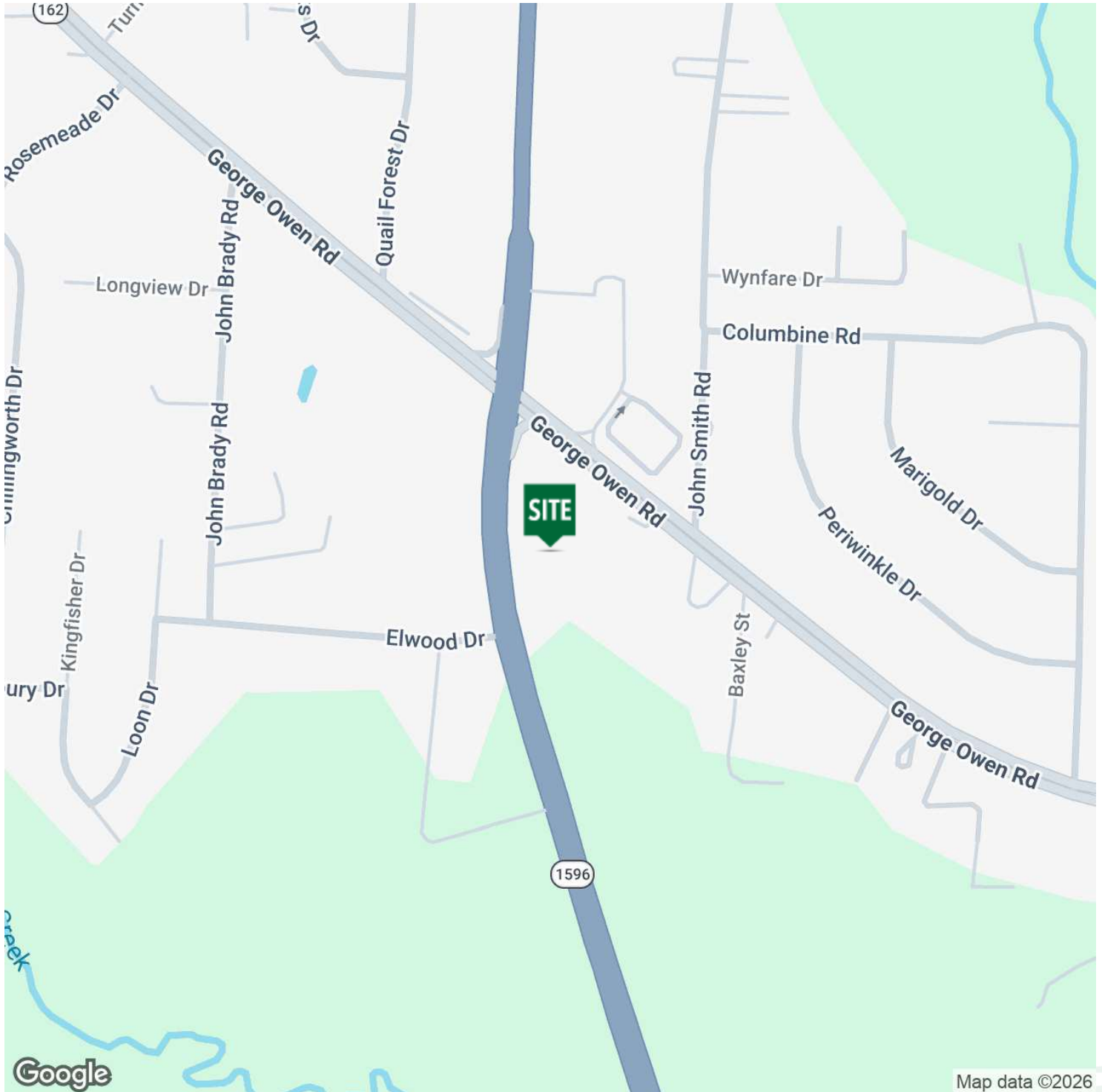
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2727 Hope Mills Rd
2727 HOPE MILLS RD, FAYE

LOCATION MAP



for more information

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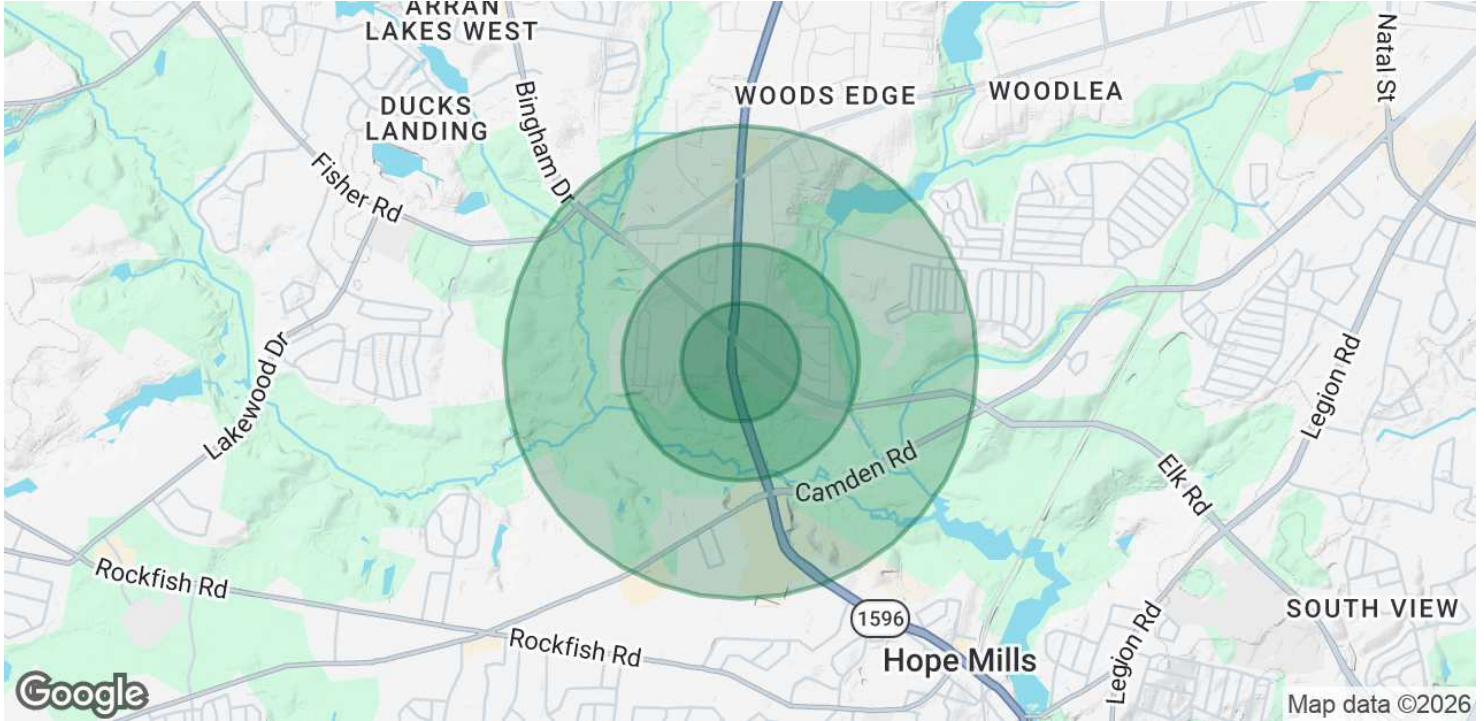
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	311	1,254	5,911
Average Age	37.4	37.3	34.9
Average Age (Male)	36.6	36.6	35.1
Average Age (Female)	38.8	38.8	35.7

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	123	494	2,258
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$59,449	\$61,422	\$71,043
Average House Value	\$126,553	\$133,844	\$173,769

2023 American Community Survey (ACS)

for more information

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03.16.16
ROBERT CHARLES EVANS
ARCHITECT
2502 Laurel Road, Suite 102, Raleigh, North Carolina 27603
919.833.1111
www.evansarchitect.com

Cape Fear Flooring New Facility

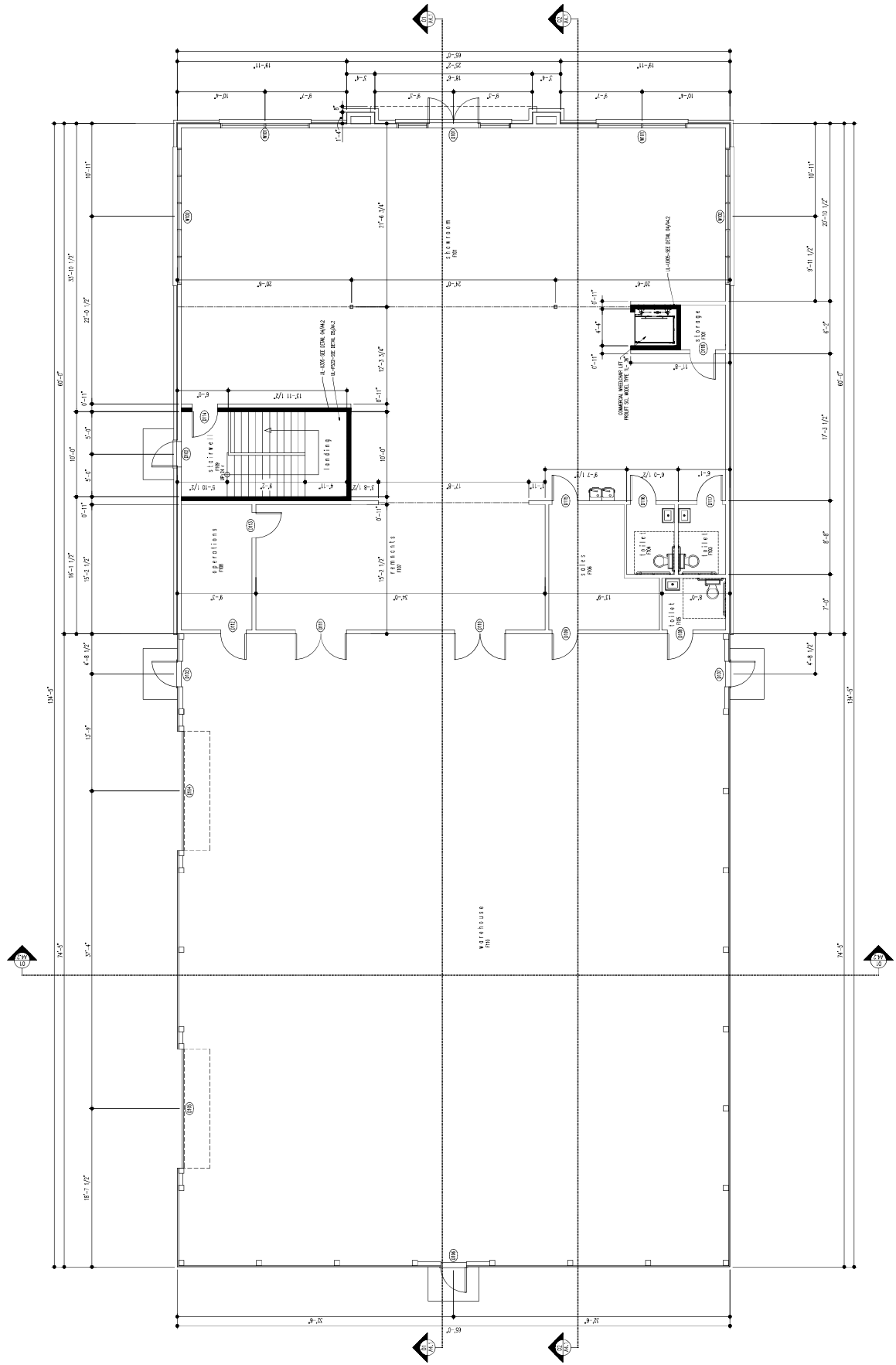
Drawing Name:
Main Floor Plan

Project Name:
A New Building for
Cape Fear Flooring

Project Location:
2731 Hope Mills Rd
Hope Mills
North Carolina 28306

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

SHEET NO:		A1.1
DATE:	03.16.16	
BY:	RCE	
CHKD:	03.16.16	
REVISIONS:		





03.16.16
ROBERT CHARLES EVANS
ARCHITECT
2502 Laurel Road, Suite 102, Raleigh, North Carolina 27603

Cape Fear Flooring New Facility

Drawing Name:
Second Floor Plan

Project Name:
A New Building for
Cape Fear Flooring

Project Location:
2731 Hope Mills Rd
Hope Mills
North Carolina 28306

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
4. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.
5. ALL FLOORS ARE 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.
6. ALL ROOFS ARE 12" PITCH UNLESS NOTED OTHERWISE.
7. ALL EXTERIOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
8. ALL INTERIOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
9. ALL MECHANICAL SYSTEMS ARE TO BE DETERMINED BY THE MECHANICAL ENGINEER.
10. ALL ELECTRICAL SYSTEMS ARE TO BE DETERMINED BY THE ELECTRICAL ENGINEER.

SHEET NO:		A1.2
DATE:	03.16.16	
BY:	RCE	
CHECKED:		

