

FOR SALE

6105, 6113, 6207, 6217 –6219 & 6243
#101—#106 Yadkin Rd, Fayetteville, NC

Franklin
Johnson
Commercial Real Estate



±9.15 AC COMMERCIAL PROPERTY FOR SALE ON YADKIN ROAD

Offering Summary

Sale Price: \$4,950,000.00
Size: ±42,255 SF Retail Space | ±9.15 AC
Zoned: CC—Community Commercial

Property Description

This property is comprised of ±42,255 SF of retail space, plus an additional ±3.8-acre vacant commercial tract. There are a total of 16 tenants, mostly on short term leases. The current gross revenue is \$37,809 per month or \$453,708 per year. This equates to \$10.74/SF on a gross lease basis which is considered to be well below market levels. The property has great visibility and access. Historical occupancy rates are close to 100% and many tenants have been there for decades. Site improvements include asphalt paving, concrete walks, fencing, pole signage, landscaping, numerous curb cuts, and generous parking. Public utilities. Total acreage is ±9.15.



Michael Paschal

910.527.5990 | paschal@nc.rr.com

Malinda Craven

910.322.6535 | malindacraven@gmail.com

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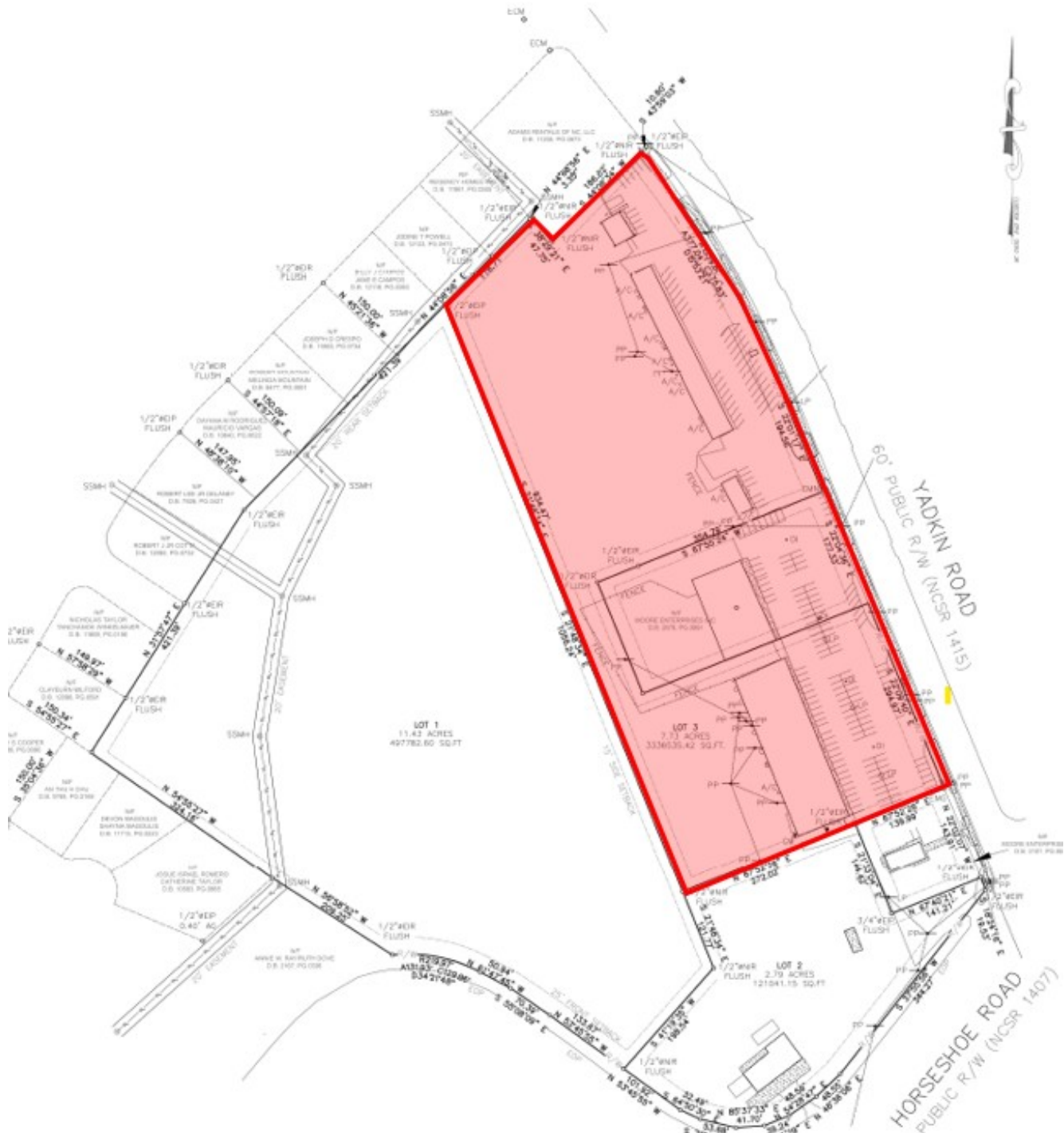
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