

LAND FOR SALE

8131

Cliffdale Rd

Fayetteville, NC 28314



FOOD LION

for more information

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com

VISHAL NANDWANI

Broker

O: 910.829.1617

C: 910.578.4797

vishal@grantmurrayre.com



Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

8131 Cliffdale Rd
FAYETTEVILLE, NC 28314

PROPERTY DETAILS & HIGHLIGHTS

| | |
|------------------|----------------------|
| Property Type | Land |
| Property Subtype | Retail |
| APN | 9487-56-9640 |
| Zoning | LC- Zoned Commercial |
| Lot Size | 0.89 Acres |
| Sale Price | \$ 399,000 |
| Traffic Count | 27,000 VPD |

8131 Cliffdale Road offers 0.89 acres of commercially zoned LC land with exceptional visibility and direct access to one of Fayetteville's highest traffic corridors. The site's frontage along Cliffdale Road delivers over 27,000 vehicles per day (NCDOT), maximizing exposure for retail, service, or office uses. Its level topography and existing curb cuts streamline development planning and reduce site preparation costs. Utilities are readily available at the street, and the parcel's configuration is conducive to a range of commercial building footprints. This landholding represents a rare opportunity to capture strong daytime and drive-by demand in a well-established trade area.



- 0.89 acres of LC-zoned commercial land
- 27,000+ vehicles per day (NCDOT)
- Less than 1 mile from I-95 (Cliffdale exit)
- Close to Fort Bragg access gates
- Strong retail and residential trade area
- Public utilities at site

for more information

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com

VISHAL NANDWANI

Broker

O: 910.829.1617

C: 910.578.4797

vishal@grantmurrayre.com



Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE



PROPERTY OVERVIEW

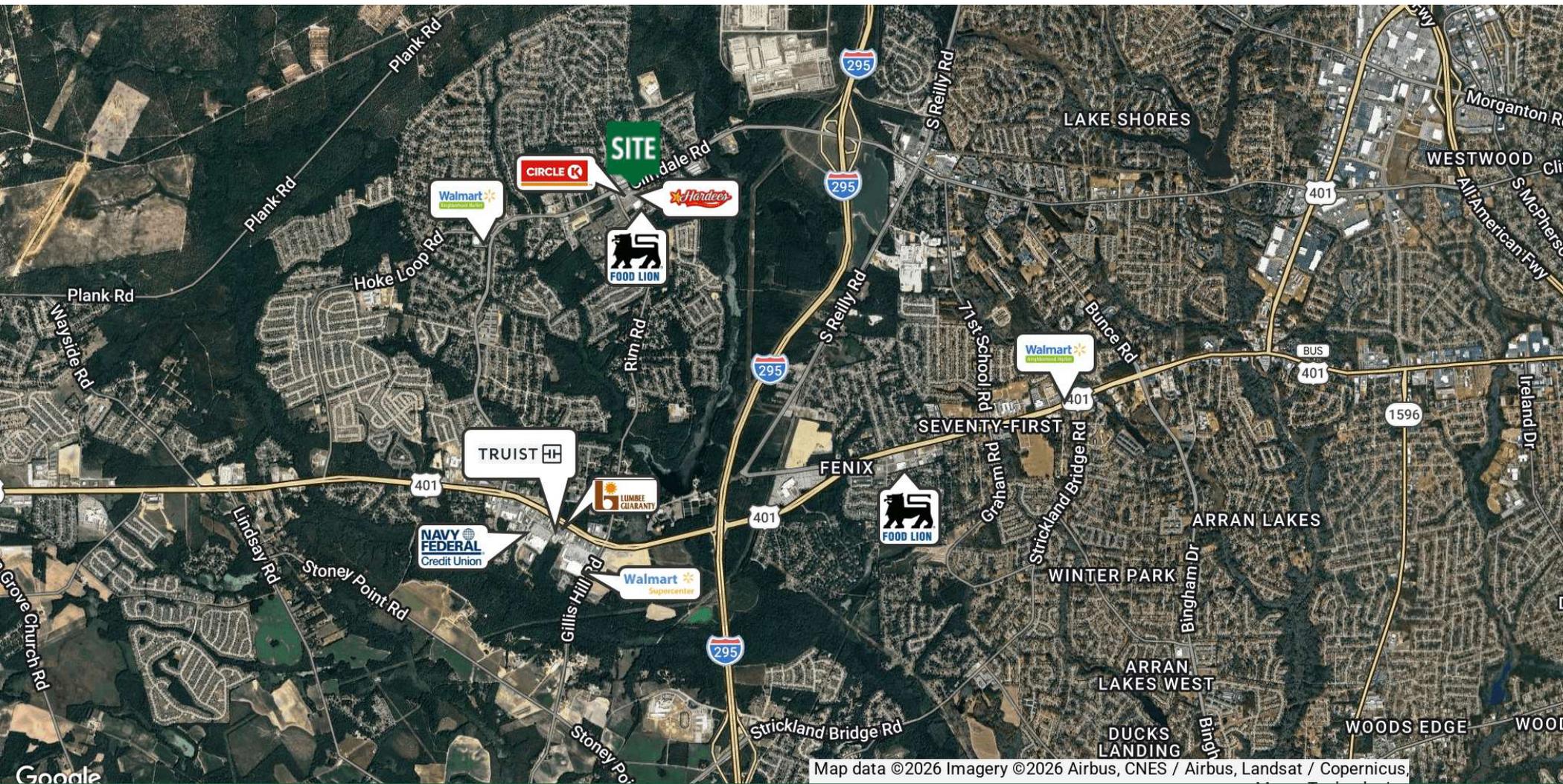
| | |
|----------------------|------------|
| Sale Price: | \$399,000 |
| Lot Size: | 0.89 Acres |
| Zoning: | LC |
| Price / Acre: | \$448,315 |

property description

8131 Cliffdale Road offers 0.89 acres of commercially zoned LC land with exceptional visibility and direct access to one of Fayetteville's highest traffic corridors. The site's frontage along Cliffdale Road delivers over 27,000 vehicles per day (NCDOT), maximizing exposure for retail, service, or office uses. Its level topography and existing curb cuts streamline development planning and reduce site preparation costs. Utilities are readily available at the street, and the parcel's configuration is conducive to a range of commercial building footprints. This landholding represents a rare opportunity to capture strong daytime and drive-by demand in a well-established trade area.

8131 Cliffdale Rd
FAYETTEVILLE, NC 28314

RETAILER MAP



for more information

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com

VISHAL NANDWANI

Broker

O: 910.829.1617

C: 910.578.4797

vishal@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

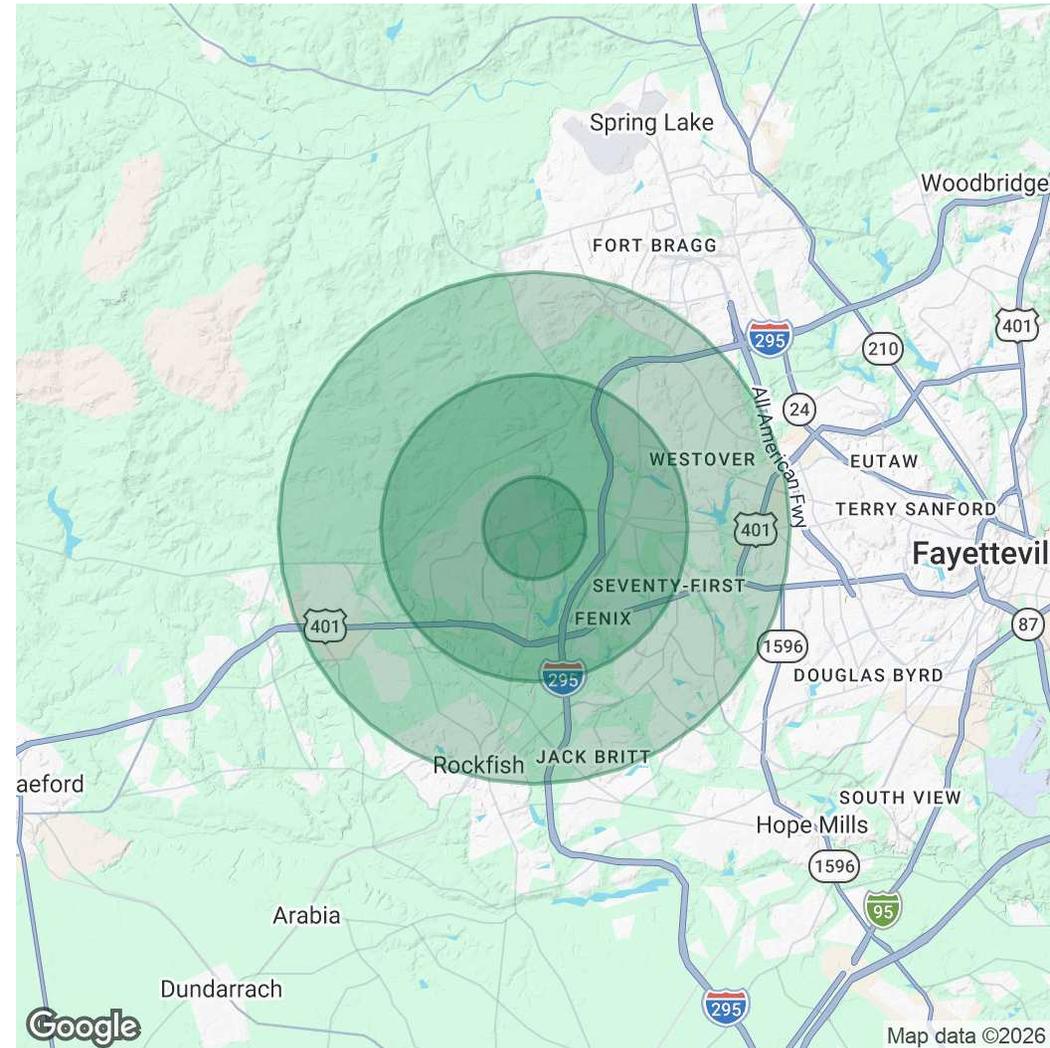
8131 Cliffdale Rd
FAYETTEVILLE, NC 28314

DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 7,780 | 42,064 | 108,794 |
| Average Age | 36 | 36 | 36 |
| Average Age (Male) | 34 | 34 | 35 |
| Average Age (Female) | 37 | 37 | 37 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 3,114 | 16,682 | 42,456 |
| # of Persons per HH | 2.5 | 2.5 | 2.6 |
| Average HH Income | \$78,451 | \$79,313 | \$82,935 |
| Average House Value | \$194,300 | \$194,801 | \$199,431 |

Demographics data derived from AlphaMap



for more information

NEIL GRANT
 Principal / Broker
 O: 910.829.1617 x206
 C: 910.818.3252
 neil@grantmurrayre.com

VISHAL NANDWANI
 Broker
 O: 910.829.1617
 C: 910.578.4797
 vishal@grantmurrayre.com



Grant - Murray
 REAL ESTATE, LLC
 COMMERCIAL AND INVESTMENT BROKERAGE