

RETAIL PROPERTY FOR LEASE

# 3-Bay Strip Center on Gillespie St

403 Gillespie Street, Fayetteville, NC 28301



*for more information*

NEIL GRANT

Principal / Broker

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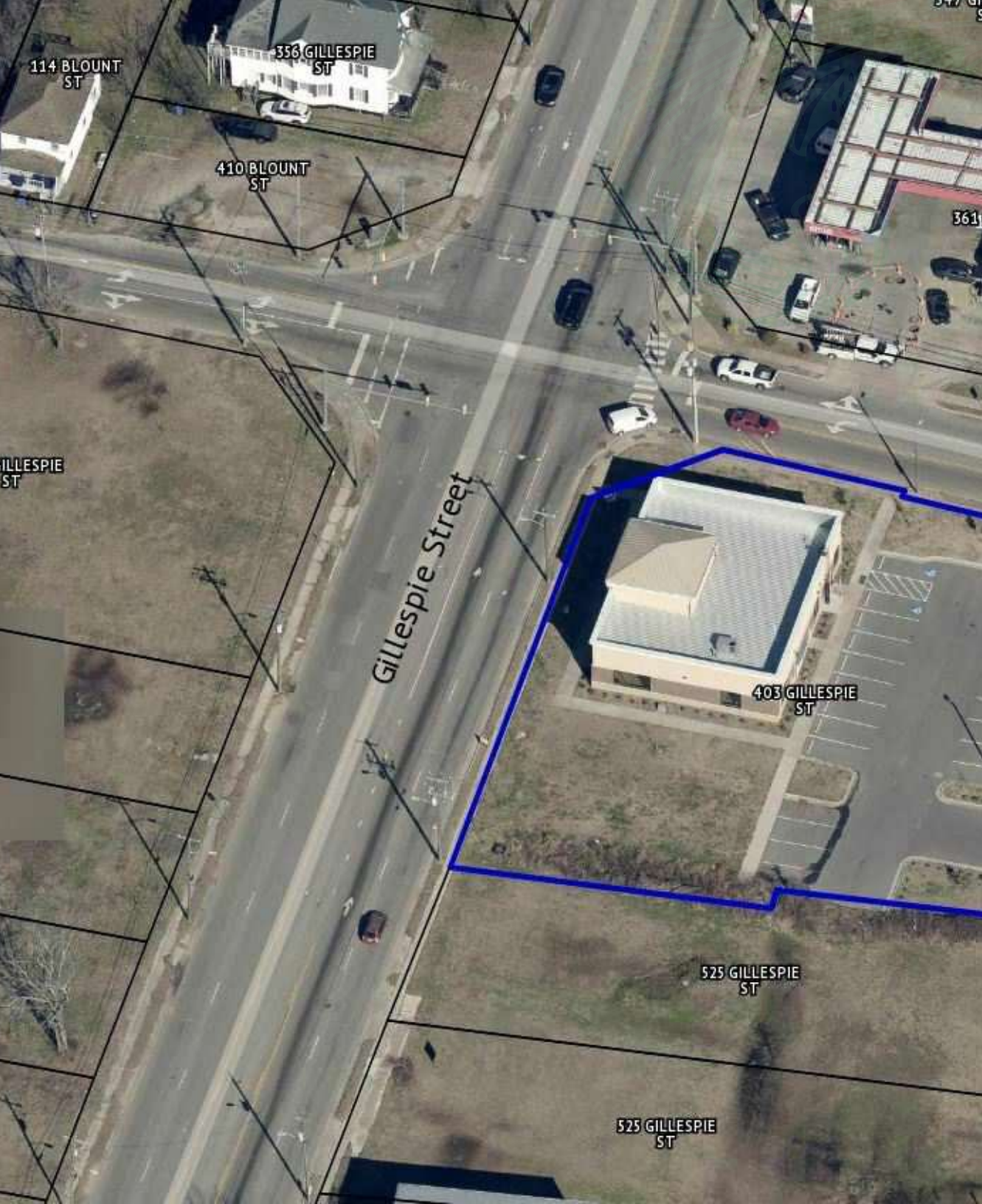
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Grant - Murray  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



## PROPERTY OVERVIEW

<b>Available SF:</b>	1,470 - 4,410 SF
<b>Lease Rate:</b>	\$16.00 - 18.00 SF/yr (MG)
<b>Lot Size:</b>	0.73 Acres
<b>Year Built:</b>	2018
<b>Building Size:</b>	4,410 SF
<b>Zoning:</b>	CC / LC
<b>Market:</b>	Fayetteville

## Property Description

Campbell Square in downtown Fayetteville, NC, presents an exceptional commercial leasing opportunity. This 3-bay strip center, located just half a mile from the Cumberland County Courthouse, offers a total of 4410 square feet of space, with each of the three units measuring approximately 1470 square feet. The units, delivered in a vanilla shell, can be leased together or separately, allowing for flexible use. Campbell Square is ideally situated near City Hall, the Chamber of Commerce, the Cumberland County Jail, the Cumberland County Sheriff's Office, and the Cumberland County Courthouse, making it perfect for attorneys, grant writers, accountants, tax officials, and similar businesses. The location boasts excellent access to major roads, including MLK Highway, US-301, Morganton Road, Raeford Road, Bragg Boulevard, and Ramsey Street, and is just minutes away from the Cross Creek Mall District, ensuring high visibility and convenience for businesses.

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ADDITIONAL PHOTOS



*for more information*

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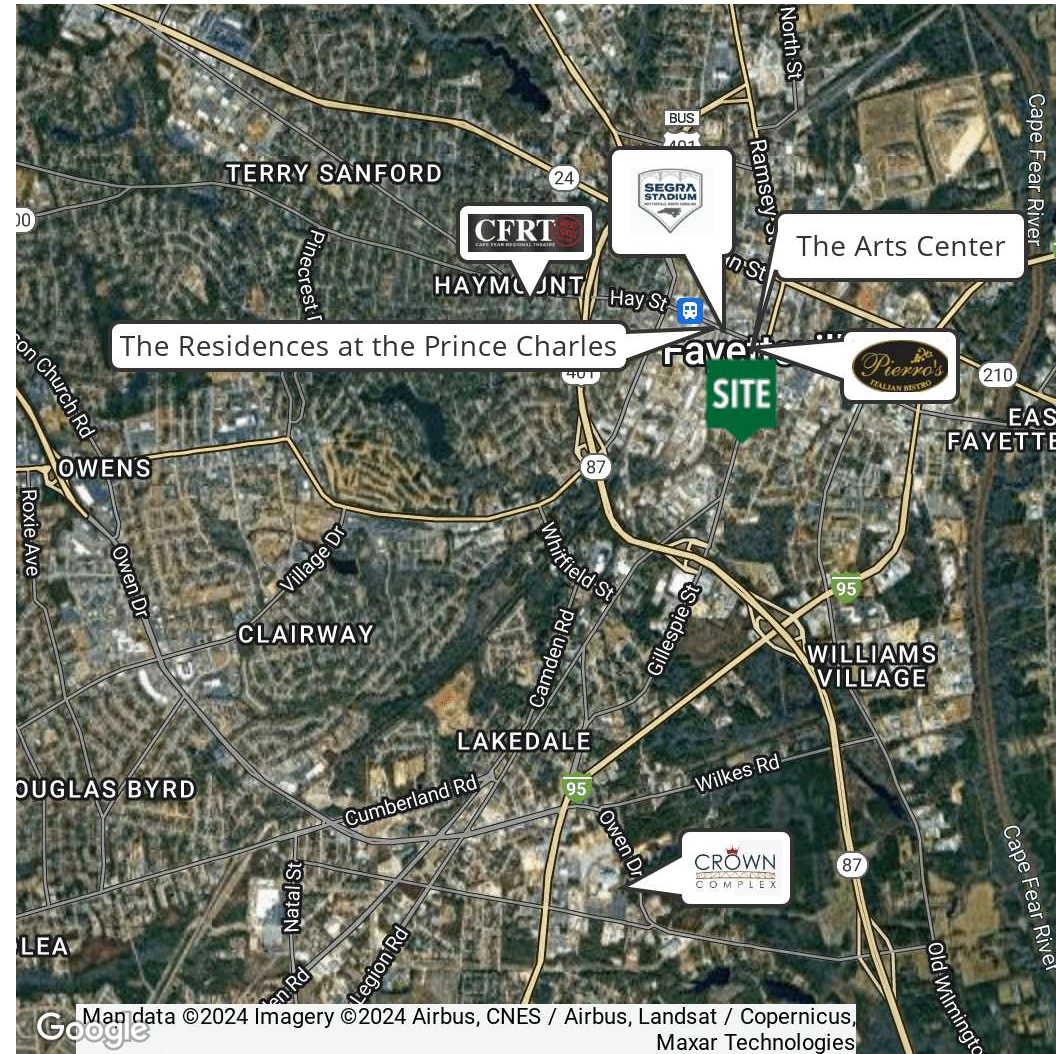
## DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	631	1,239	3,792
Average Age	41	40	39
Average Age (Male)	37	36	36
Average Age (Female)	48	46	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	161	384	1,477
# of Persons per HH	3.9	3.2	2.6
Average HH Income	\$68,871	\$58,177	\$51,294
Average House Value	\$367,110	\$290,999	\$232,585

Demographics data derived from AlphaMap



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