

18.57 ACRES OFF I-95

1614 Jim
Johnson Rd

Fayetteville, NC 28312



12,000 DAILY TRAFFIC



1.24 Acres
Zoned Commercial (CC)



17.33 Acres
Zoned RR

60,000 DAILY TRAFFIC

for more information

COREY CROEGAERT
Commercial Broker and Investment Specialist
O: 910.987.2579
C: 910.987.2579
corey.c@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

Ruby Tuesday



17.33 Acres
Zoned RR



PROPERTY OVERVIEW

Sale Price: \$1,899,000

Lot Size: 18.57 Acres

Daily Traffic Counts: 60,000 - I-95
12,000 - Cedar Creek

Zoning: RR

60,000 DAILY TRAFFIC

property description

Grant-Murray is Pleased to present 1614 Jim Johnson Rd, Fayetteville, NC.

Strategically located just off Interstate 95 and Cedar Creek Road, featuring Traffic Counts on I-95 of 60,000 VPD and Cedar Creek Rd of 12,000 VPD, this ±18.57-acre property offers exceptional visibility and development potential within Fayetteville's high-traffic retail and hospitality corridor. With an average household income of \$68,925 and Surrounded by major national brands such as Cracker Barrel, DoubleTree by Hilton, multiple hotels, and a Tesla Supercharging Station, the site benefits from strong regional traffic and tourism activity.

The 1.24-acre Commercially Zoned (CC) portion allows potential for retail, QSR, or service-oriented development, while the 17.33-acre RR zoned tract provides flexibility for future residential subdivision, mixed-use, or transitional commercial/residential projects. With public utilities nearby and dual road exposure, the property is well-positioned for both short-term and long-term development strategies.

12,000 DAILY TRAFFIC





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

Maxar Technologies

1614 Jim Johnson Rd
FAYETTEVILLE, NC 28312

ADDITIONAL PHOTOS



for more information

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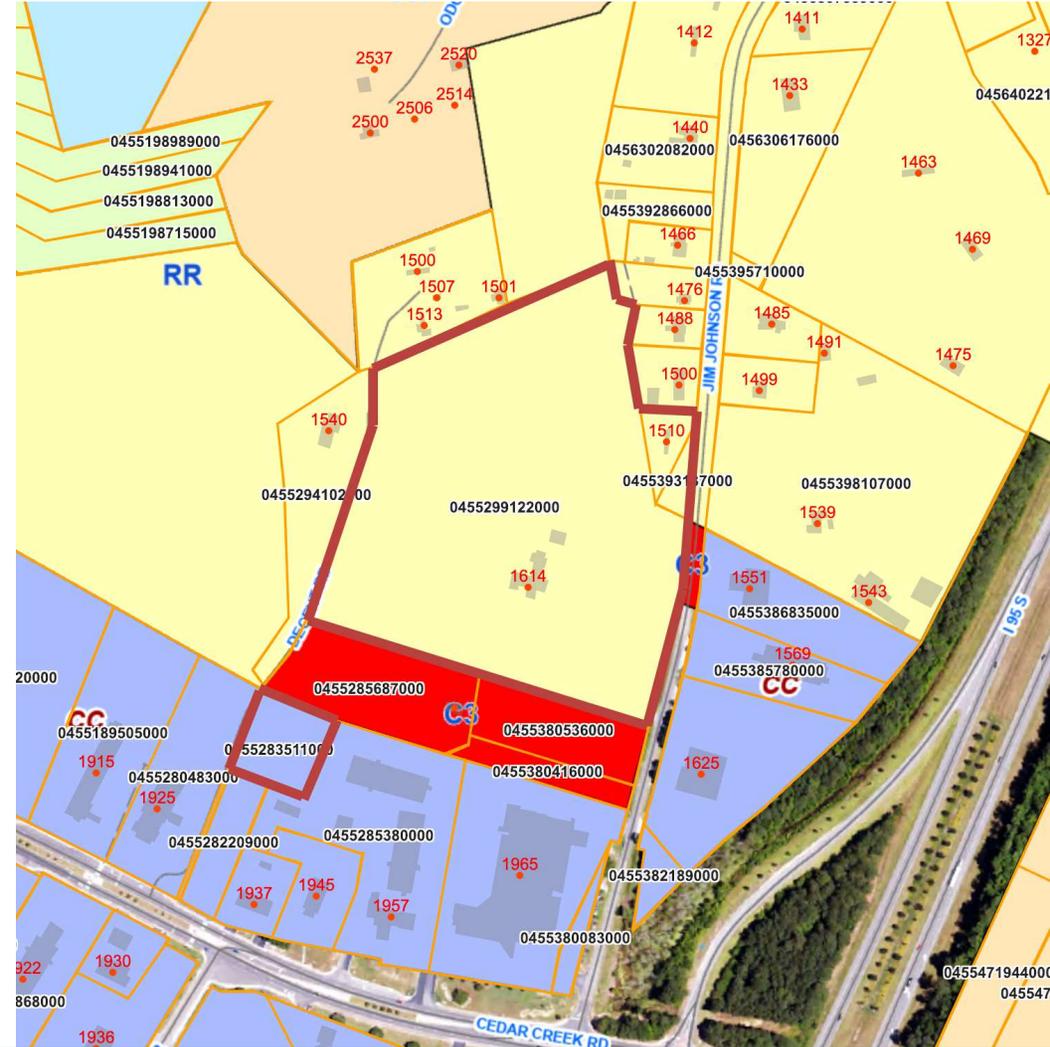
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ZONING



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DEMOGRAPHICS

Population	2 miles	5 miles	10 miles
2020 Population	2,299	23,708	197,589
2024 Population	2,247	24,990	198,281
2029 Population Projection	2,234	25,206	198,176
Annual Growth 2020-2024	-0.6%	1.4%	0.1%
Annual Growth 2024-2029	-0.1%	0.2%	0%
Median Age	38.3	37.3	35.5
Bachelor's Degree or Higher	19%	20%	23%
U.S. Armed Forces	23	425	6,860

Population By Race	2 miles	5 miles	10 miles
White	968	10,509	83,619
Black	961	10,514	78,682
American Indian/Alaskan Native	61	566	2,997
Asian	15	266	3,858
Hawaiian & Pacific Islander	3	61	557
Two or More Races	239	3,075	28,567
Hispanic Origin	175	2,162	21,568

Housing	2 miles	5 miles	10 miles
Median Home Value	\$125,965	\$172,952	\$162,656
Median Year Built	1991	1990	1983

Households	2 miles	5 miles	10 miles
2020 Households	918	9,348	80,178
2024 Households	895	9,873	80,397
2029 Household Projection	889	9,964	80,363
Annual Growth 2020-2024	-0.1%	1.2%	0.4%
Annual Growth 2024-2029	-0.1%	0.2%	0%
Owner Occupied Households	533	5,571	43,920
Renter Occupied Households	356	4,394	36,444
Avg Household Size	2.5	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$23.1M	\$249.5M	\$2.1B

Income	2 miles	5 miles	10 miles
Avg Household Income	\$68,925	\$62,656	\$66,830
Median Household Income	\$55,340	\$44,377	\$51,610
< \$25,000	253	3,272	20,265
\$25,000 - 50,000	172	1,964	18,897
\$50,000 - 75,000	179	1,719	15,365
\$75,000 - 100,000	139	1,060	9,811
\$100,000 - 125,000	38	736	6,999
\$125,000 - 150,000	54	473	3,303
\$150,000 - 200,000	16	345	3,218
\$200,000+	46	304	2,538

for more information

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