

PRICE REDUCED!!

# Investment Property for Sale

532 N Mcpherson Church Rd, Fayetteville, NC 28303



for more information

STEVE HOGAN

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Grant - Murray  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

# Investment Property for Sale - Price Reduced!

## 532 N MCPHERSON CHURCH RD, FAYETTEVILLE, NC 28303

Building Name	Investment Property for Sale - Price Reduced!
Property Type	Investment Retail Opportunity For Sale
Property Subtype	Street Retail
APN	0418-33-7040
Building Size	9,600 SF
Lot Size	0.5 Acres
Year Built	1981
Number of Floors	1
Sale Price	\$ 1,450,000

This 9,600 SF two-unit retail asset delivers secure, long-term income through established NNN leases with Advance Auto Parts and a well-performing tobacco retailer. Both tenants are long-standing occupants, reinforcing the location's viability and sustained customer draw. Built in 1981 and zoned CC, the property supports a broad spectrum of commercial uses, offering long-term flexibility for future repositioning or continued passive ownership. The building is exceptionally well maintained with clean lines, functional layouts, and generous parking that accommodates high customer volume. Excellent signage and direct frontage ensure maximum brand visibility along a key Fayetteville corridor.

### PROPERTY DETAILS & HIGHLIGHTS



- 9,600 SF retail building on N McPherson Church Road
- Long-term tenants in place with NNN leases
- Zoned CC (Commercial Corridor) for flexibility
- High visibility, outstanding signage, and access
- Ample parking with easy customer flow
- Strong traffic counts and surrounding amenities

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ADDITIONAL PHOTOS



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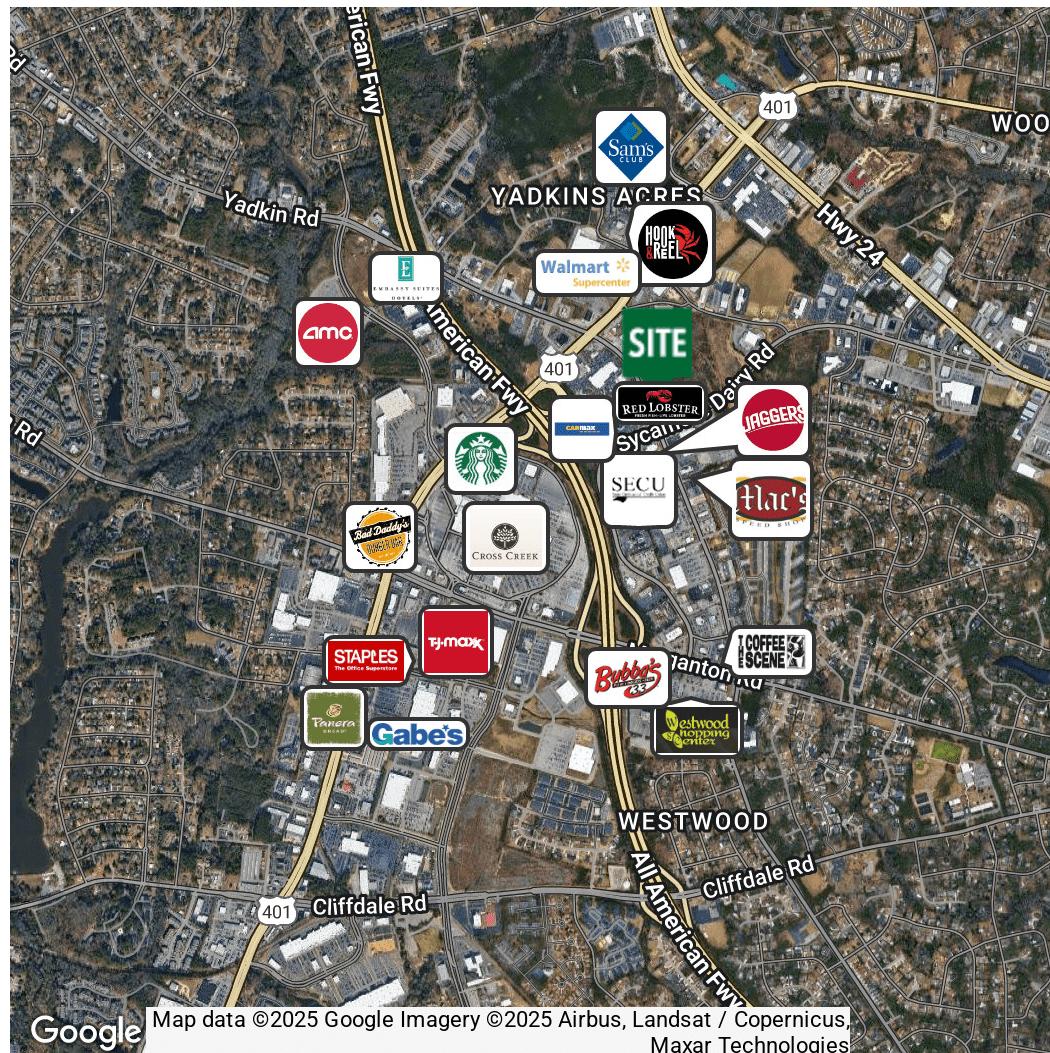
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,655	58,992	143,093
Average Age	37	39	38
Average Age (Male)	36	37	36
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,121	26,119	59,192
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$78,571	\$72,832	\$71,347
Average House Value	\$315,247	\$202,546	\$190,718

Demographics data derived from AlphaMap

DEMOGRAPHICS MAP & REPORT



for more information

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