

OFFICE BUILDING FOR LEASE

7,265 SF Vet Clinic Ready for Medical Use

3309 Bragg Blvd, Fayetteville, NC 28303



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

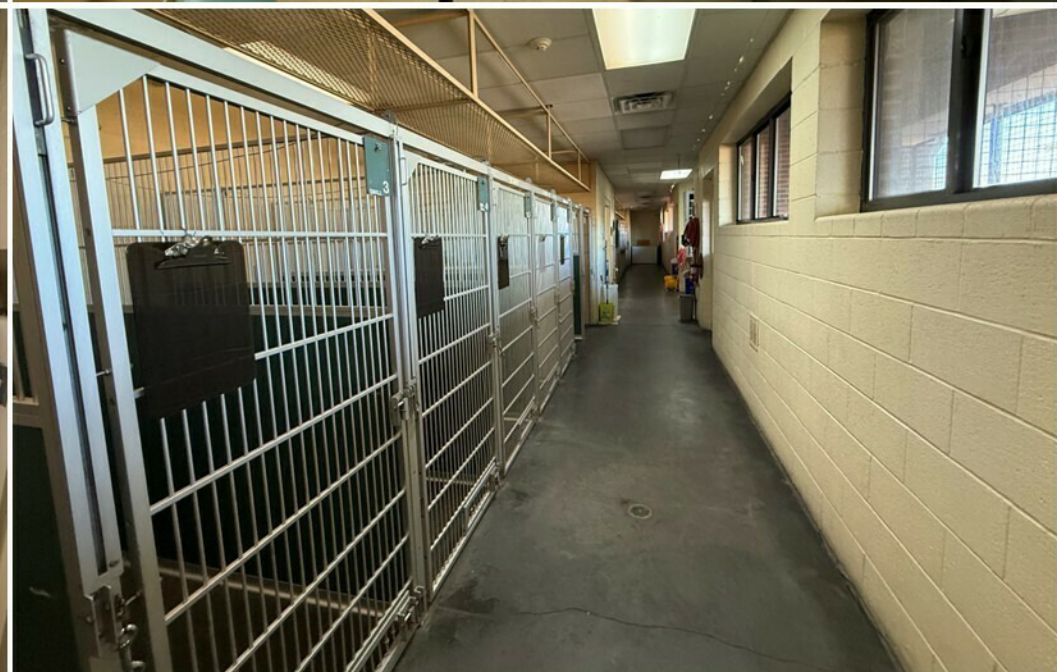


PROPERTY OVERVIEW

| | |
|------------------------------|---------------------|
| Available SF: | 7,265 SF |
| Lease Rate: | \$19.50 SF/yr (NNN) |
| Lot Size: | 1.01 Acres |
| Year Built/Renovated: | 1949/1999 |
| Zoning: | CC |
| Traffic Count: | 31,000 |

property description

This 7,265 square foot standalone medical facility offers a highly adaptable layout with existing infrastructure that caters exceptionally well to veterinary, dental, or general medical use. The floorplan includes a spacious reception lobby with dual front desk stations, multiple private offices, several exam and treatment rooms, a dedicated radiology suite, a fully enclosed surgery room, restrooms, and a kitchenette. The building also features approximately 1,600 square feet of kennel and storage space, plus a fenced outdoor exercise area—ideal for veterinary operations or easily convertible for specialty uses. Ample natural light, functional zoning of departments, and multiple access points make this facility operationally efficient and easy to customize. While medical equipment and furnishings shown are not included in the lease, the existing configuration supports quick occupancy for clinical practices.



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com

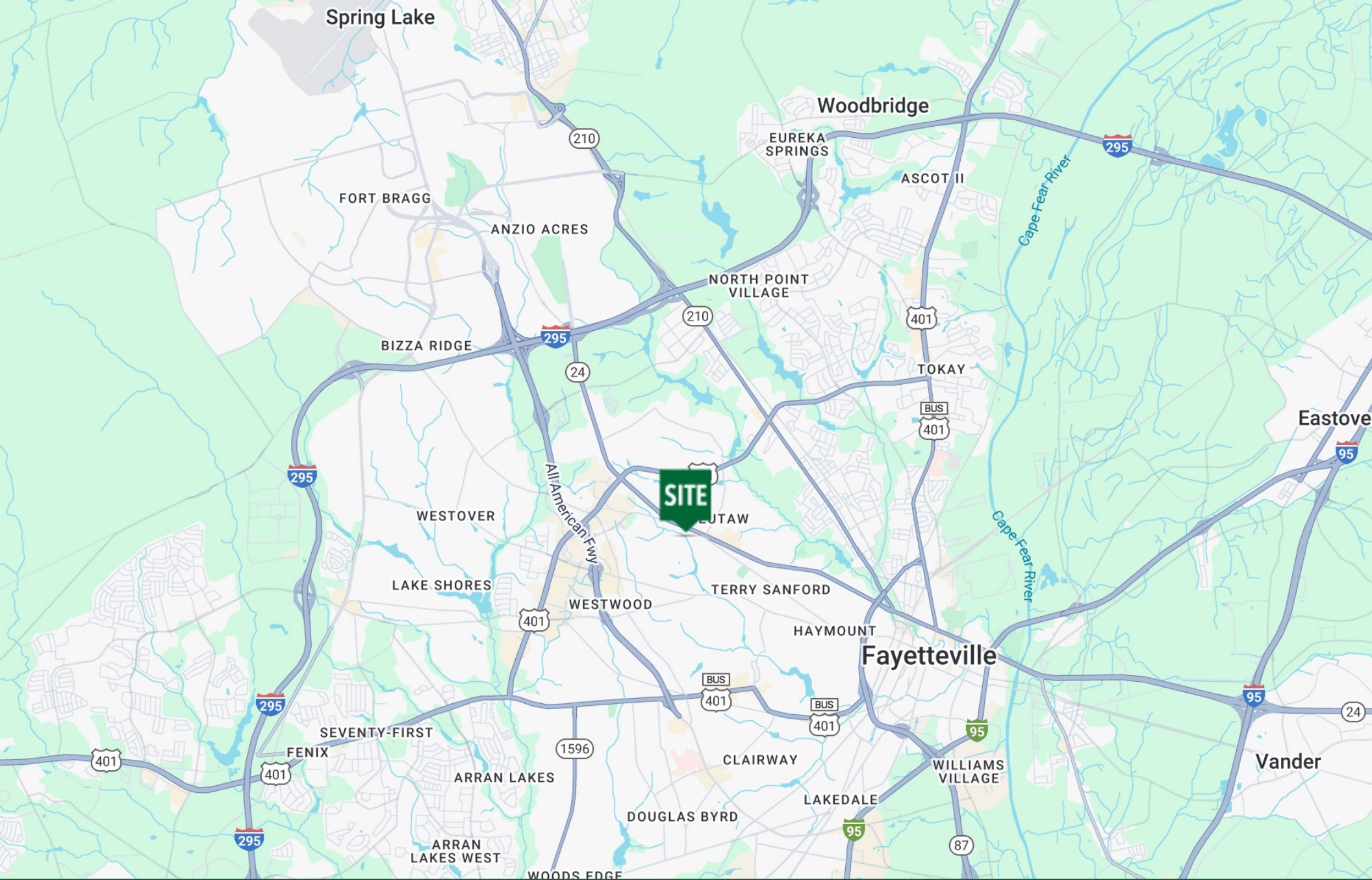


Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

Maxar Technologies



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com

Rockfish



Grant - Murray
REAL ESTATE, LLC

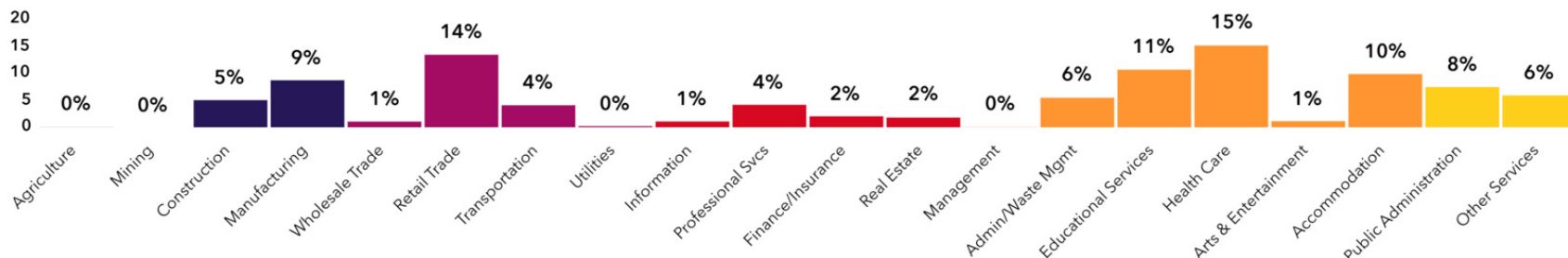
COMMERCIAL AND INVESTMENT BROKERAGE

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

Map

Data

©2025



60,228
Total Population



Population



75,614
Daytime Population

\$57,407
Median HH Income



Income



\$38,233
Per Capita Income

27,375
Total Households



Housing



30,622
Total Housing Units

\$224,651
Median Home Value



Homes



43.0%
Home Ownership

36.5
Median Age



People



Tapestry Segment

Demographics

**3309 Bragg Blvd, Fayetteville, North Carolina,
28303**



6%

No HS Diploma



25%

HS Graduate



36%

Some College



33%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028

for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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