

OFFICE BUILDING FOR LEASE

Medical Office next to Cape Fear Valley Medical Center

3410 Village Dr, Fayetteville, NC 28304

3410 Village Dr

Methodist University-
Cape Fear Valley Health
School of Medicine

for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

PROPERTY OVERVIEW

Available SF:	Suite 100 - 2,700 SF
Lease Rate:	\$20.00 SF/yr (MG)
Lot Size:	0.54 Acres
Year Built:	2012
Building Size:	7,458 SF
Zoning:	OI
Traffic Count:	15,000

property description

1st FLOOR OFFICE AVAILABLE next to the Cape Fear Valley Medical Center. The building is only a block away from the recently announced Methodist University School of Medicine. The 2,700 SF space is currently in a shell condition with a partial buildout having been started and tenant to complete construction. The rent is \$4,500 per month (\$20.00/SF) with a gross lease and tenant is responsible for their own interior maintenance, utilities, and janitorial service. Monument signage is available along Village Dr.



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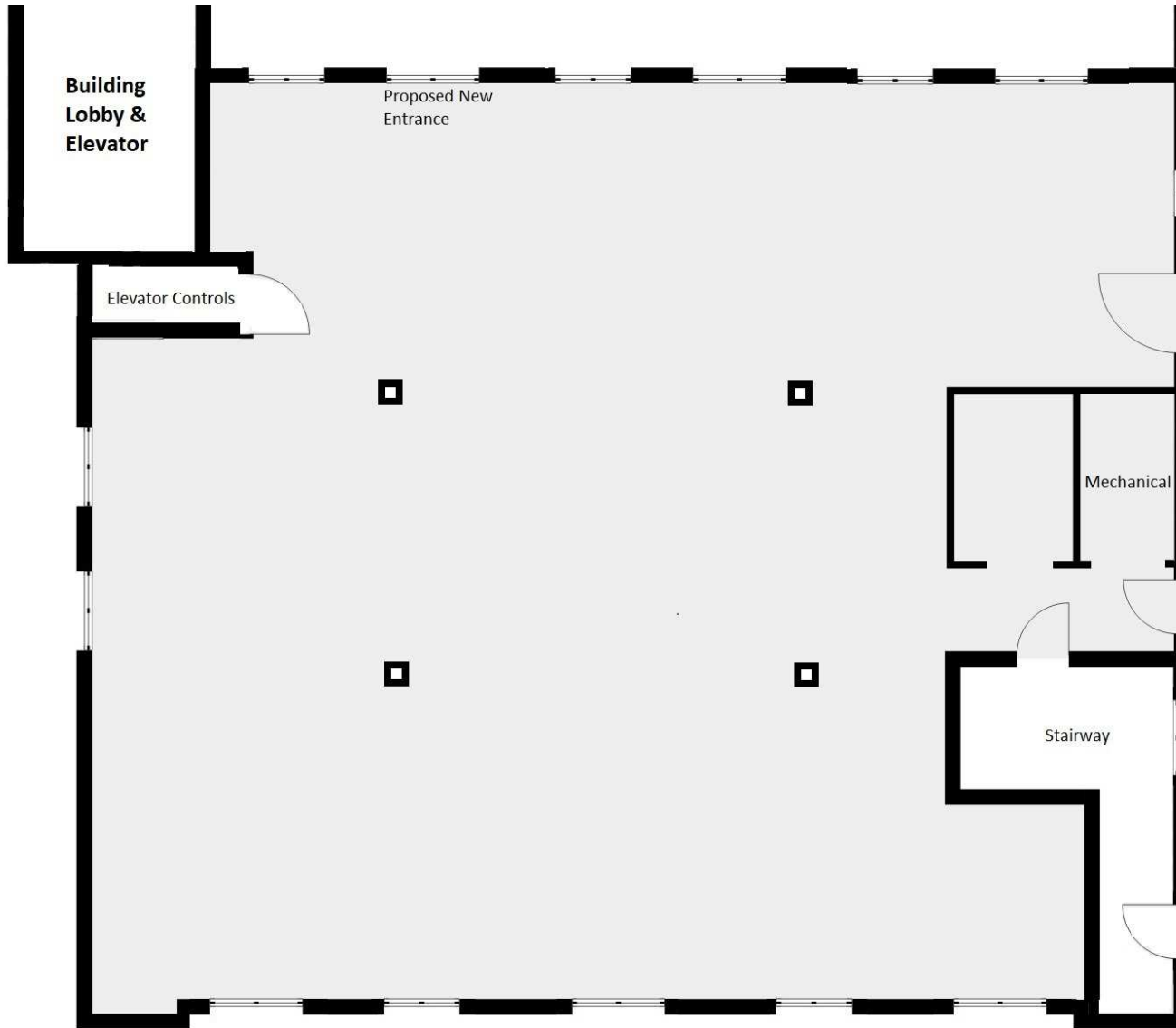


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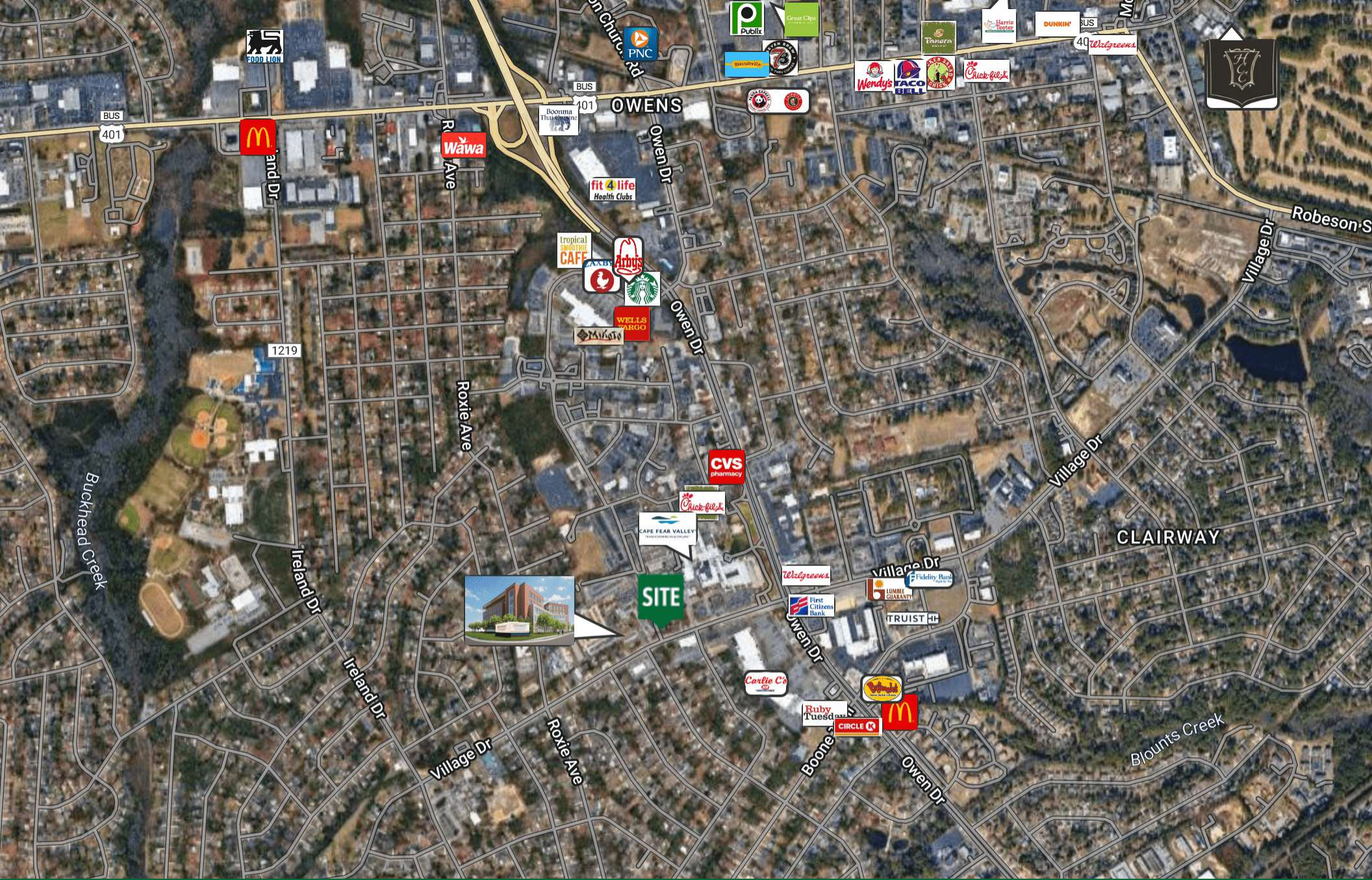
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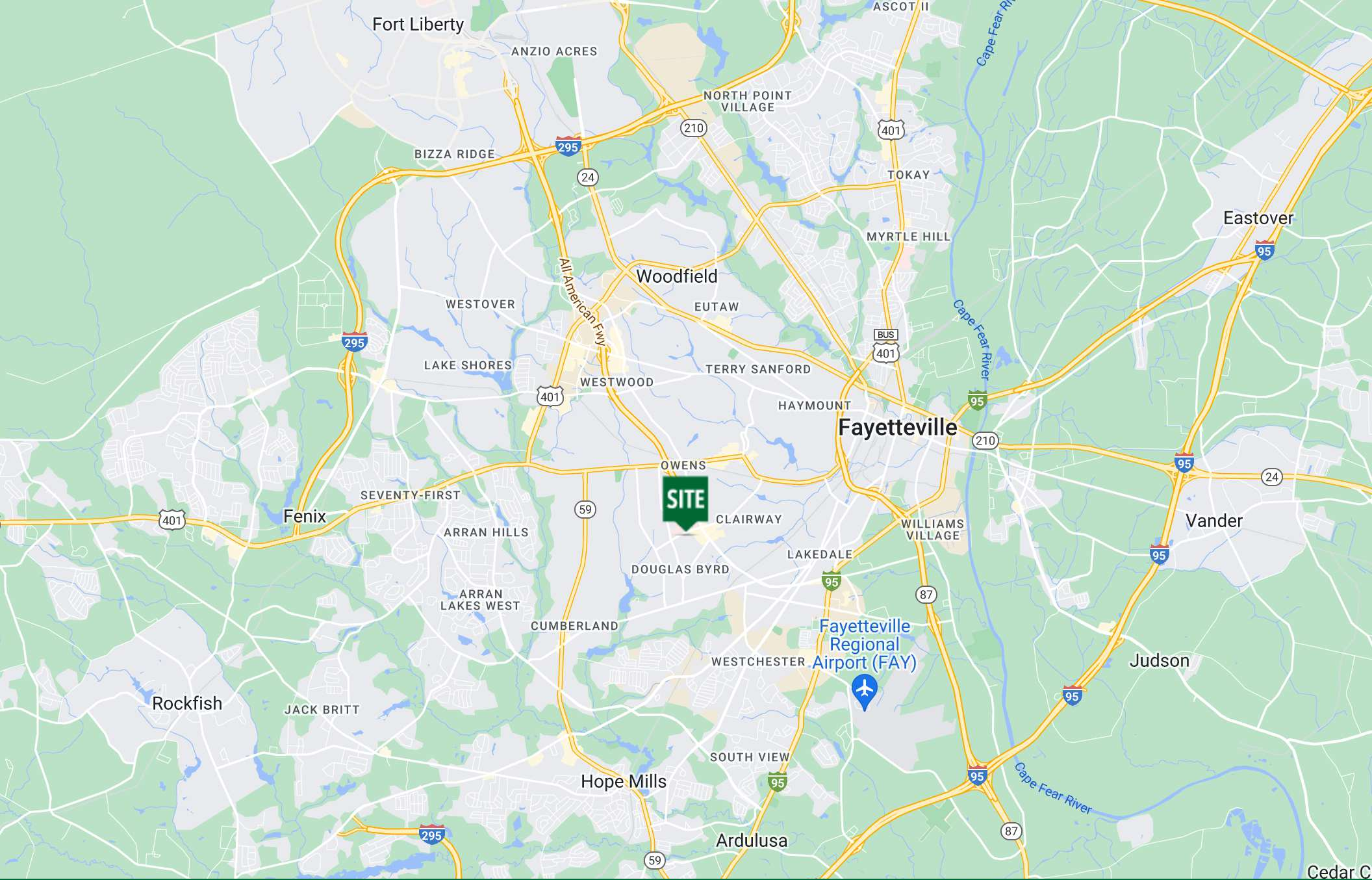
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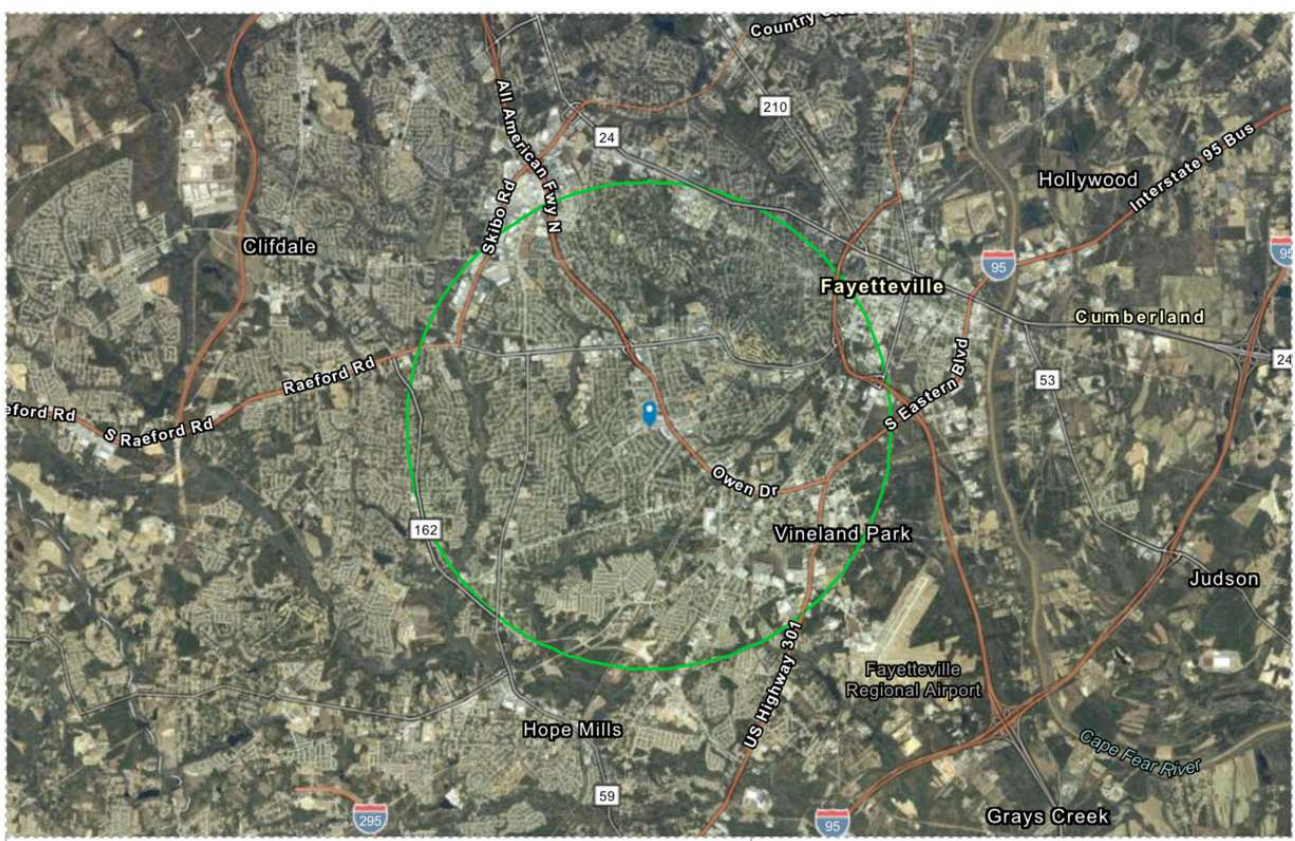
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EDUCATION



No High School Diploma



23%

High School Graduate



31%

Bachelors/Grad/Prof Degree

EMPLOYMENT



White Collar

62%



Blue Collar

24%



Services

14%



Unemployment Rate

KEY FACTS



58,811

Total Population



25,375

Total Households



\$51,747

Median Household Income



37.4

Median Age

BUSINESS



3,128

Total Businesses



49,487

Total Employees

INCOME



\$42,647

Median Disposable Income



\$31,579

Per Capita Income



\$50,448

Median Net Worth

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

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February 7, 2024

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