

RETAIL PROPERTY FOR SALE

Fully Remodeled Restaurant Opportunity

3500 Murchison Rd, Fayetteville, NC 28311

Dine In - Take Out - Catering
OPEN
TUE THRU SU
BREAKFAST



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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C: 910.861.0449

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Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



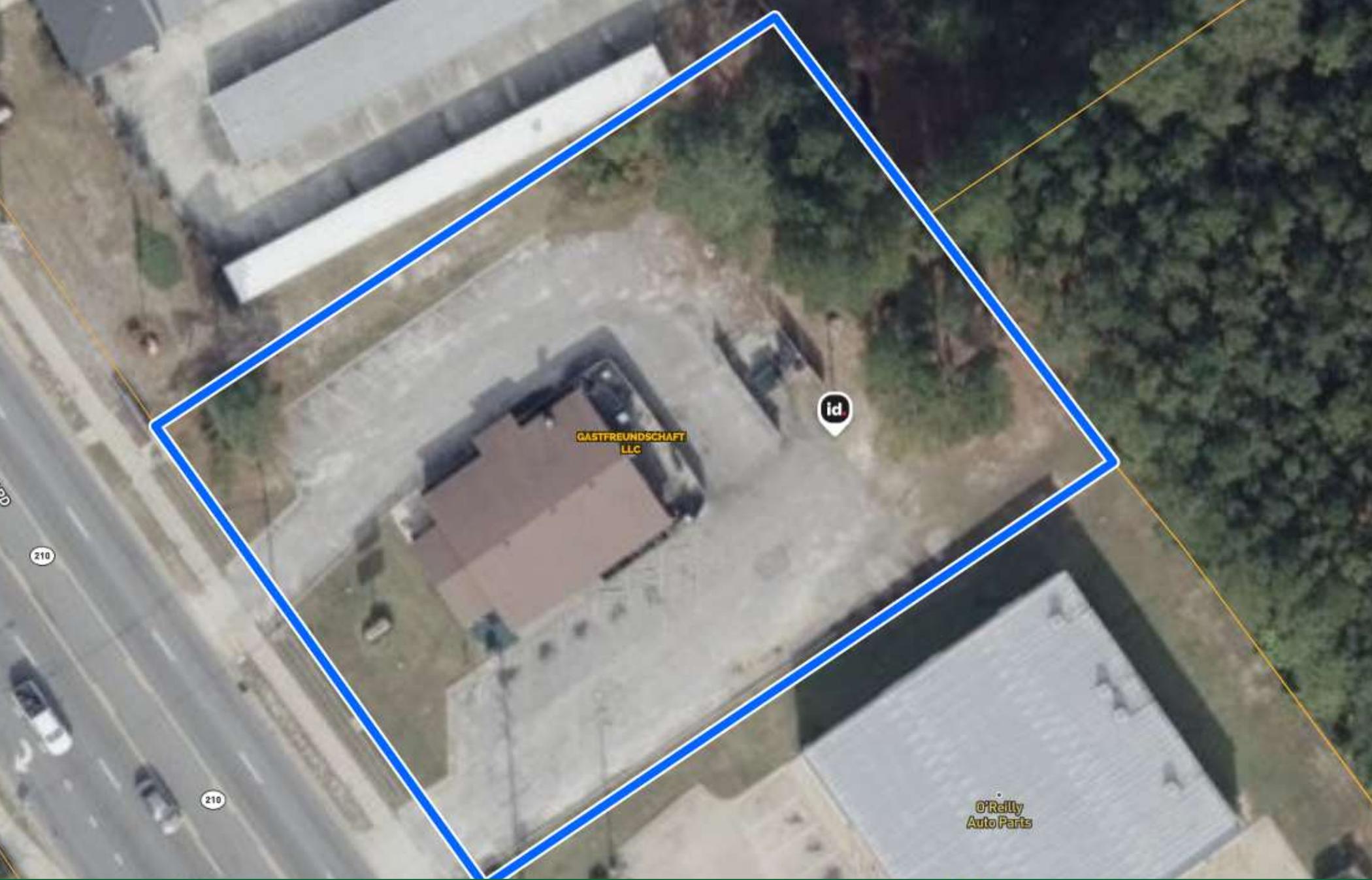
PROPERTY OVERVIEW

Sale Price:	\$425,000
Lot Size:	0.68 Acres
Year Built:	1987
Building Size:	2,300 SF
Renovated:	2025-Ongoing
Zoning:	CC
Traffic Count:	21,500

property description

This 2,300 SF freestanding restaurant building on 0.68 acres is undergoing a complete restoration, positioning it as a turnkey opportunity for food service operators or investors. Situated within Community Commercial (CC) zoning, the property offers ample on-site parking and a functional pick-up window ideal for drive-thru or curbside service. Renovations are extensive and professionally managed, including brand-new kitchen equipment, upgraded HVAC systems, electrical rewiring, and refreshed interiors throughout all service areas—from dining to prep zones. Key features such as a reconditioned dining room, modernized bathrooms, and new finishes across the kitchen, storage, and office spaces make this a ready-to-operate asset. A detailed list of renovations and kitchen equipment is available upon request.

Located near the high-traffic intersection of Murchison Road and Pamalee Drive, this site benefits from strong visibility and consumer demand. Within a 3-mile radius, the area supports over 51,000 residents and a daytime population exceeding 52,000, providing a robust customer base throughout the day. The surrounding corridor includes retail, institutional, and residential uses, and it serves as a key connector to Fort Bragg and



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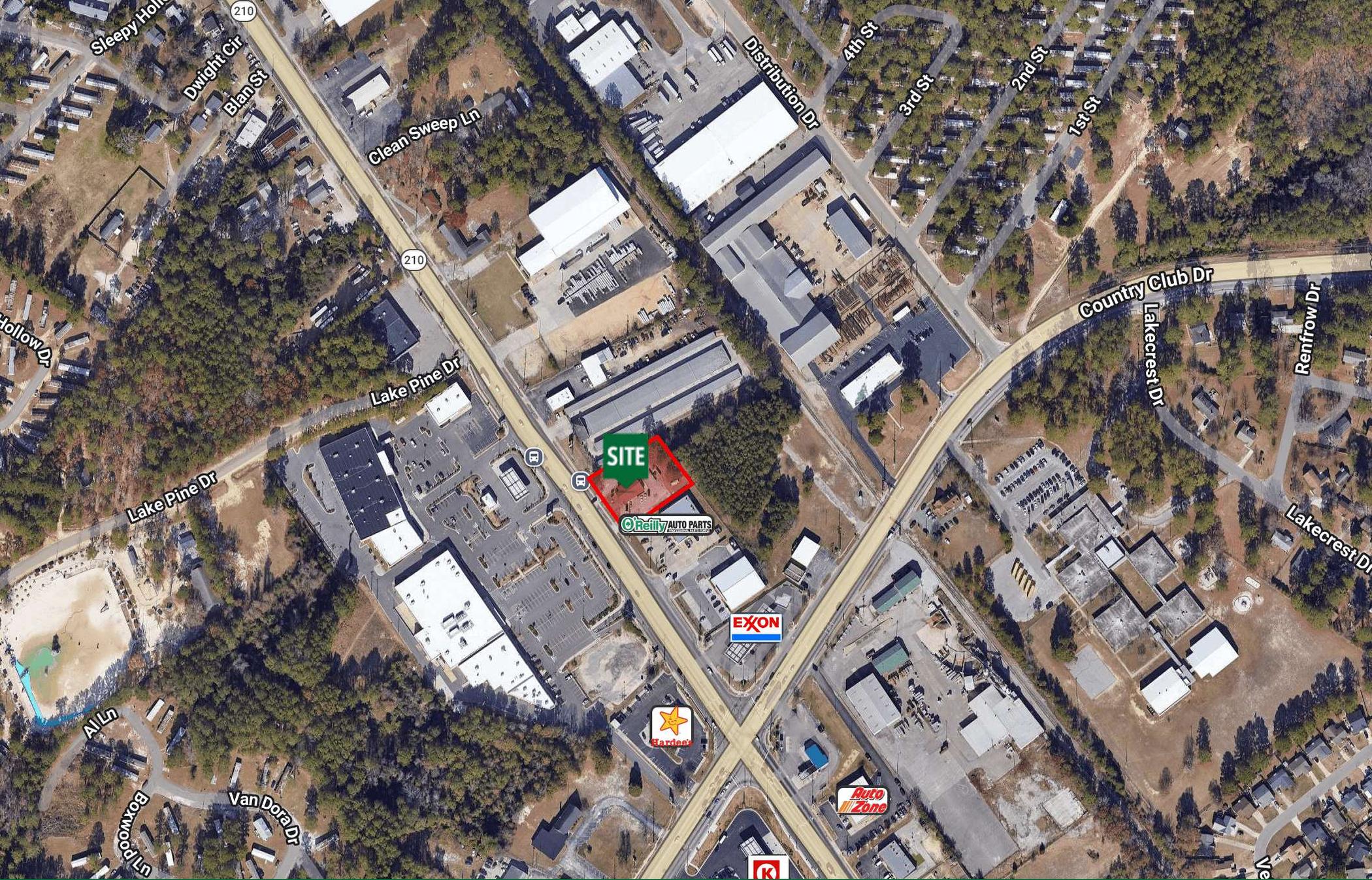
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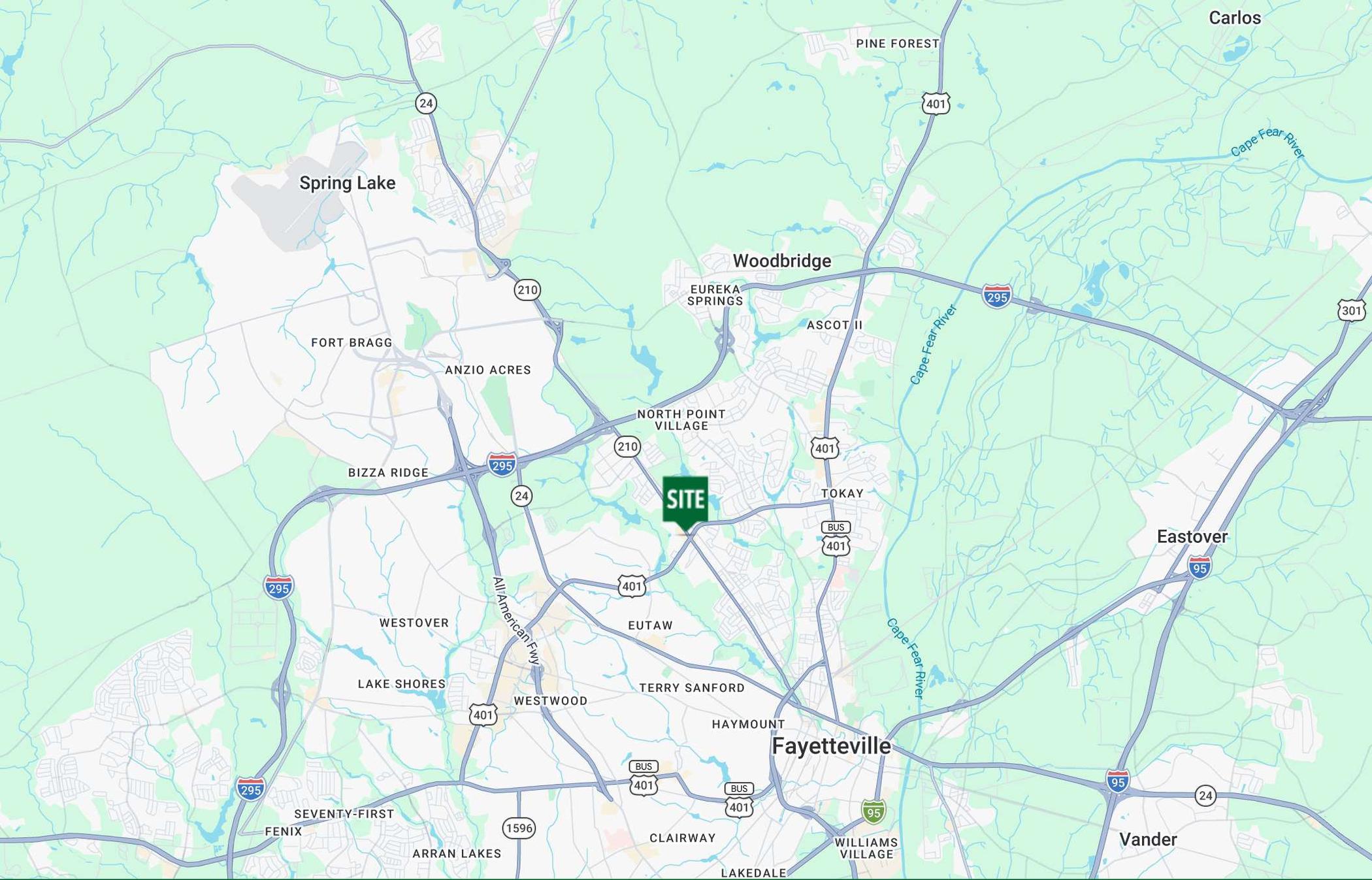


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Maxar Technologies



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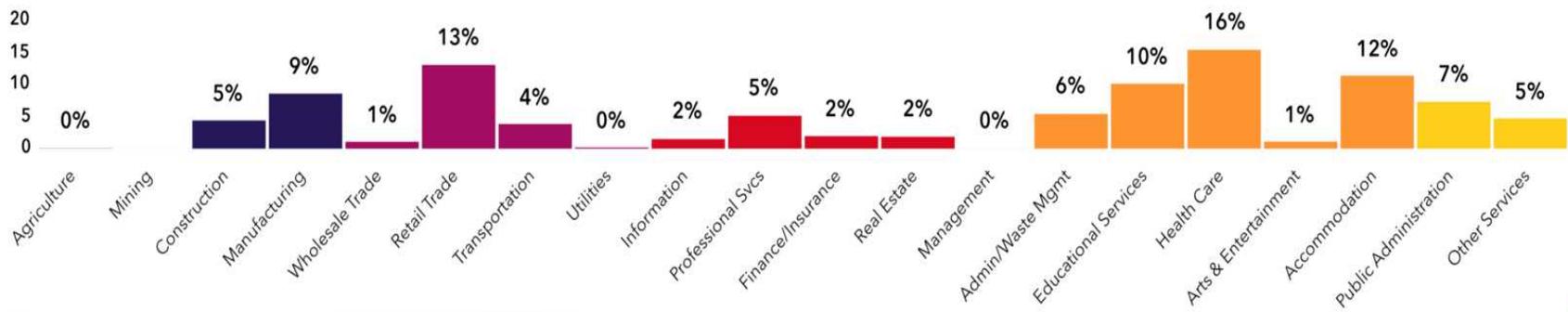
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Map data ©2026



51,365
Total Population



Population

52,552
Daytime Population



\$53,714
Median HH Income



Income

\$33,801
Per Capita Income



22,121
Total Households



Housing

24,720
Total Housing Units



\$219,215
Median Home Value



Homes

45.3%
Home Ownership



36.4
Median Age



People

Tapestry Segment



Demographics

for more information

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6%

No HS Diploma



28%



35%



31%



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Source: U.S. Census Bureau, Census 2020 Summary File 1. Esri forecasts for 2023 and 2026

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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.*

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

231098

Grant-Murray Real Estate, LLC

Agent's Name

Agent's License No.

Firm Name

REC. 4.27 # 4/6/2021