

EXCELLENT DEMOGRAPHICS WITHIN ONE MILE RADIUS

Location

Rockfish Road & Lakewood Drive Fayetteville, NC 28306

Property Features

- Traemoor Village serves Fayetteville, Hope Mills and Fort Bragg.
- Located across from Jack Britt High School, one of the most sought after high schools in Cumberland County.
- Two minutes from Gates Four Golf & Country Club.
- Parking Ratio: 5.56 per 1,000 SF

Traffic Counts

Rockfish Road 12,000 cars per day Lakewood Drive 11,000 cars per day



Demographics				
	1 mile	3 mile	5 mile	
Population	4,247	36,098	94,199	
Avg. HH Income	\$103,355	\$75,343	\$63,267	

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Suite	Tenant	SF	
3010 Traemoor Village Drive			
100	Pharaohs Legacy Restaurant	2,400	
120	J's U.S. Tae Kwon Do	2,410	
140	AVAILABLE	1,205	
150	Great Clips	1,200	
160	AVAILABLE 04/01/2025	1,200	
170	Naturally Unleashed	3,205	
190	Hokkaido Express	1,200	
3050	Harris Teeter	53,365	
Waffle House		0.80 Acres	

Suite	Tenant	SF	
3007 Towne Center Drive			
100	FastMed Urgent Care	2,500	
130	Tropical Smoothie	2,550	
3011 Towne Center Drive			
100	Jersey Mike's	1,275	
110	Easy Wash Dryclean	1,275	
120	Lee Nails & Spa	1,250	
130	Ship Fast & More	1,250	
HWY 55 Burgers		0.96 Acres	



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