



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



OFFICE BUILDING FOR SALE & LEASE

FORMER VETERINARIAN CLINIC

3635 Sycamore Dairy Rd, Fayetteville, NC 28303

for more information

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge

O: 910.829.1617 x202

C: 910.988.5284

patrick@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$565,000
Lease Rate:	\$12.00/sf gross
Lot Size:	0.38 Acres
Building Size:	5,070 SF
Year Built:	1990
Renovated:	2008
Zoning:	LC-Limited Comm
Traffic Count:	18,000
Price / SF:	\$111.44

PROPERTY OVERVIEW

Former "after hours" emergency veterinarian clinic now available (owner has relocated to a new facility nearby). The space is 5,070 SF with a large waiting area/reception, numerous exam rooms, procedure room, surgical rooms, pharmacy, and a kennel area. The property was built in 1990 and renovated in 2008. The parcel is 0.38 acres which is zoned LC (Limited Commercial). The property is available for sale and for lease.

The property is located in Horne's Plaza at the busy intersection of Sycamore Dairy Rd and Bragg Blvd. It's centralized location provides for great regional access with strong demographics in the immediate area. Within a three mile radius there are 62,181 residents, 27,333 households, the average household income is \$58,394, and 45.8% of households own a pet. The surrounding area has numerous other commercial business, retail, and fast food restaurants to include a new Dunkin'.

PROPERTY HIGHLIGHTS

- Former "after hours" veterinarian clinic (owner relocated facility)
- For sale for \$565,000
- For lease for \$12.00/sf (gross)
- 5,070 SF on 0.38 AC
- Zoned LC (Limited Commercial)

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ADDITIONAL PHOTOS



for more information

PATRICK MURRAY, CCIM, CLS

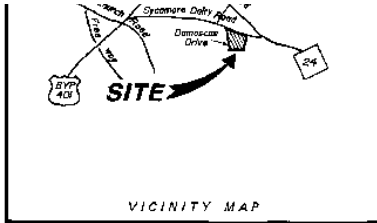
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RETAILER MAP (L)



This undersigned here acknowledges that the land shown on this plan is within the subdivision regulations jurisdiction of Cumberland County and that this plan is filed and intended to be recorded in public use as a retailer, public, permanently, subdivisible, non-agricultural, non-mineral forest or other use as shown or indicated on this plan.

Billy O. Horne
OWNER

NOTES

1. Areas by D.M.D. method
2. PWC Required Location for electric, water and sanitary sewer per DB 2470 / PG 69.
3. PWC Required Location for electric, water and sanitary sewer per DB 3155 / PG 11.

NORTH CAROLINA
CUMBERLAND COUNTY
MICHAEL TATE
I, MICHAEL TATE, certify that this map was drawn under my supervision from an actual survey made under my supervision, and the description recorded in Book _____ Page _____ that the ratio of precision as calculated by methods and departures is 1 / 15,000. I further certify that the boundaries not surveyed are shown as shown here unless stated otherwise in notes referenced. This map was prepared in accordance with G. S. 47-30 as amended. Witness my hand and official stamp on this 3rd day of October, A.D., 19 20.

Michael Tate Land Surveyor
Registration No. 1-2850



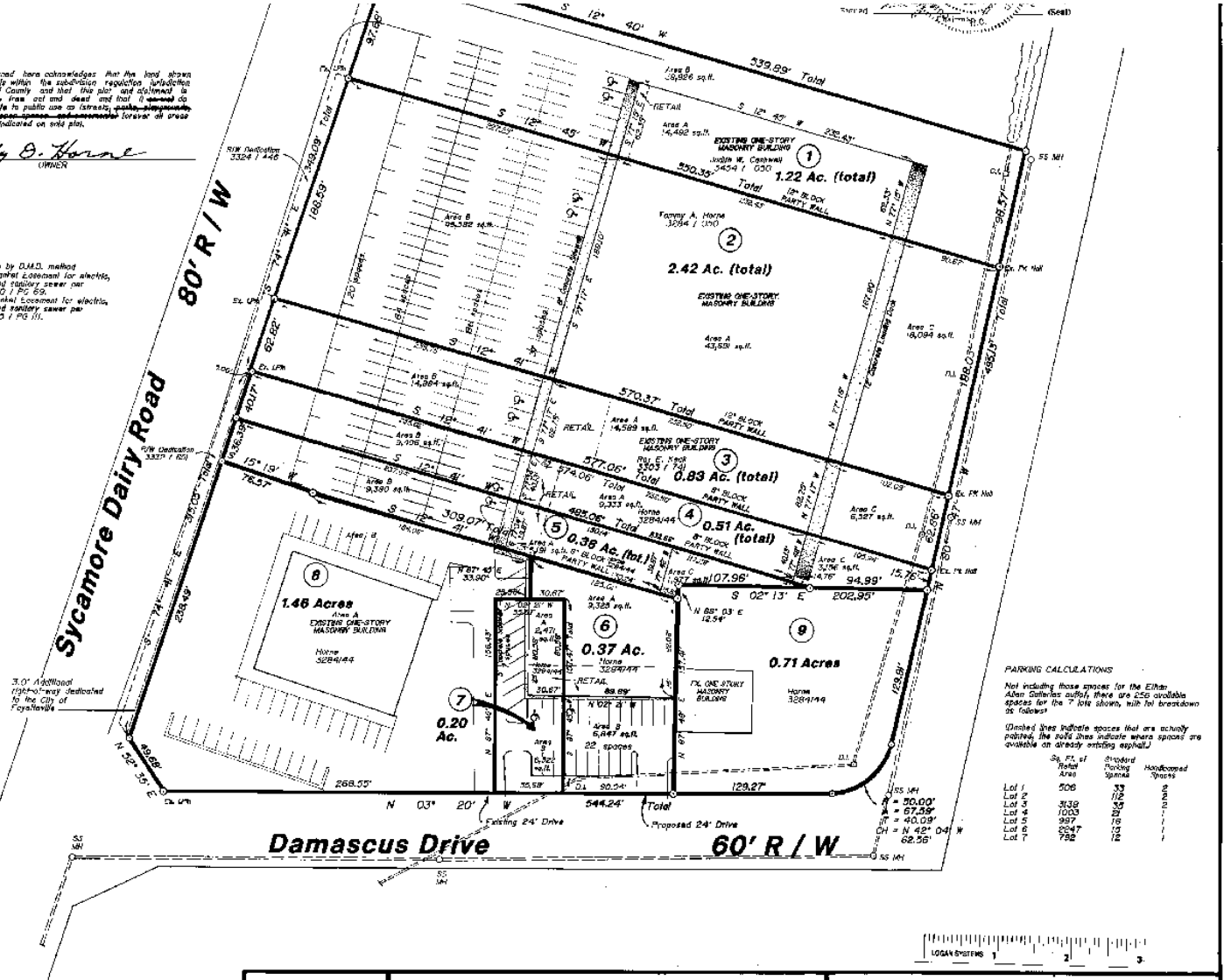
NORTH CAROLINA
CUMBERLAND COUNTY
LYNN E. PALUZA
I, LYNN E. PALUZA, a Notary Public of the County and State aforesaid, certify that MICHAEL TATE is a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp on this 3rd day of October, 19 20.

Lynn E. Paluza Notary Public
My Commission Expires 9-8-03



NORTH CAROLINA
CUMBERLAND COUNTY
The foregoing certificate of LYNN E. PALUZA, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in Plat Book _____ Page _____ This 3rd day of October, 19 20 at 10:59 AM.

GEORGE TATUM Register of Deeds
By: *Cheryl S. Taylor* Secy. / Asst. Reg. of Deeds



PARKING CALCULATIONS

Not including those spaces for the Elmer Allen Building, there are 250 available spaces for the 7 lots shown, with 100 extension as follows:

Lot #	Sq. Ft. of Retail Area	Standard Parking Spaces	Handicapped Spaces
Lot 1	506	33	2
Lot 2	112	7	0
Lot 3	3136	35	0
Lot 4	1003	25	0
Lot 5	957	16	0
Lot 6	2647	12	0
Lot 7	792	12	0

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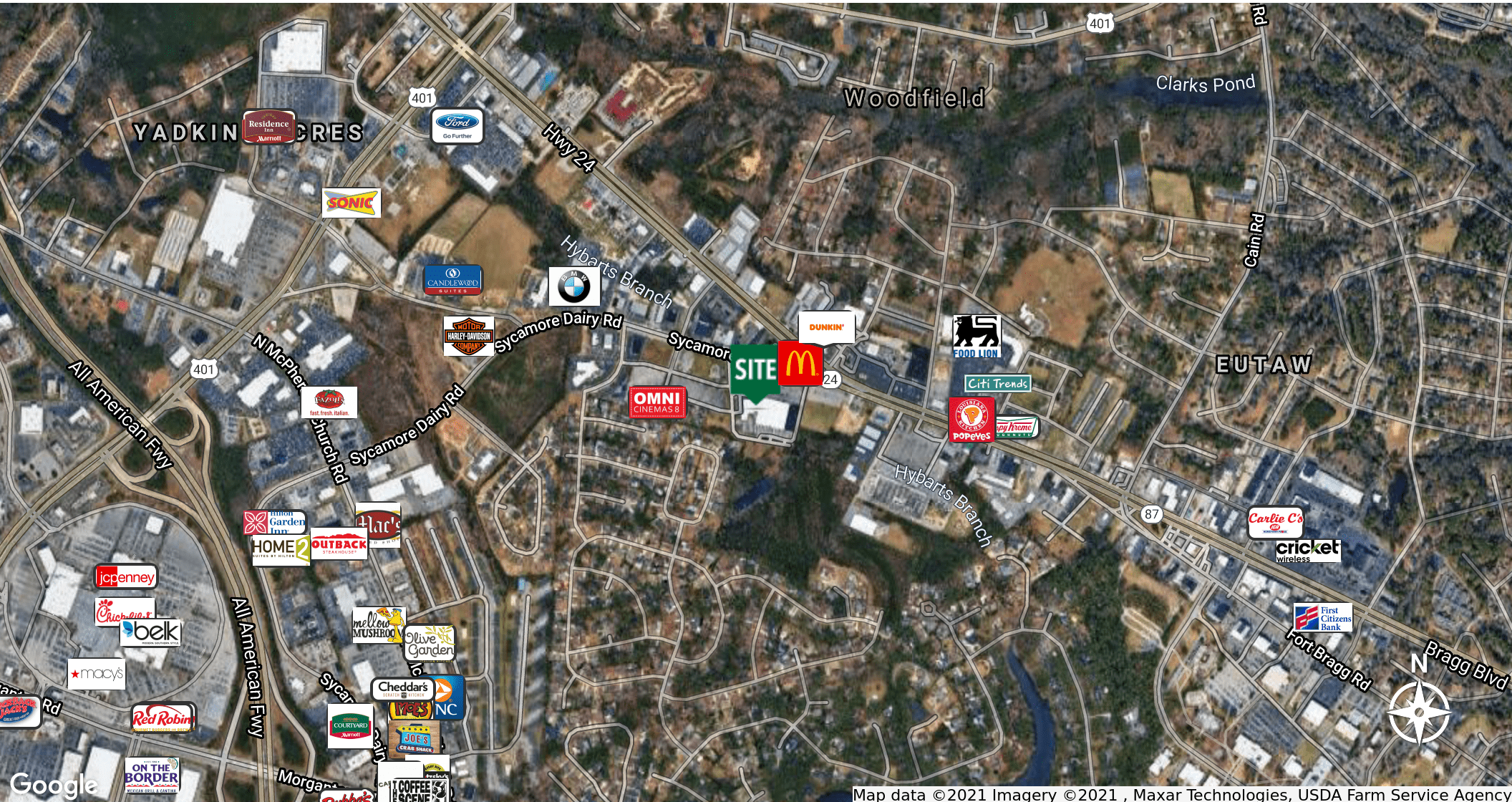


LOCATION MAP



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Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

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Executive Summary

3635 Sycamore Dairy Rd, Fayetteville, North Carolina, 28303
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.07728
Longitude: -78.94135

	1 mile	3 miles	5 miles
Population			
2000 Population	5,985	63,214	148,657
2010 Population	6,108	61,226	146,091
2021 Population	6,228	62,181	149,213
2026 Population	6,273	62,488	150,014
2000-2010 Annual Rate	0.20%	-0.32%	-0.17%
2010-2021 Annual Rate	0.17%	0.14%	0.19%
2021-2026 Annual Rate	0.14%	0.10%	0.11%
2021 Male Population	48.1%	47.1%	48.1%
2021 Female Population	51.8%	52.9%	51.9%
2021 Median Age	33.5	36.1	34.1

In the identified area, the current year population is 149,213. In 2010, the Census count in the area was 146,091. The rate of change since 2010 was 0.19% annually. The five-year projection for the population in the area is 150,014 representing a change of 0.11% annually from 2021 to 2026. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 33.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	43.6%	40.2%	39.0%
2021 Black Alone	40.2%	46.1%	46.5%
2021 American Indian/Alaska Native Alone	0.9%	0.9%	1.2%
2021 Asian Alone	5.8%	3.8%	3.3%
2021 Pacific Islander Alone	0.2%	0.3%	0.4%
2021 Other Race	3.3%	3.5%	4.0%
2021 Two or More Races	6.0%	5.2%	5.7%
2021 Hispanic Origin (Any Race)	11.2%	11.2%	12.2%

Persons of Hispanic origin represent 12.2% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.0 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	62	50	45
2000 Households	2,492	25,910	57,037
2010 Households	2,638	26,642	60,443
2021 Total Households	2,733	27,333	61,804
2026 Total Households	2,764	27,550	62,351
2000-2010 Annual Rate	0.57%	0.28%	0.58%
2010-2021 Annual Rate	0.31%	0.23%	0.20%
2021-2026 Annual Rate	0.23%	0.16%	0.18%
2021 Average Household Size	2.28	2.21	2.32

The household count in this area has changed from 60,443 in 2010 to 61,804 in the current year, a change of 0.20% annually. The five-year projection of households is 62,351, a change of 0.18% annually from the current year total. Average household size is currently 2.32, compared to 2.34 in the year 2010. The number of families in the current year is 37,191 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

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Mortgage Income			
2021 Percent of Income for Mortgage	27.0%	14.0%	12.9%
Median Household Income			
2021 Median Household Income	\$39,073	\$41,151	\$40,695
2026 Median Household Income	\$42,380	\$44,874	\$44,644
2021-2026 Annual Rate	1.64%	1.75%	1.87%
Average Household Income			
2021 Average Household Income	\$63,504	\$58,394	\$55,485
2026 Average Household Income	\$69,746	\$64,504	\$61,880
2021-2026 Annual Rate	1.89%	2.01%	2.21%
Per Capita Income			
2021 Per Capita Income	\$28,320	\$25,728	\$23,477
2026 Per Capita Income	\$31,218	\$28,499	\$26,219
2021-2026 Annual Rate	1.97%	2.07%	2.23%

Households by Income

Current median household income is \$40,695 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$44,644 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$55,485 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$61,880 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$23,477 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$26,219 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	80	152	165
2000 Total Housing Units	2,708	28,948	63,078
2000 Owner Occupied Housing Units	1,219	13,761	30,439
2000 Renter Occupied Housing Units	1,273	12,149	26,598
2000 Vacant Housing Units	216	3,038	6,041
2010 Total Housing Units	2,877	29,907	67,504
2010 Owner Occupied Housing Units	1,133	12,698	28,937
2010 Renter Occupied Housing Units	1,505	13,944	31,506
2010 Vacant Housing Units	239	3,265	7,061
2021 Total Housing Units	3,002	31,591	71,283
2021 Owner Occupied Housing Units	1,038	10,684	24,578
2021 Renter Occupied Housing Units	1,695	16,649	37,226
2021 Vacant Housing Units	269	4,258	9,479
2026 Total Housing Units	3,071	32,387	73,186
2026 Owner Occupied Housing Units	1,077	10,848	25,139
2026 Renter Occupied Housing Units	1,687	16,702	37,212
2026 Vacant Housing Units	307	4,837	10,835

Currently, 34.5% of the 71,283 housing units in the area are owner occupied; 52.2%, renter occupied; and 13.3% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 67,504 housing units in the area - 42.9% owner occupied, 46.7% renter occupied, and 10.5% vacant. The annual rate of change in housing units since 2010 is 2.45%. Median home value in the area is \$125,544, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 6.25% annually to \$169,970.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

_____ **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

_____ **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

_____ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

_____ **Unrepresented Buyer** (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at nrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Agent's Name

Agent's License No.

Firm Name