

RE-DEVELOPMENT OPPORTUNITY



3579 GILLESPIE STREET

Fayetteville, North Carolina

2.70 ACRE COMMERCIAL PROPERTY FOR SALE



CONFIDENTIAL OFFERING MEMORANDUM

Table of Contents

OVERVIEW

| | |
|-------------------------|---|
| Property Overview | 1 |
|-------------------------|---|

PROPERTY INFORMATION

| | |
|-----------------------|---|
| Property Photos | 2 |
| Site Aerials | 4 |

LOCATION OVERVIEW

| | |
|-------------------|---|
| Area Aerial | 5 |
| Area Map | 6 |

MARKET INFORMATION

| | |
|--------------------|---|
| Demographics | 7 |
|--------------------|---|

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PROPERTY OVERVIEW



Located on NC-Highway 301/US I-95 Business, between Hope Mills, NC and Fayetteville, NC, this location features convenient access to large-scale area retail and food service options. This 2.70-acre +/- (218 X 650 irregular) deeded tract is located at the corner of Gillespie Street and Snow Hill Road with over 200 feet of road frontage. The property is zoned C(P) under the Zoning Ordinance of Cumberland County and is located within the Airport Overlay District.

Built in 1961, this former auto repair shop/service station includes two service bays, a reception area, a bathroom, and a gated lot in the rear of the property. The site appears to have Underground Storage Tanks located on the premises. The sale of the property is subject to Court Approval by the Clerk of Superior Court and the provisions of NC General Statute 46A-1 ET SEQ. And any other provisions and laws relating to partition actions in NC.

PROPERTY SPECIFICATIONS

- Redevelopment opportunity for prime commercial location on corner lot
- Zoned C(P), Cumberland County, NC
- Highly visible location with ADT traffic counts over 20k vehicles per day (2024)
- Located between Hope Mills & Fayetteville, with area residential & commercial users



Sale Price | **\$750,000**

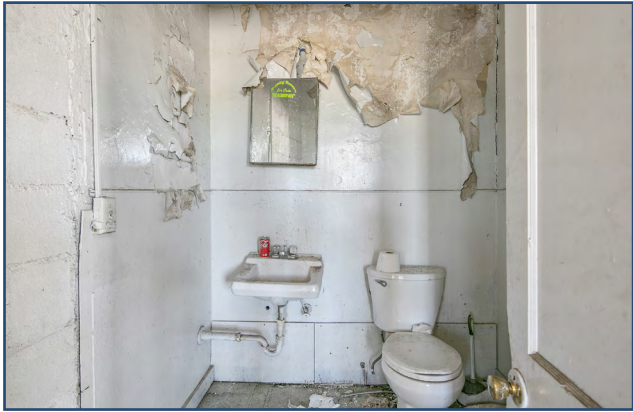
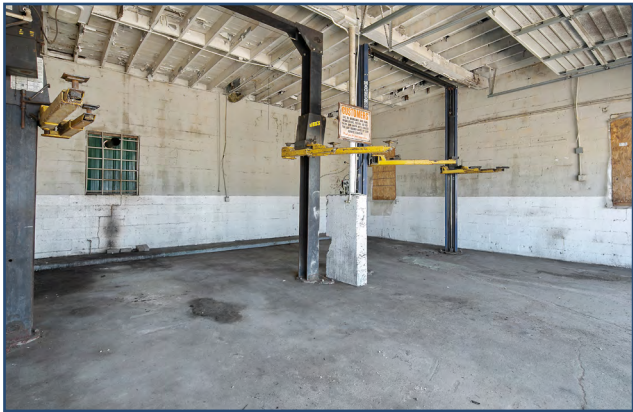
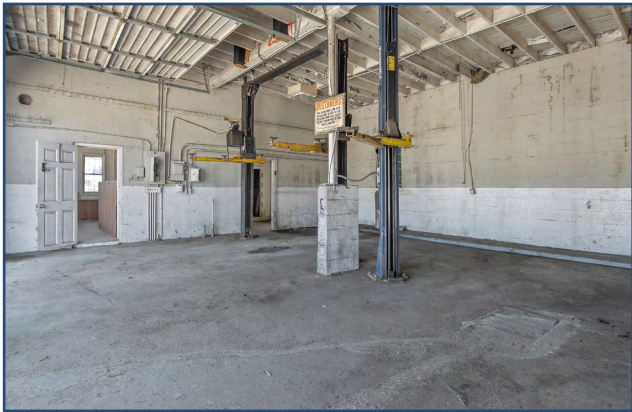
PROPERTY INFORMATION

PROPERTY PHOTOS



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PROPERTY INFORMATION

SITE AERIALS



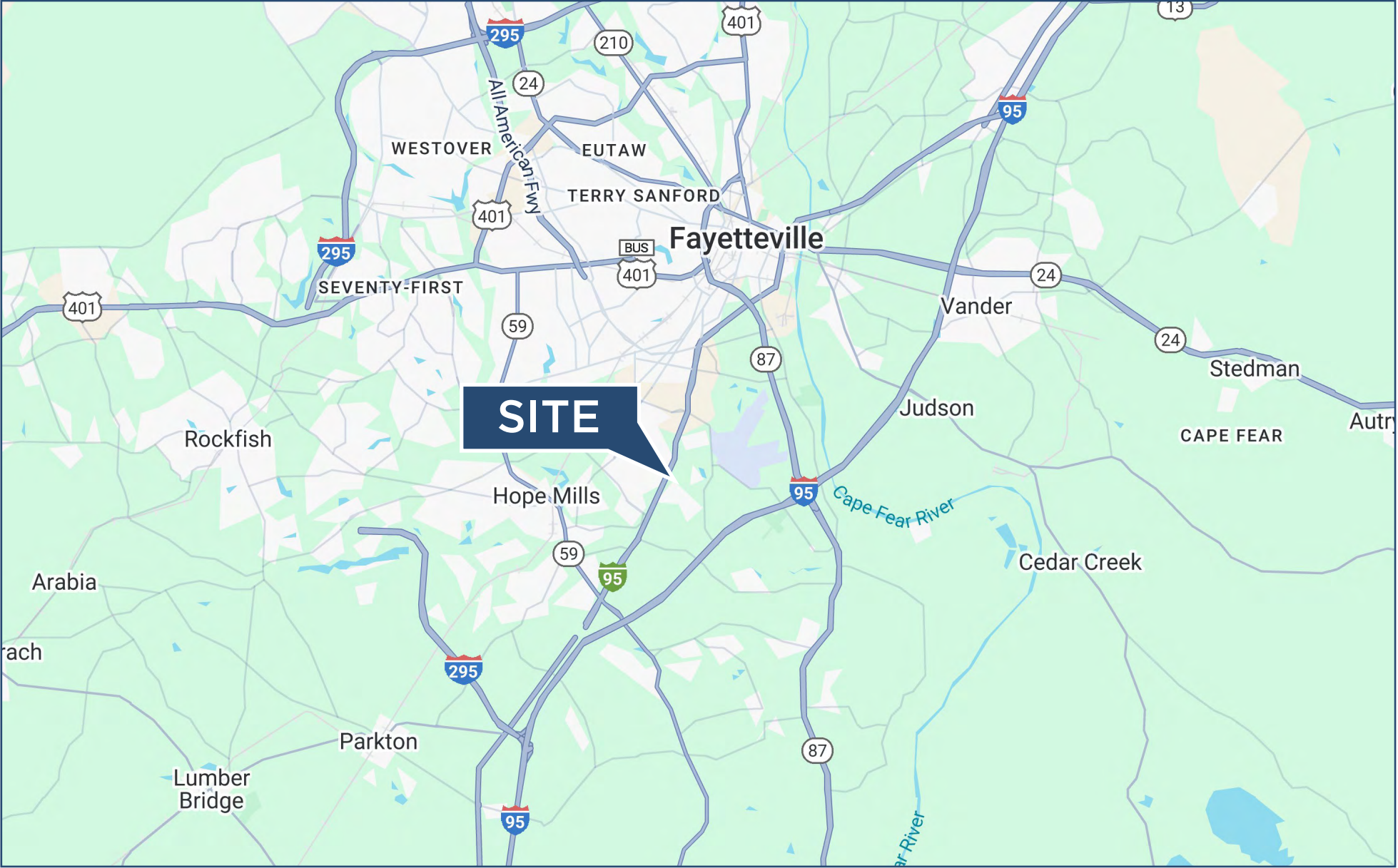
LOCATION OVERVIEW

AREA AERIAL



LOCATION OVERVIEW

AREA MAP

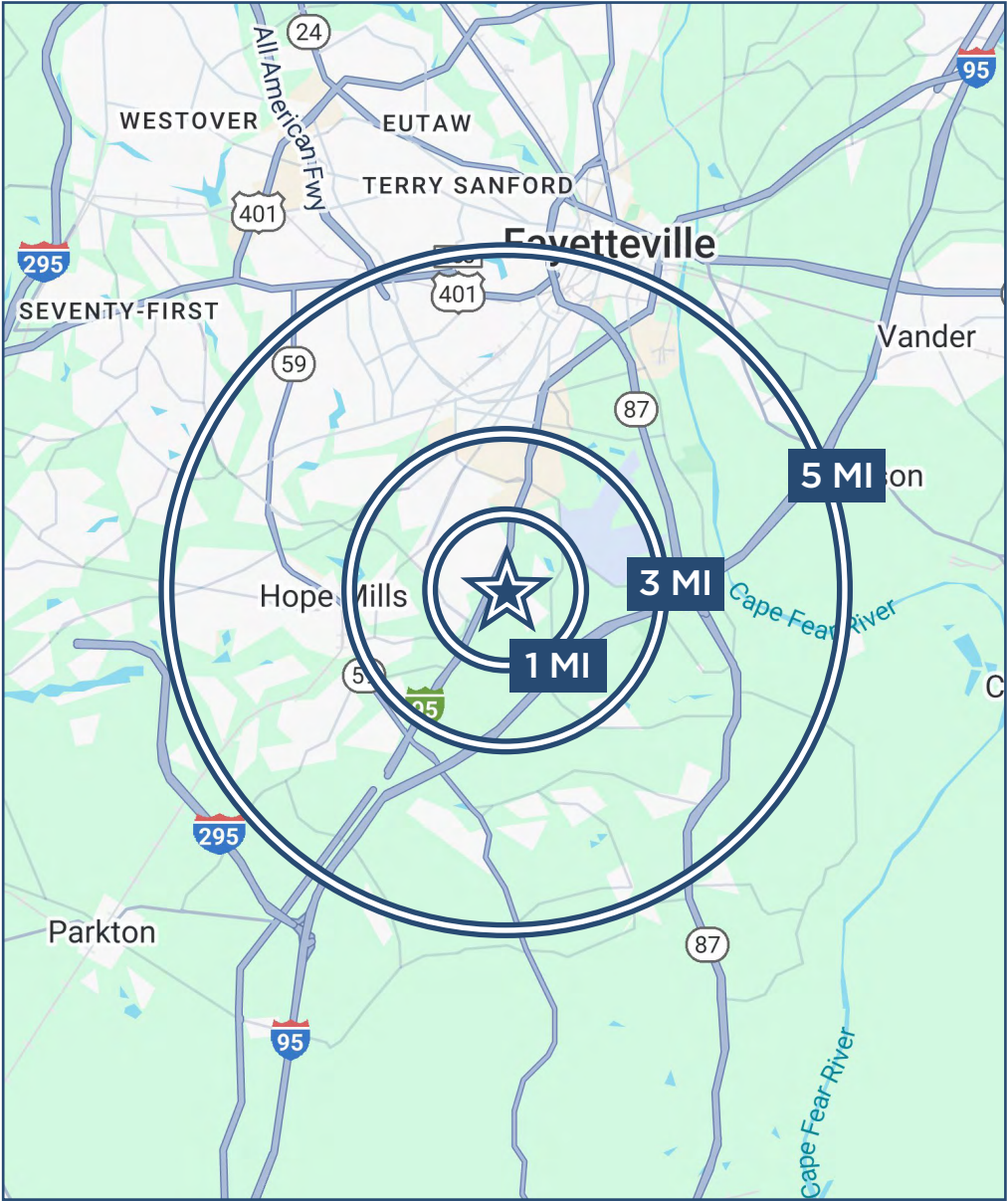


MARKET INFORMATION

DEMOGRAPHICS



| | 1 MI | 3 MI | 5 MI |
|-----------------------|-----------|-----------|-----------|
| 2024 Population | 6,087 | 27,901 | 82,668 |
| 2029 Population | 6,066 | 27,894 | 82,493 |
| Pop Growth 2024-2029 | -0.34% | -0.03% | -0.21% |
| Average Age | 34.20 | 35.40 | 36.90 |
| 2024 Total Households | 2,210 | 10,587 | 32,443 |
| HH Growth 2024-2029 | -0.23% | -0.04% | -0.20% |
| Median HH Income | \$60,335 | \$50,556 | \$52,923 |
| Avg Household Size | 2.70 | 2.60 | 2.50 |
| Median Home Value | \$153,373 | \$145,643 | \$154,495 |



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