

Exclusively Listed By:

Rishi Shah, CCIM

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Roger Shah, CCIM

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FLEX/RETAIL FOR LEASE

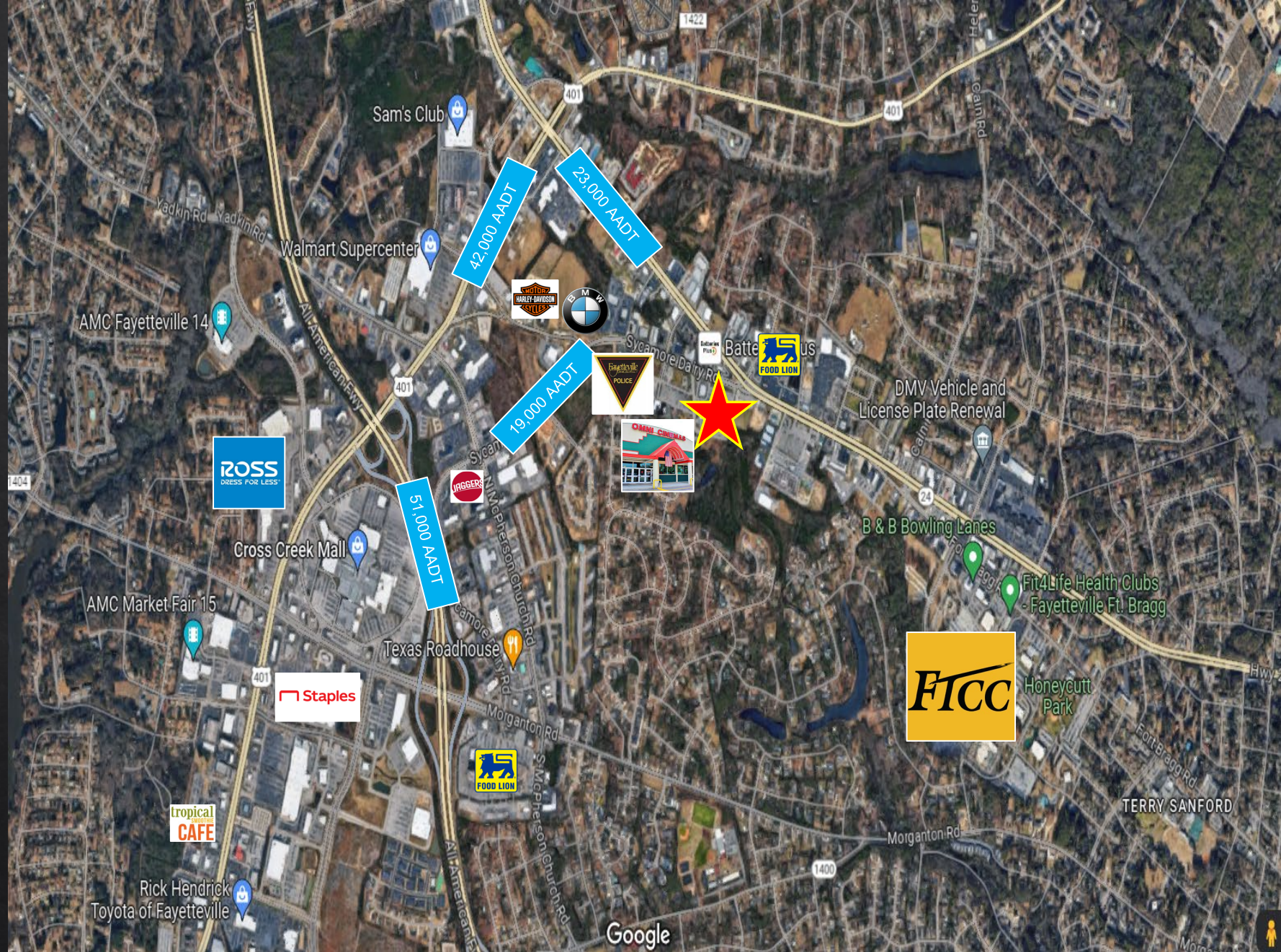
OFFERING SUMMARY

Available SF:	7,130± SF
Lease Rate:	\$4,000/month MG
Lot Size:	4.46 Acres
Year Built:	1978
Traffic Count:	19,000 AADT
Zoning:	LC – Limited Commercial
Market:	Fayetteville MSA
Submarket:	Central Fayetteville MSA

OVERVIEW

3621 Sycamore Dairy Rd is available for lease in a retail flex center located between Carlton Hubbard Photography and Crossfit Haymount. The center is along the Sycamore Dairy corridor next to the intersection with Bragg Blvd, with convenient access to Fayetteville's retail shopping district, restaurants, the new I-295 Outer Loop, and Fort Liberty Military Base.

The available space is roughly 31' wide x 230' long. There is a dock-high roll-up door in the rear with ceiling height ranging from 10' – 11'7". The space includes warehouse area, large showroom, 4 offices, and 2 bathrooms. The front half is retail-showroom, the back half is warehouse. There is ample parking with nice large pylon signage available.



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**3621 SYCAMORE DAIRY RD,
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ADDITIONAL PHOTOS



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Res-Comm Real Estate Team

Roger Shah, CCIM



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Originally from India, Roger came to the U.S. in 1987. He settled in Fayetteville in 1998 and began his real estate career that same year, licensed in North Carolina, South Carolina, and Georgia.

Also in retail business himself since 1991, Roger is very actively involved in commercial real estate dealings and has helped a number of clients in sales, represented buyers and has done investment analysis.

He holds the designation of ABR (Accredited Buyer's Representative), SFR (Short Sale and Foreclosure Resource), and CCIM (Certified Commercial Investment Member).

Rishi Shah, CCIM



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Rishi advises private, corporate, and institutional clients on the acquisition, holding, & disposition of commercial real estate in the state of North Carolina.

Born in Laurinburg, NC, Rishi has spent his entire life living in the great Tar Heel State and is a proud product of the University of North Carolina at Chapel Hill.

Rishi began his real estate career in 2014 and has completed transactions totaling over \$100 million in value.

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