

PROPERTY FOR LEASE

Salon/Retail Opportunity

417 Hay St, Fayetteville, NC 28301



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Available SF:	Suite 417-B: 1,605 SF
Lease Rate:	\$2,808.75/month (gross)
Lot Size:	1.98 Acres
Year Built/Renovated:	1904/2001
Building Size:	69,235 SF
Zoning:	DT1

property description

417-B Hay Street offers 1,605 square feet of versatile retail or service space within a beautifully maintained historic building in downtown Fayetteville. Currently operating as a salon, this suite can be delivered within 30 days, providing a timely transition opportunity for a new occupant. The interior highlights the character of the building with exposed brick walls, high open ceilings, and abundant natural light streaming through expansive front windows along Hay Street. The space benefits from a shared entry and lobby, offering both charm and functionality for clients and staff. Equipment is not included, allowing new tenants to fully customize the space to suit their specific business vision—ideal for boutique retail, wellness concepts, or creative professional services.

Situated in the heart of downtown Fayetteville, 417-B Hay Street places tenants amid a thriving mix of restaurants, shops, and offices that contribute to a lively pedestrian environment. The property lies just one block from Segra Stadium and within walking distance to Fayetteville City Hall, The Arts Council, and numerous dining and retail destinations. Downtown Fayetteville continues to attract strong consumer traffic and ongoing investment, enhancing the area's appeal for both local and regional businesses. Within a three-



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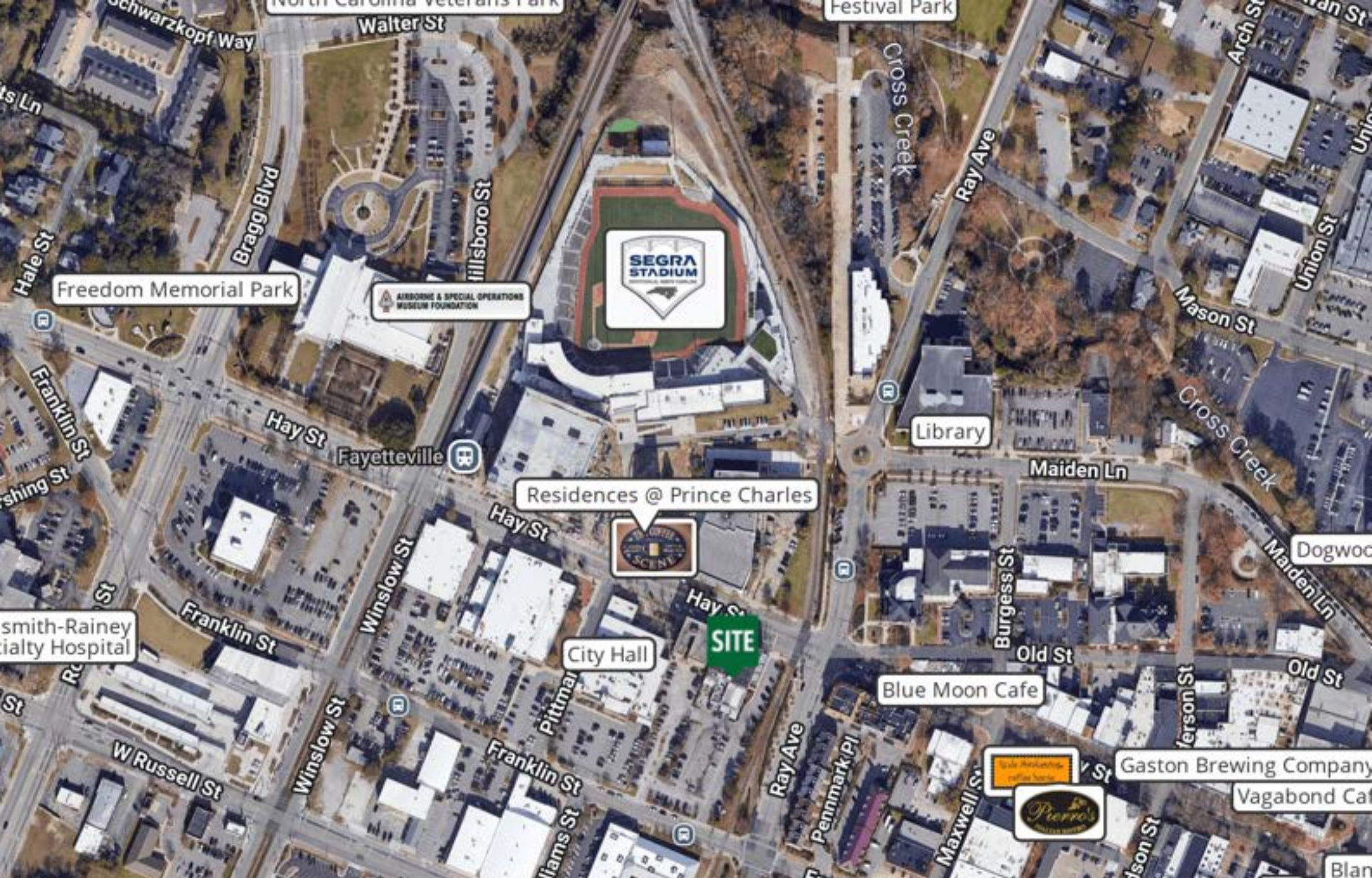


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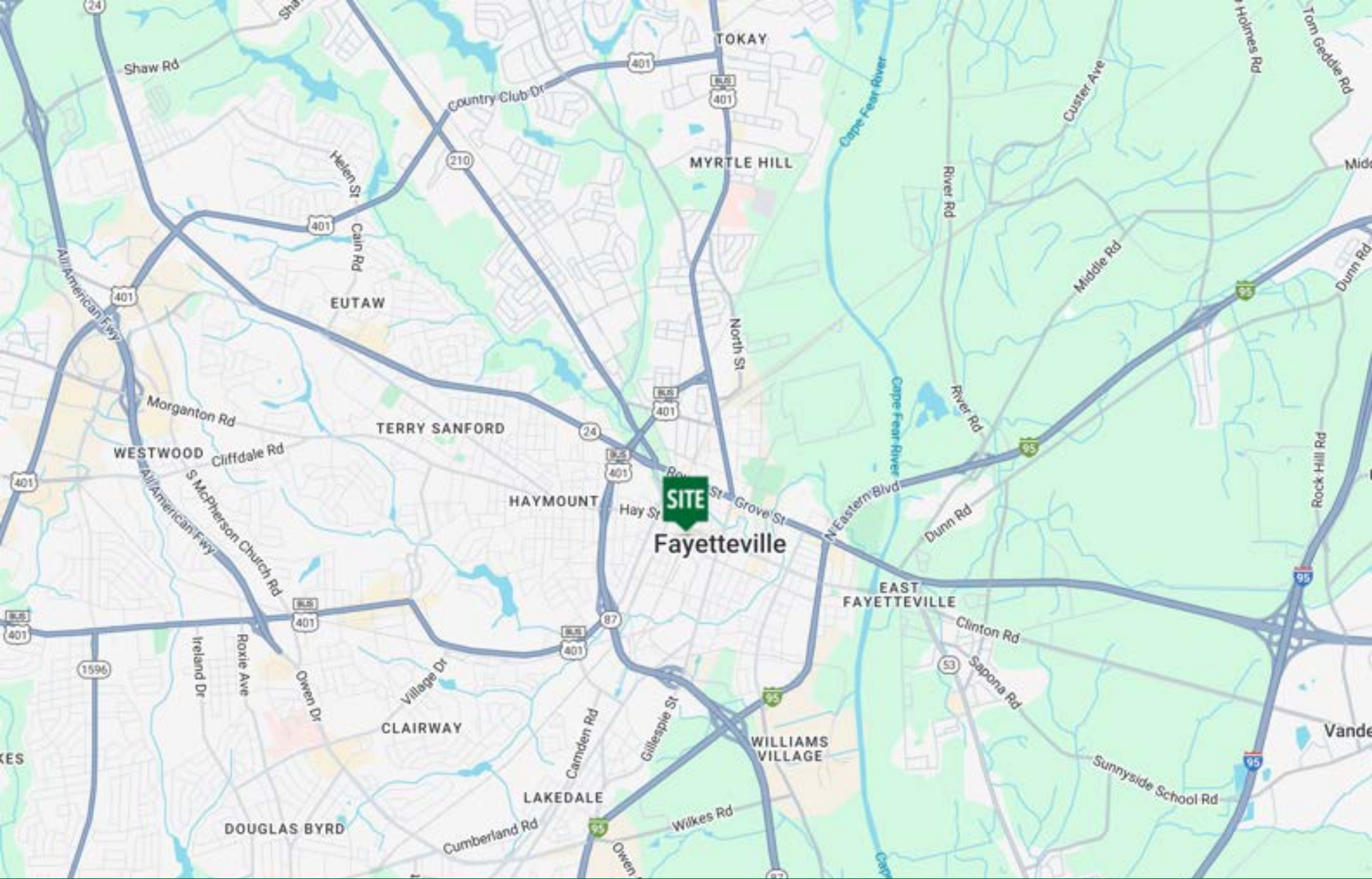
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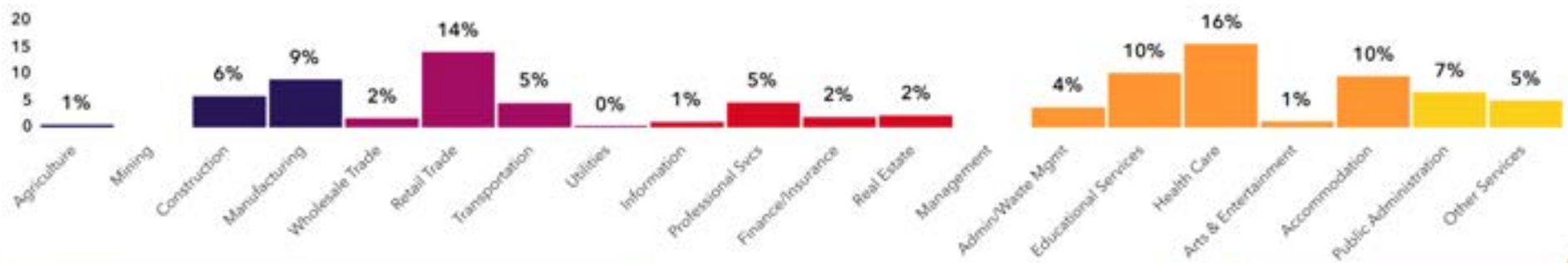


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34,449
Total Population



Population

65,966
Daytime Population



\$43,078
Median HH Income



Income

\$29,502
Per Capita Income



14,691
Total Households



Housing

16,865
Total Housing Units



\$186,174
Median Home Value



Homes

44.7%
Home Ownership



39.9
Median Age



People

Old and Newcomers
Tapestry Segment



Demographics

405 Hay St, Fayetteville, North Carolina, 28301



10%

No HS Diploma



27%

HS Graduate



31%

Some College



32%

Degree or Higher

for more information

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



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