



JULIE GARDNER

Principal

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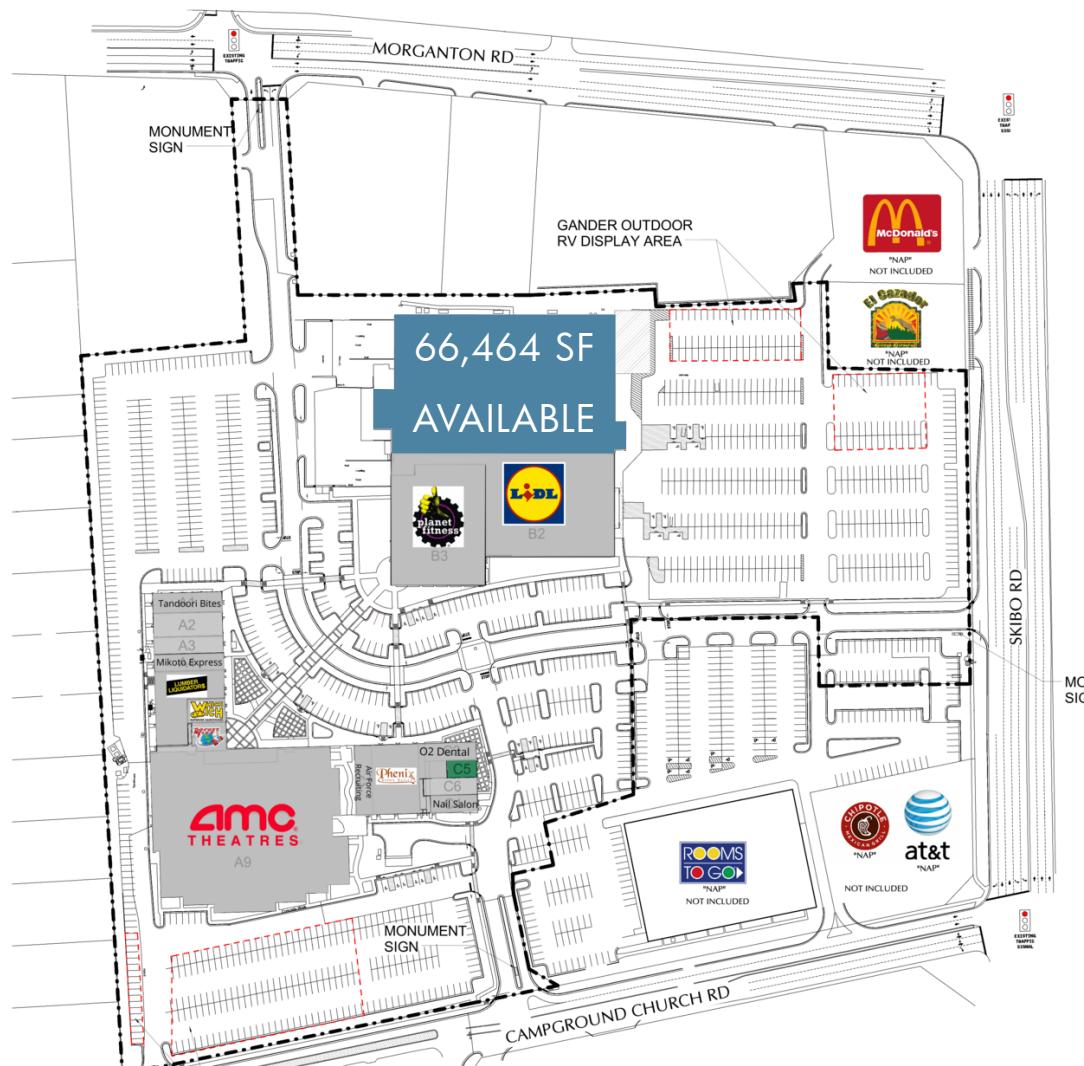
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Sales Associate

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HIGHLIGHTS | PROPERTY

HIGHLIGHTS

66,464 SF available

Co-tenants: Lidl, AMC Theaters, Planet Fitness

The site is located on Fayetteville's busiest retail corridor including retail centers, hotels, offices, and residential

Multiple access points from Skibo Road, Morganton Road and Campground Road

Fort Bragg is approximately 10 minutes north of the center which has an estimated 57,000 military personnel on the base

The site fronts Skibo Road, which has an average of 43,000 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,380	67,812	151,191
HOUSEHOLDS	3,789	31,817	65,894
DAYTIME EMPLOYEES	9,794	31,808	67,142
AVERAGE HH INCOME	\$65,488	\$61,445	\$60,282

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TRAFFIC COUNTS

	VEHICLES PER DAY
SKIBO ROAD	43,000
MORGANTON ROAD	26,000
CAMPGROUND ROAD	8,700

1912 SKIBO ROAD
FAYETTEVILLE, NC



AERIAL | CLOSE UP

1912 SKIBO ROAD
FAYETTEVILLE, NC

KATZ & ASSOCIATES



AERIAL | TRADE

1912 SKIBO ROAD
FAYETTEVILLE, NC

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