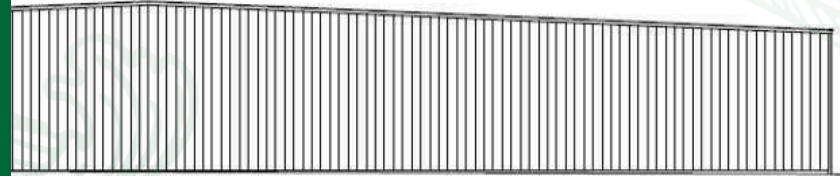


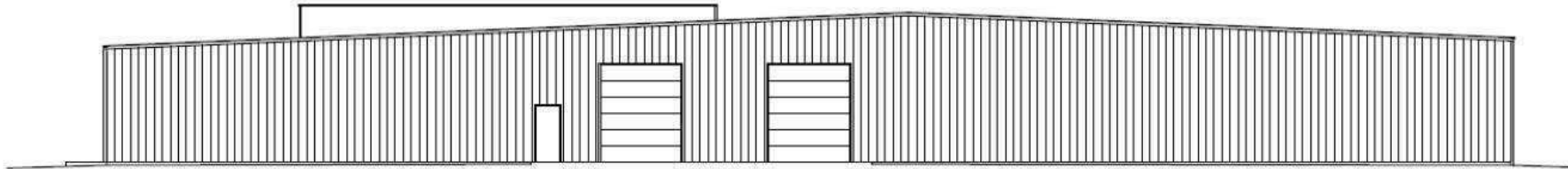
INDUSTRIAL PROPERTY FOR LEASE

# New 20,000 SF Flex Building

3456 Black and Decker Rd, Hope Mills, NC 28348



2 FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



4 REAR ELEVATION  
SCALE: 3/32" = 1'-0"



*for more information*

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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C: 910.988.5284

patrick@grantmurrayre.com

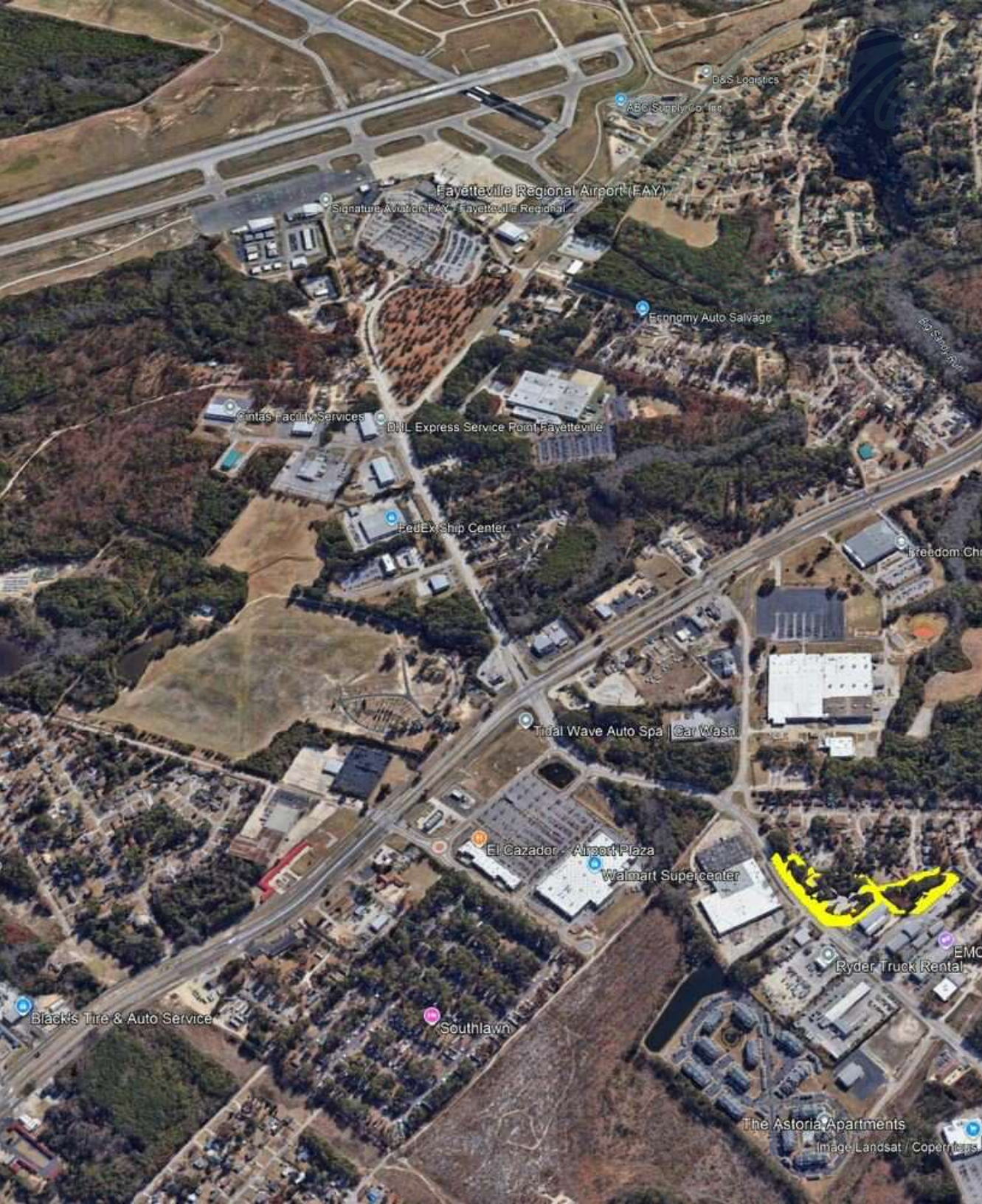


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150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



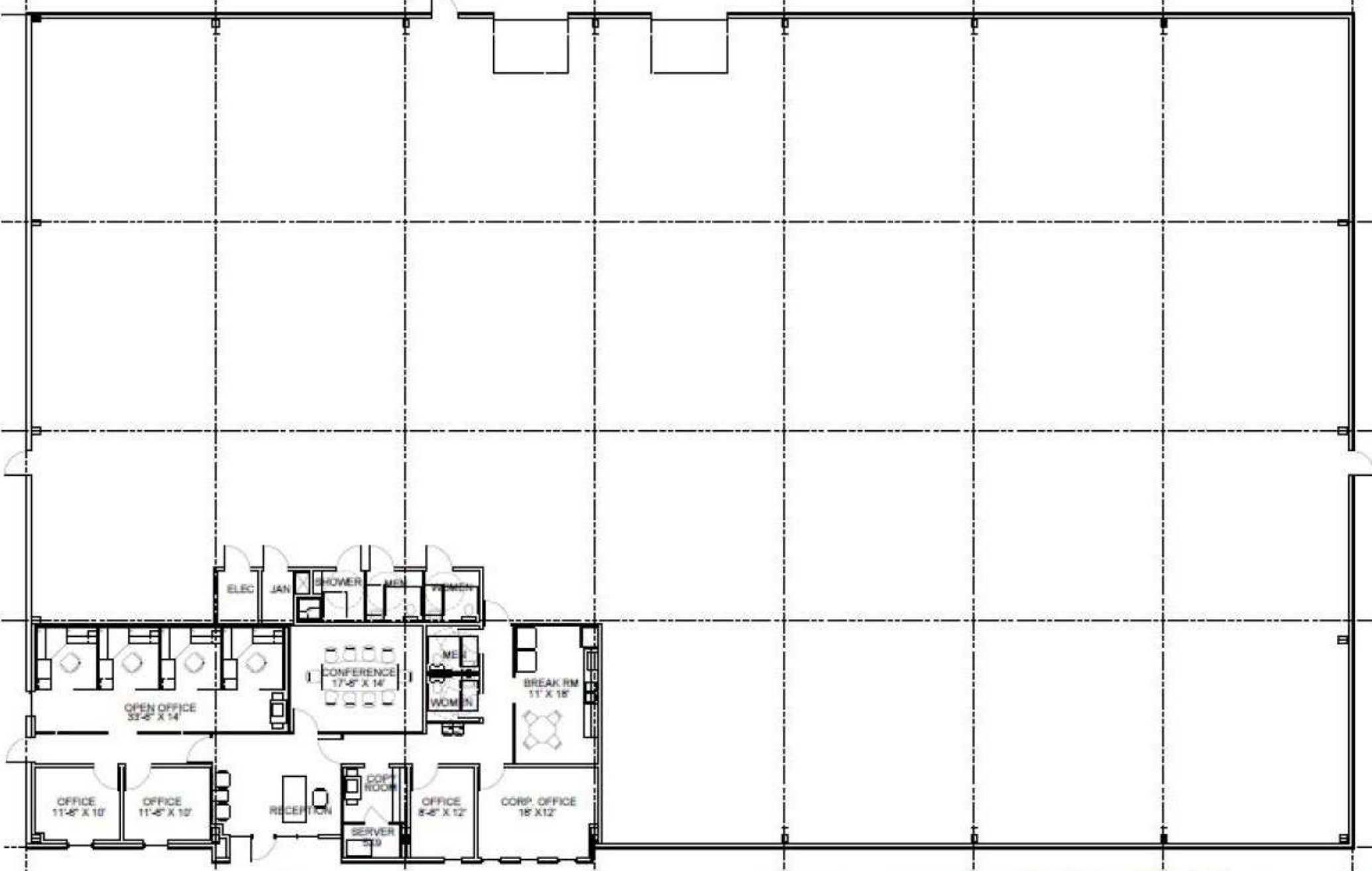
# PROPERTY OVERVIEW

|                      |                      |
|----------------------|----------------------|
| <b>Available SF:</b> | 20,000 SF            |
| <b>Lease Rate:</b>   | \$15.00 SF/yr (NNN)  |
| <b>Lot Size:</b>     | 4.47 Acres           |
| <b>Year Built:</b>   | Proposed-2025        |
| <b>Zoning:</b>       | MP (Airport Overlay) |

## property description

This 20,000-square-foot flex building, projected for completion in 2026, is available as a customizable build-to-suit space designed to meet the unique office and warehouse needs of its single tenant. The facility offers a versatile layout for light industrial use, with zoning classified as M(P) and located within the Airport Overlay district. Its design and location will serve businesses looking to optimize logistics and workspace efficiency near essential transportation routes and amenities. Positioned near the Fayetteville Regional Airport and less than two miles from key routes like Business 95/Hwy 301, Hwy 87, and I-95, the site ensures seamless regional and interstate connectivity, enhancing operational convenience for clients and suppliers alike.

The surrounding area offers an appealing mix of convenience and accessibility. Employees will benefit from close proximity to a variety of retailers, including Walmart, a selection of popular dining options, and nearby residential neighborhoods, making commutes and day-to-day needs easily manageable. With a robust local labor force and an average household income of approximately \$72,450 within a five-mile radius, the property is well-situated to attract a capable workforce while ensuring access to essential services. This strategic location fosters a productive work environment within a vibrant and growing community.



*for more information*

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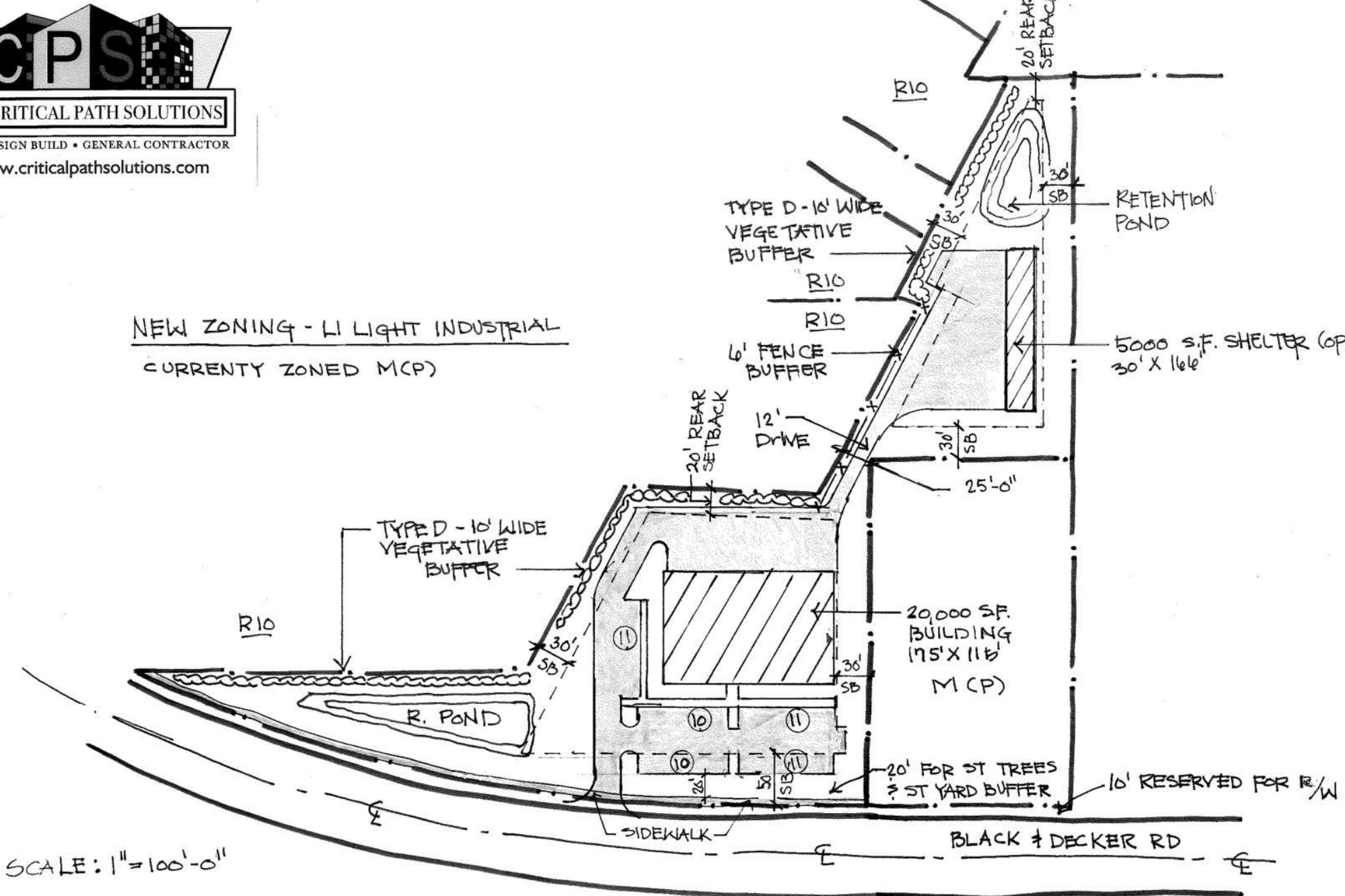
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NEW ZONING - LI LIGHT INDUSTRIAL  
 CURRENTLY ZONED M(CP)

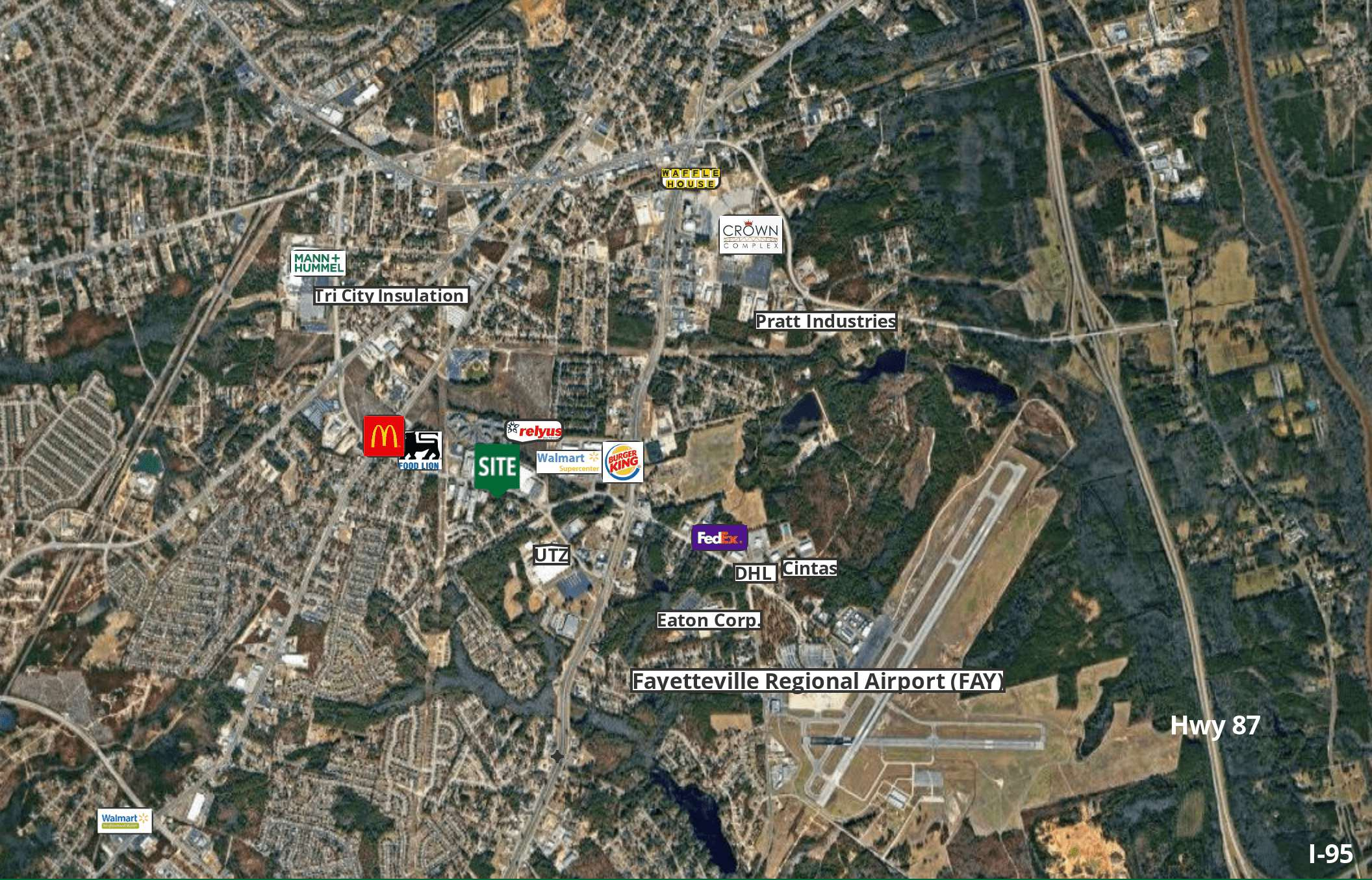


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MANN+HUMMEL

Iri City Insulation

WAFFLE HOUSE

CROWN COMPLEX

Pratt Industries



rehyus

SITE

Walmart Supercenter



FedEx

UTZ

DHL

Cintas

Eaton Corp.

Fayetteville Regional Airport (FAY)

Hwy 87

I-95

for more information

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Old Dominion Freight Line



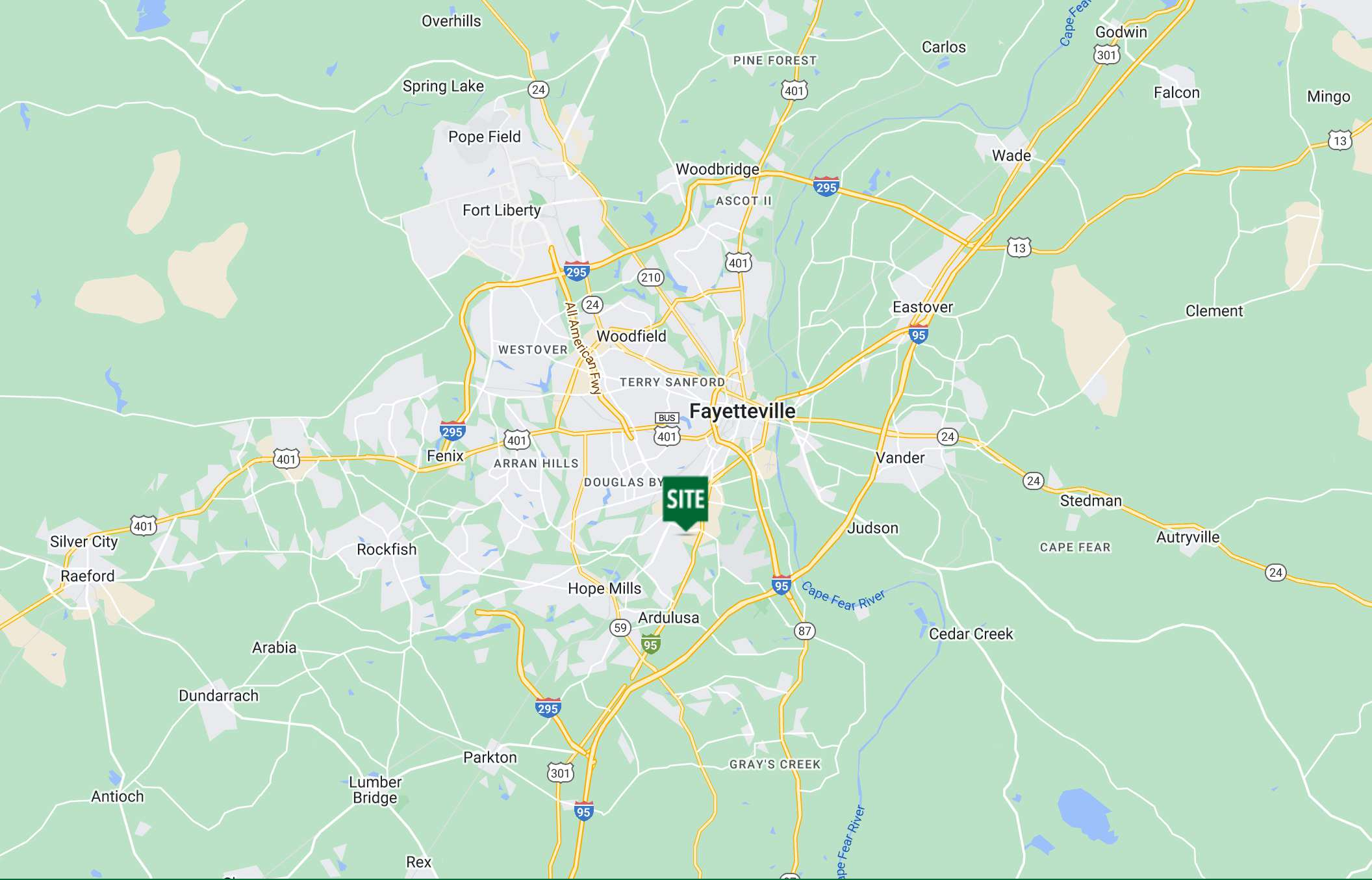
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Maxar Technologies

Google



for more information

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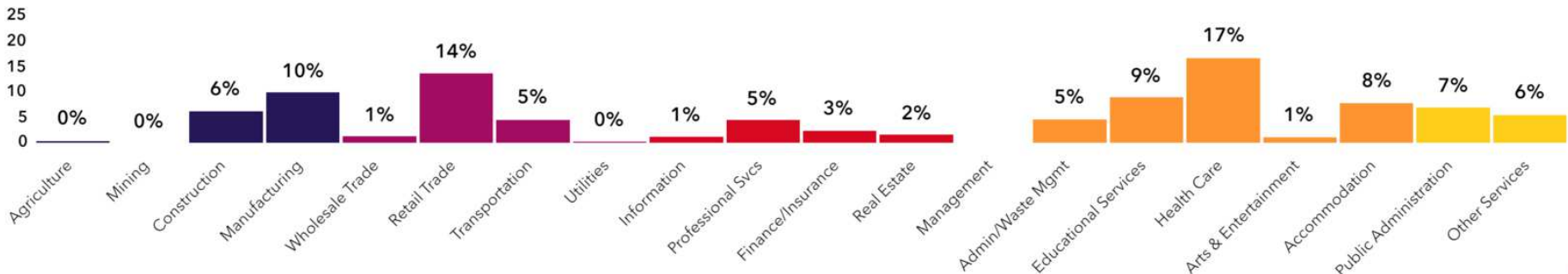
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**99,891**  
Total Population



## Population

**138,110**  
Daytime Population



**\$57,106**  
Median HH Income



## Income

**\$32,375**  
Per Capita Income



**40,689**  
Total Households



## Housing

**44,863**  
Total Housing Units



**\$195,677**  
Median Home Value



## Homes

**56.1%**  
Home Ownership



**37.2**  
Median Age



## People

**Middleburg**  
Tapestry Segment



# Demographics

**3456 Black and Decker Rd, Hope Mills, North Carolina, 28348**



9%

No HS Diploma



28%

HS Graduate



35%

Some College



29%

Degree or Higher

for more information

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028



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