

OFFICE BUILDING FOR SALE

Downtown Office with Parking Lot

200 Green St, Fayetteville, NC 28301



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Lot Size: \$3,300,000

Lease Rate: See Agent (NNN)

Lot Size:

Year Built: 1978

Building Size: 21,378 SF

Zoning: DT1 (DTHOD)

Price / SF: \$154.36

property description

200 Green Street offers a rare opportunity to acquire or lease a former flagship bank building with over 21,000 square feet across three expansive levels in the heart of downtown Fayetteville. Constructed with institutional-grade quality and reinforced infrastructure, the property features two vaults, three drive-through lanes, and private elevator access across all floors. The main level showcases a dramatic open banking hall with teller stations, numerous private offices, and a covered balcony offering unobstructed views of Cross Creek Linear Park and its signature water fountain. The second floor includes a stately conference room overlooking the park, in addition to executive offices and a kitchenette, while the lower level provides additional office space, secure storage, mechanical rooms, and the second vault. Situated on a 0.99-acre DT1-zoned parcel, the property includes an attached surface lot with 58 on-site parking spaces, an exceptionally rare amenity in downtown Fayetteville.



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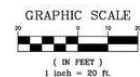
THE TITLE COMMITMENT WAS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NO. MET2022-00442 DATED MARCH 8, 2022. THE PROPERTY DEPICTED ON THE SURVEY IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT.

[illegible]

BY GRAPHIC PLOTTING ONLY, THE PREMISES IS LOCATED IN FIRM ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS PER MAP NUMBER 3604870130F, EFFECTIVE DATE SEPTEMBER 5, 2007. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

[illegible]

NO ENCROACHMENTS



SCHEDULE B-SECTION 2 EXCEPTIONS

ALL SCHEDULE B ITEMS NOT LISTED ARE NOT A MATTER OF SURVEY

Terms and provisions of unrecorded Lease by and between First States Investors 4000C, LLC and Wachovia Bank, National Association, as evidenced by Memorandum of Lease and Termination Notice recorded in Book 6131, Page 767; as affected by First Amendment to Memorandum of Lease recorded in Book 9554, Page 353, Cumberland County Registry, as assigned by Assignment and Assumption of Lease dated May 1, 2015 and recorded May 11, 2015 in Book 9645, Page 889, by and between First States Investors 4000C, a Delaware limited liability company, and Eccentric Property Investments, LLC, a California limited liability company.

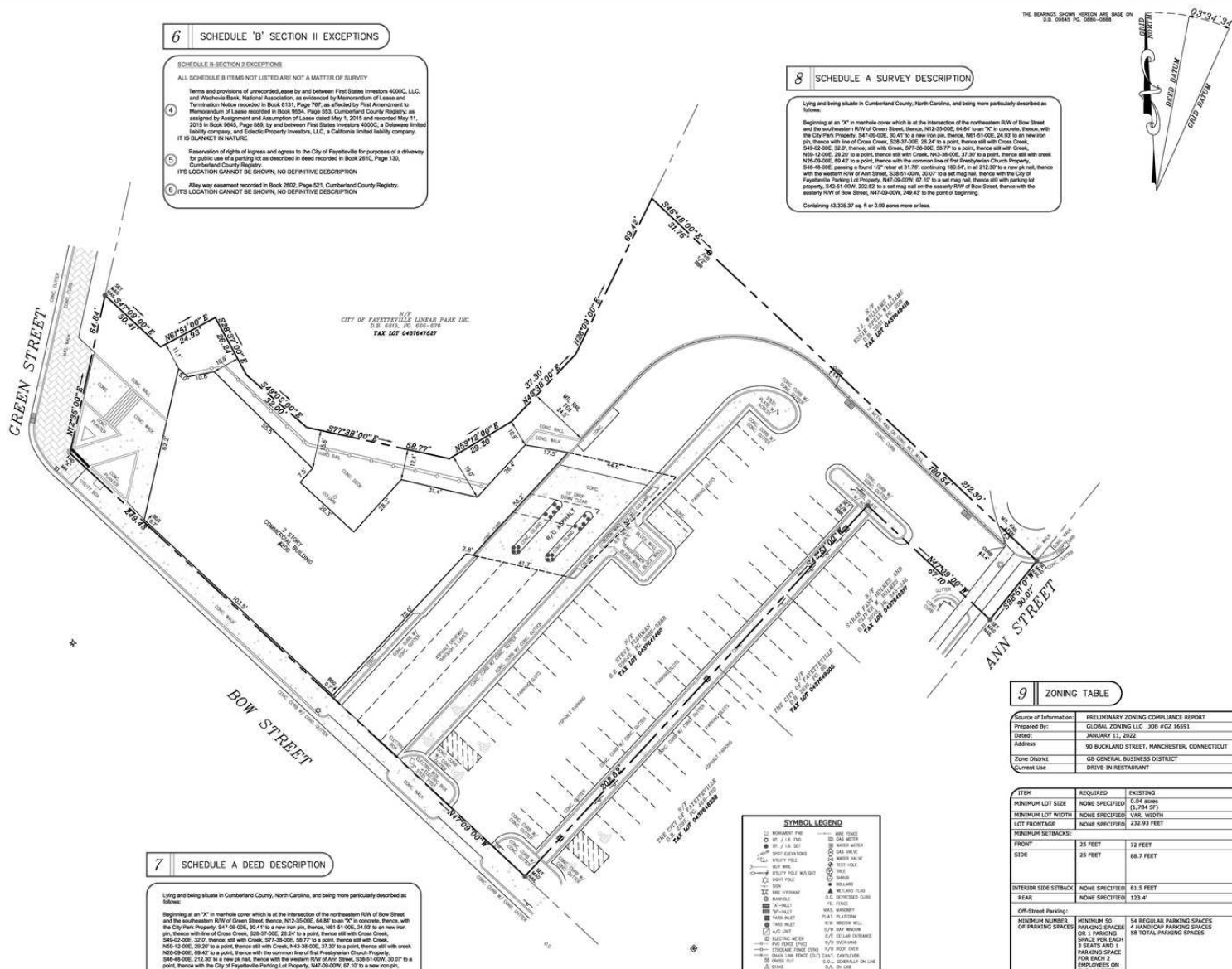
5 Reservation of rights of ingress and egress to the City of Fayetteville for purposes of a driveway for public use of a parking lot as described in deed recorded in Book 2610, Page 130, Cumberland County Registry.

Alley way easement recorded in Book 2502, Page 521, Cumberland County Registry.

Lying and being alone in Cumberland County, North Carolina, and being more particularly described as follows:

Beginning at a "X" in marshy cover which is at the intersection of the northeast R/W of Bow Street and the southeastern R/W of Green Street, N61°15'-00"E, 66.84' to an "X" concrete fence, thence with said fence, S79°00'-00"E, 10.00' to a new iron pipe fence, N65°15'-00"E, 24.87' to a new iron pipe fence with line of Creek, S28°33'-00"E, 26.24' to a point, thence still with Creek, S64°00'-00"E, 12.02' to a point, thence with creek, S71°50'-00"E, 37.10' to a point, thence still with creek, S69°12'-00"E, 30.27' to a point, thence still with Creek, N44°00'-00"E, 37.30' to a point, thence still with line NOS-08-00'E, 66.82' to a point, thence with the common line of First Presbyterian Church Property, N61°00'-00"E, 112.30' to a new nail post, S43°00'-00"E, 100.87' to a new iron pipe fence, S07°00'-00"E, 30.07' to a point, thence with the City of Fayetteville Property, S07°00'-00"E, 100.00' to a point, thence still with parking lot strip, S42°01'-00"N, 20.82' to a new iron pipe on the eastern R/W of Bow Street.

Containing 43,325.27 sq. ft. or 0.99 acres more or less.



Beginning at an "X" in marshy cover which is the intersection of the northeastern "Row" of the southeastern "Row" of Green Street, thence N142°-05'-00" 64.84° to an "X" in concrete, hence, to the City Park Property, 547-Cross Street, 120° to a new iron pin, thence, N61°-51'-00" 24.93° to a new iron pin, thence with said Cross Street, 526-57-Cross St., 28.24° to a point, thence still with Cross Street, N126°-02'-00" 24.93° to a point, thence still with Cross Street, S57°-17'-00" 58.77° to a point, thence still with Cross St., N126°-02'-00" 28.20° to a point, thence still with Cross St., N43°-38'-00" 37.20° to a point, thence still with Cross St., N126°-02'-00" 69.42° to a point, thence with the common line of First Presbyterian Church Property, S126°-02'-00" 69.42° to a point, thence S12°-02'-00" 102.54° to a point, thence S12°-02'-00" 102.54° to a point, thence with the western "Row" of Ann Street, S38°-51'-00" 67.10° to a set mag nail, thence with the City of Fayetteville Planning & Land Office, S38°-51'-00" 67.10° to a set mag nail, thence still with parking lot, S38°-51'-00" 67.10° to a set mag nail, thence with the eastern "Row" of Cross Street, S126°-02'-00" 24.93° to a point, thence with the eastern "Row" of Row Street, N47°-09'-00" 24.93° to a point of beginning.

Containing 43,530.75 sq. ft. or 6.09 acres more or less.

Source of Information:	PRELIMINARY ZONING COMPLIANCE REPORT
Prepared By:	GLOBAL ZONING LLC JOB #GZ 16591
Dated:	JANUARY 13, 2022
Address:	90 BUCKLAND STREET, MANCHESTER, CONNECTICUT
Zone/District:	GB GENERAL BUSINESS DISTRICT
Current Use:	DRIVE-IN RESTAURANT

ITEM	REQUIRED	EXISTING
MINIMUM LOT SIZE	NONE SPECIFIED	0.04 ACRES 1.76 AC
MINIMUM LOT WIDTH	NONE SPECIFIED	VAR. WIDTH
LOT FRONTAGE	NONE SPECIFIED	232.93 FEET
MINIMUM SETBACKS:		
FRONT	25 FEET	72 FEET
SIDE	25 FEET	80.7 FEET
INTERIOR SIDE SETBACK	NONE SPECIFIED	81.5 FEET
REAR	NONE SPECIFIED	123.4'
Off-Street Parking:		
MINIMUM NUMBER OF PARKING SPACES	MINIMUM 50 PARKING SPACES FOR 1 PARKING SPACE FOR EACH 2 SEATS AND 1 PARKING SPACE FOR EACH 2 EMPLOYEES ON THE LARGEST SHIFT, WHICHEVER IS THE GREATER NUMBER	54 REGULAR PARKING SPACES 1 HANDICAP PARKING SPACE 58 TOTAL PARKING SPACES
MAXIMUM NUMBER OF PARKING SPACES	NO MAXIMUM	

SURVEYORS CERTIFICATE

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN O.B. 09645, PG 0686-0688); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION DERIVED FROM RECORD SOURCES REFLECTED ON THIS MAP; AND THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS REFLECTED HEREON; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1602)."

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SHEET	ALTA/NSPS LAND TITLE SURVEY		TAX MAP NO. 04376547460		 SCALICE and surveying mjslandsurvey.com P:984-240-7999 266 W. Millbrook Road, Raleigh, NC 27609													
	3000 GREEN STREET SUITE FARETAVILLE TAYLOR CITY, NC 27685 CLUMBERLAND COUNTY, NORTH CAROLINA		JOB NO. 022-1067 DATE SURVEYED: 04/06/2022															
			DR-MC	DRN-TP	SCALE: 1" = 20'			REV		DATE		DESCRIPTION		BY		CHKD		



for more information

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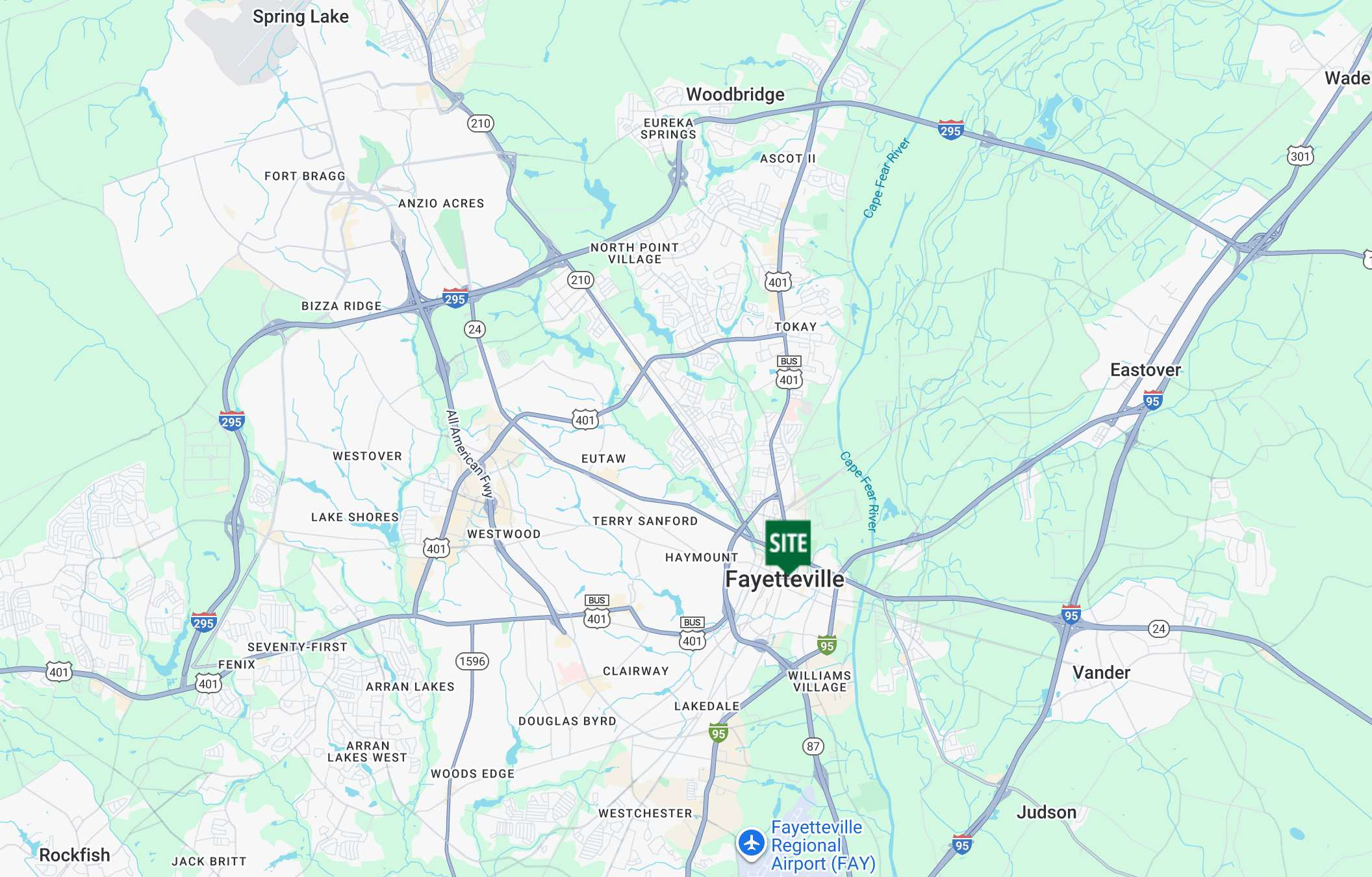


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Maxar Technologies



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Hope Mills

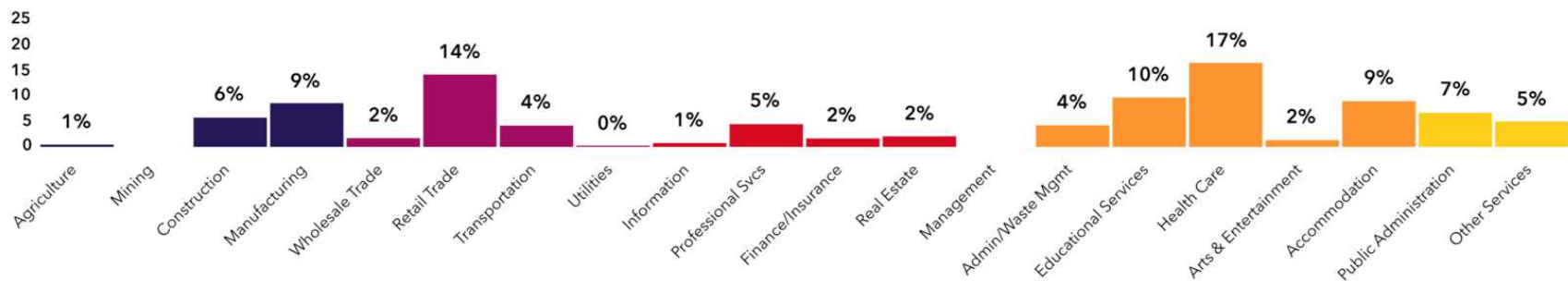


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©2025



32,842
Total Population



Population



60,080
Daytime Population

\$53,048
Median HH Income



Income



\$36,306
Per Capita Income

14,028
Total Households



Housing



16,207
Total Housing Units

\$257,964
Median Home Value



Homes



46.4%
Home Ownership

39.0
Median Age



People



Tapestry Segment

Demographics

**200 Green Street, Fayetteville, North Carolina,
28301**



9%
No HS Diploma



27%
HS Graduate



31%
Some College



33%
Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

for more information

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- #2 Best Place in America to Invest in Real Estate (Fortune, 2020)
- Top 50 Most Diverse Cities in America (Niche, 2020)
- Best Places for Business and Careers (Forbes, 2019)
- Top 50 Cheapest Places to Retire MSN Money, 2018)
- Most affordable housing in the USA for first-time home buyers (WalletHub, 2017)
- Vibrant downtown featuring museums, live music, & award-winning performing arts and cultural events
- Home of the International Folk Festival, Bi-Annual Dogwood Festival, When Pigs Fly All-American BBQ Festival, & more
- 520 Restaurants, breweries, wine bars, & more
- Professional & collegiate sporting events
- World-class golf courses



Why Fayetteville?

408,763

30-minute trade area

\$9.9B

total consumer spending

\$77,340

avg household income

6M+ SF

retail in area submarket

for more information

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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.*

 X **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 ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021