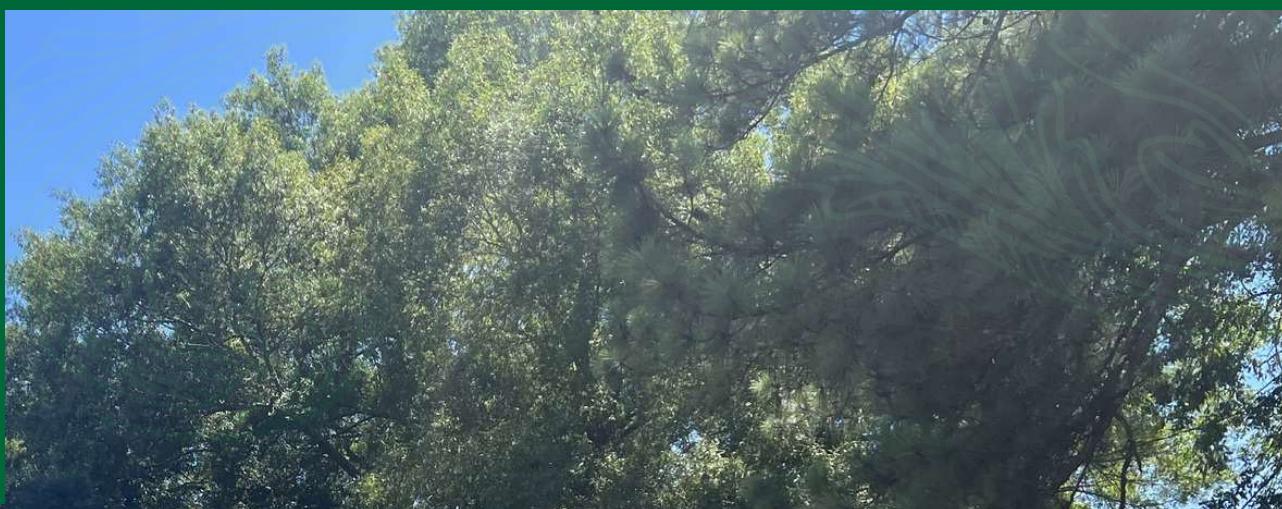


INDUSTRIAL PROPERTY FOR SALE

# 1,776 SF Flex Building Along Gillespie St

1500 Gillespie St, Fayetteville, NC 28306



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



## PROPERTY OVERVIEW

<b>Sale Price:</b>	\$195,000
<b>Lot Size:</b>	0.36 Acres
<b>Year Built/Renovated:</b>	1940/2023
<b>Building Size:</b>	1,776 SF
<b>Zoning:</b>	CC (AOD)
<b>Price / SF:</b>	\$109.80
<b>Traffic Count:</b>	10,000
<b>Walk Thru Video:</b>	<a href="https://youtu.be/b5PR68-qDZU">https://youtu.be/b5PR68-qDZU</a>

## property description

FLEX BUILDING AVAILABLE FOR SALE at 1500 Gillespie St near downtown Fayetteville. The building is 1,776 SF with 1,461 SF of office area. The office was recently renovated which includes a reception area, two private offices with showers, a large conference room, an open work area, a kitchenette/break room, and a 315 SF warehouse. The warehouse has one roll-up door that is accessed through the gated yard. The property is 0.36 acres, zoned CC (Community Commercial and in the Airport Overlay District), and is fenced/gated for security.

The property is located at 1500 Gillespie St in eastern Fayetteville, NC just minutes away from downtown Fayetteville, Business 95, Hwy 87, and I-95, making it a convenient location for many business types. Within a three-mile radius, the population is 31,084 with an average household income of \$70,396.



for more information

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1,776 SF Flex Building Along Gillespie St  
1500 GILLESPIE ST, FAYETTEVILL, NC 28306

ADDITIONAL PHOTOS

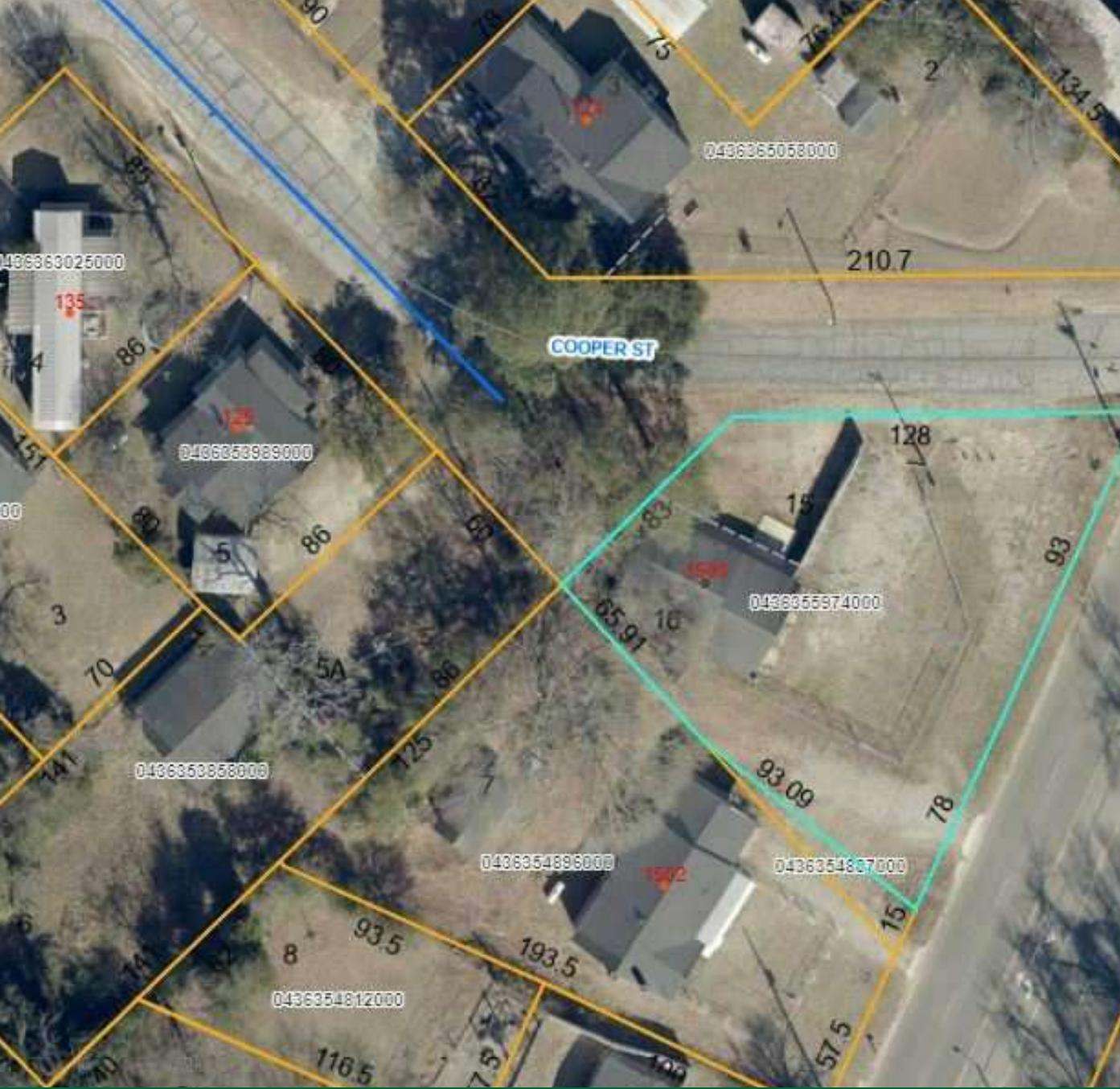


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*for more information*

COREY CROEGAERT

Commercial Broker and Investment Specialist  
O: 910.987.2579  
C: 910.987.2579 ~~86354755000~~  
corey.c@grantmurrayre.com

REID: 0436355974000

---

**OWNER INFORMATION:**  
MAVEN CAPITAL LLC  
2813 COLTS GATE RD STE 200  
CHARLOTTE, NC 28211

**PIN:** 0436355974

**PROPERTY DESC:** TOLAR HART &  
HOLT MILL VILLAGE LO:15&MAJPT16  
SE:01 BL:5 PL:0010-0064

**ACRES:** 0.36

Plat Book & Page: 0010-0064

\*For Condominium Plats Click [HERE](#)

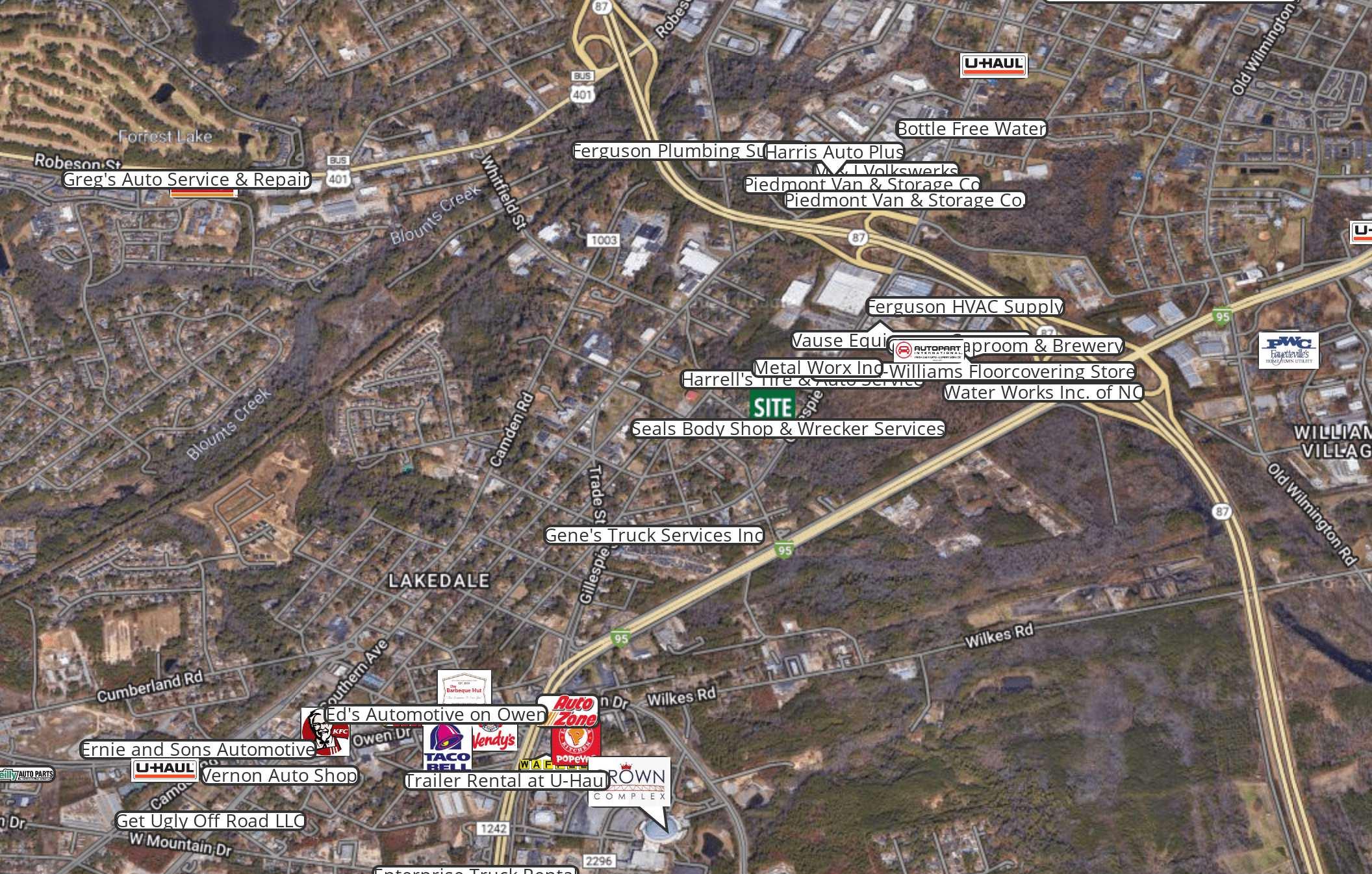
**LOCATION INFORMATION**

Zoom to

...



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for more information

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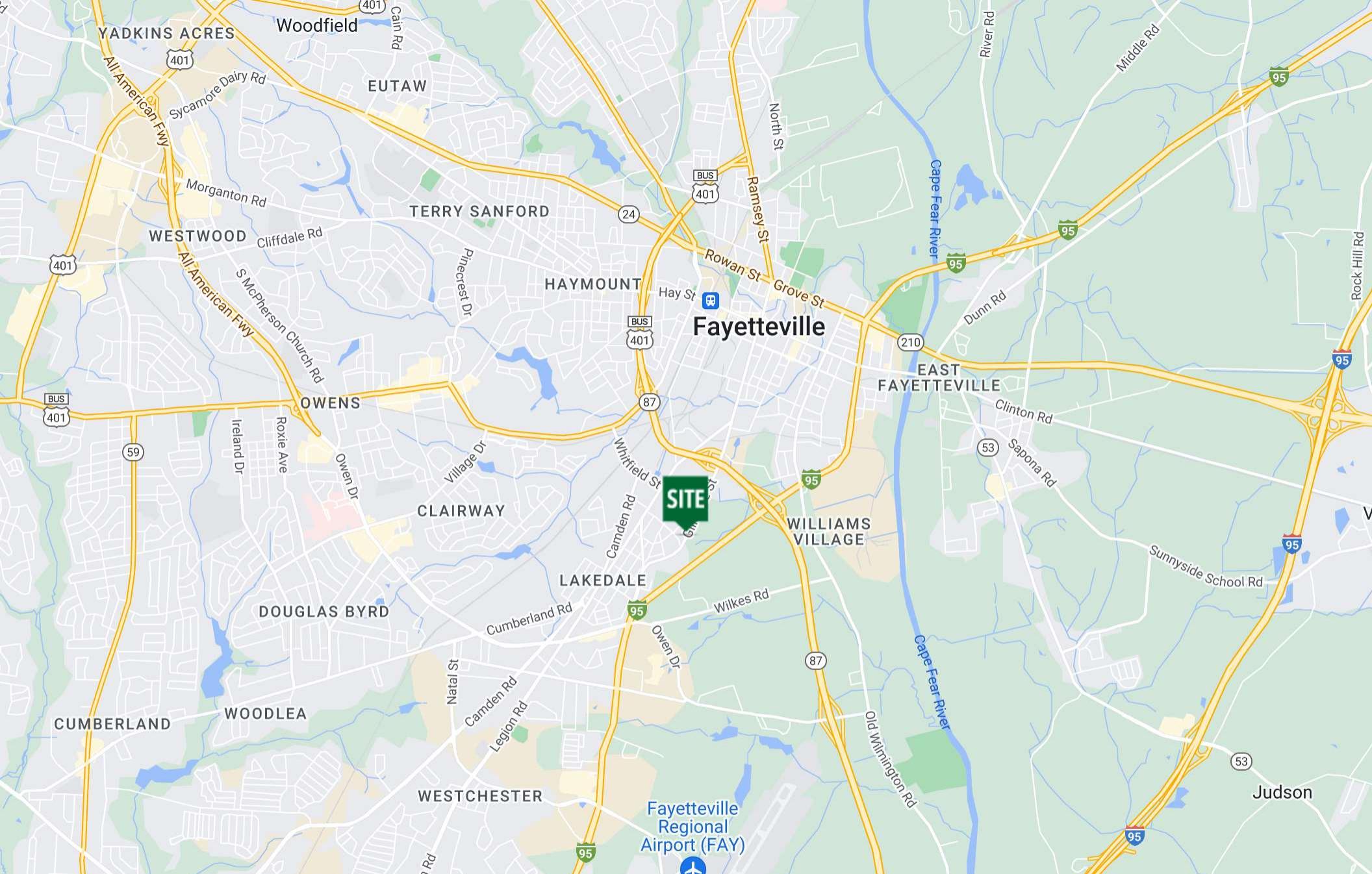


The Farmer's Cat Cafe



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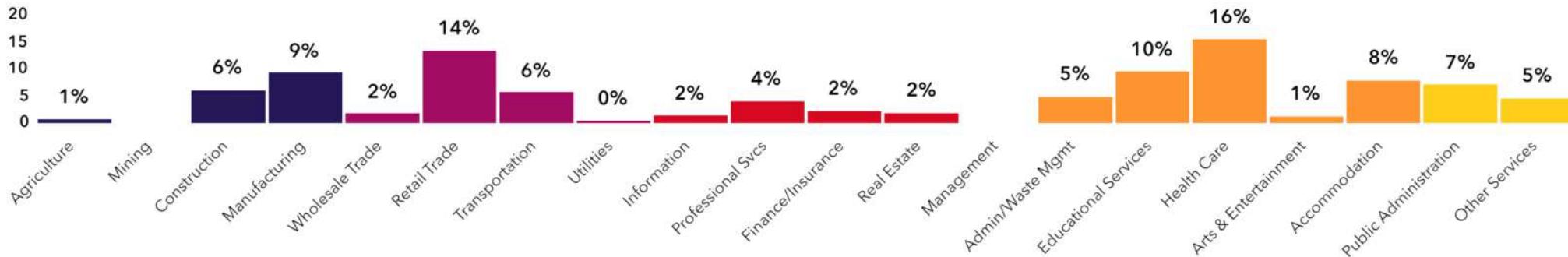
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31,084  
Total Population



## Population

84,154

Daytime Population

\$46,692  
Median HH Income



## Income

13,679  
Total Households



## Housing

\$184,327  
Median Home Value



## Homes

39.9  
Median Age



## People



84,154

Daytime Population

\$31,184  
Per Capita Income



15,513  
Total Housing Units



46.0%  
Home Ownership



Old and Newcomers  
Tapestry Segment

# Demographics

for more information

1500 Grimes Street, Fayetteville, North Carolina, 28303

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11%

No HS Diploma

26%

HS Diploma

31%

Some College

31%

College Graduate



COMMERCIAL AND INVESTMENT BROKERAGE

Source: U.S. Census Bureau, 2010 Summary File 1. Esri forecasts for 2023 and 2028



## Working With Real Estate Agents Disclosure (For Buyers)

### IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

**Note to Agent:** Check all relationship types below that may apply to this buyer.

**Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

**Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.\*

**Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.\*

*\*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

**Unrepresented Buyer** (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

**Note to Buyer:** For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at [ncrec.gov](http://ncrec.gov) (Publications, Q&A Brochures) or ask an agent for a copy of it.

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date

**Thomas Patrick Murray**  
\_\_\_\_\_  
Agent's Name

**231098**  
\_\_\_\_\_  
Agent's License No.

**Grant-Murray Real Estate, LLC**  
\_\_\_\_\_  
Firm Name

REC. 4.27 # 4/6/2021