

RETAIL PROPERTY FOR LEASE

# Woodcreek Place

3710 Morganton Rd, Fayetteville, NC 28303



*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](http://www.grantmurrayre.com)



## PROPERTY OVERVIEW

<b>Available SF:</b>	Suite 100 - 1,370 SF
<b>Lease Rate:</b>	\$2,400.00 per month (Gross)
<b>Lot Size:</b>	0.69 Acres
<b>Year Built:</b>	1997
<b>Building Size:</b>	7,278 SF
<b>Zoning:</b>	LC
<b>Submarket:</b>	Cross Creek Mall
<b>Traffic Count:</b>	15,000

## property description

Suite 100 is coming available for lease at Woodcreek Place, a retail center located along Morganton Road near the McPherson Church Rd intersection. This 1,370 SF endcap suite offers a mostly open layout with two private offices, a storage area, and a restroom, providing a versatile space for various business needs. With a gross lease rate of \$2,400 per month, tenants are responsible for interior maintenance and utilities, ensuring a straightforward leasing experience.

Located near the intersection of Morganton Road and N. McPherson Church Road, Woodcreek Place sits at a key entry point for shoppers transitioning from the Haymont district to the thriving retail corridor near Cross Creek Mall. The center's proximity to Fort Bragg and its surrounding commercial activity attracts steady customer flow throughout the day. Within a three-mile radius, the area boasts a population of 67,499 residents, a daytime population of 84,718, and an



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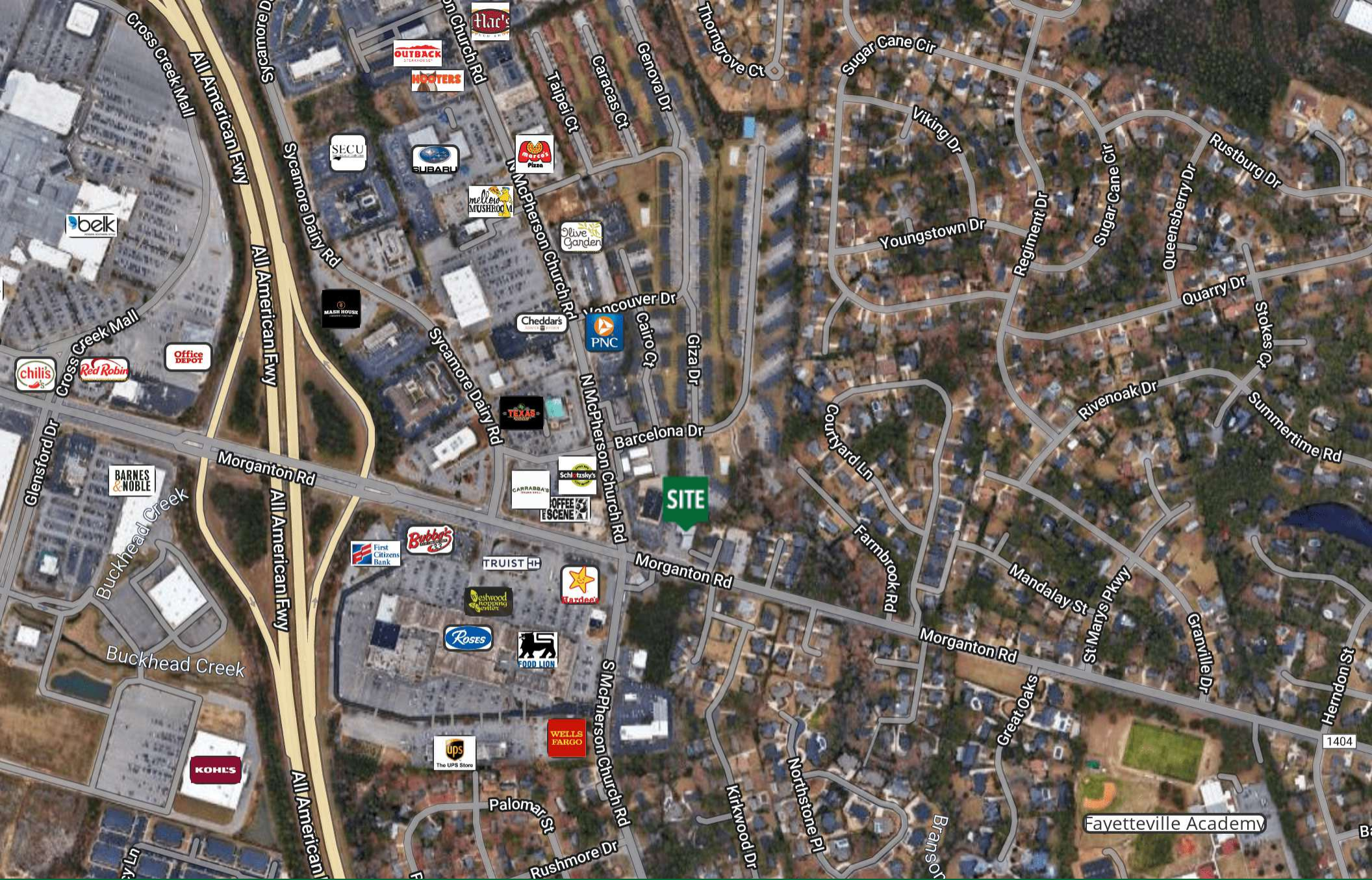
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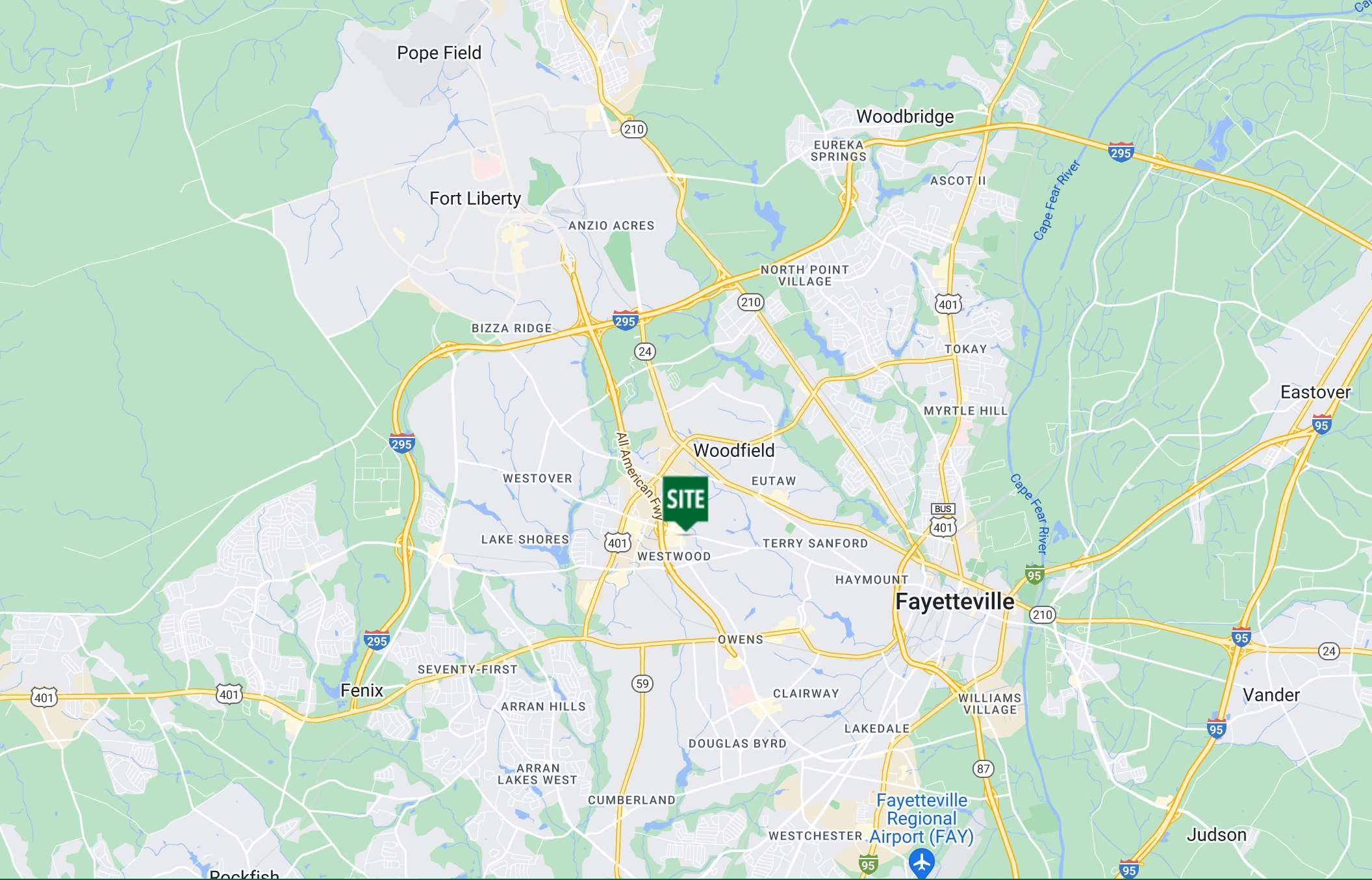
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Maxar Technologies



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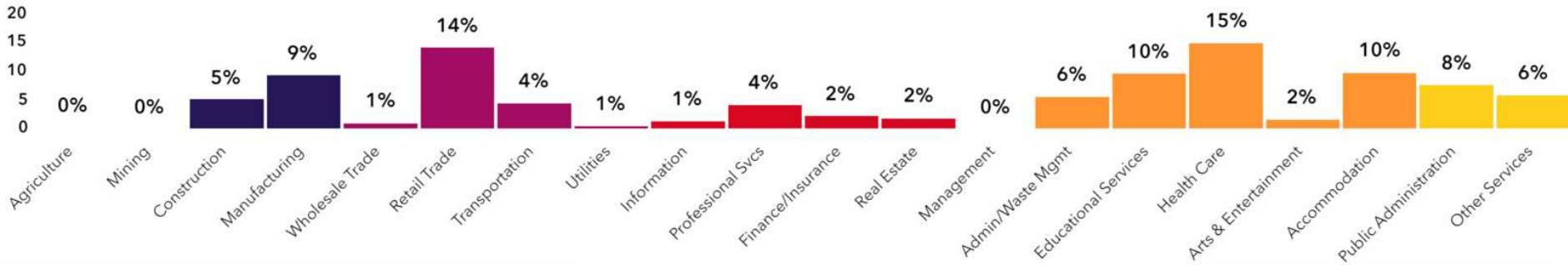


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Map data ©2024



**65,685**  
Total Population



## Population

**91,389**  
Daytime Population



**\$54,852**  
Median HH Income



## Income

**\$35,412**  
Per Capita Income



**29,579**  
Total Households



## Housing

**32,920**  
Total Housing Units



**\$198,977**  
Median Home Value



## Homes

**44.6%**  
Home Ownership



**36.0**  
Median Age



## People

**Old and Newcomers**  
Tapestry Segment



# Demographics

**3710 Morganton Rd, Fayetteville, North Carolina, 28303**



7%  
No HS Diploma



25%  
HS Graduate



37%  
Some College



32%  
Degree or Higher

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028



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