



VGO STATION RESTAURANT END CAP

KITCHEN EQUIPMENT INCLUDED AS-IS  
346 NORTH REILLY ROAD, FAYETTEVILLE NC 28303

# THE SPACE

|             |   |
|-------------|---|
| Location    | 346 North Reilly Road<br>Fayetteville, NC 28303 |
| County      | Cumberland                                      |
| APN         | 9498-68-9058                                    |
| Square Feet | 1,200   |
| Lease Type  | Gross   |

**Notes** Kitchen Equipment Included AS-IS. Rent \$4,200/Month

# HIGHLIGHTS

- 30,000 Vehicles per Day in a Major Retail Corridor
- 1 Mile to I-295 and convenient to I-95
- Kitchen Equipment included in the price As-IS
- 3 Mile Population is 43,851 with 17,778 Households
- High Visibility off N Reilly Road

## POPULATION

|  | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
|  | 6,171     | 46,304    | 114,554   |

## AVERAGE HOUSEHOLD INCOME

|  | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
|  | \$77,409  | \$75,231  | \$77,195  |

## NUMBER OF HOUSEHOLDS

|  | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
|  | 2,695     | 18,158    | 43,201    |



## PROPERTY FEATURES

|                          |       |
|--------------------------|-------|
| BUILDING SF              | 1,200 |
| LAND ACRES               | 1     |
| YEAR BUILT               | 2012  |
| BUILDING CLASS           | B+    |
| TOPOGRAPHY               | Flat  |
| LOCATION CLASS           | A-    |
| NUMBER OF STORIES        | 1     |
| NUMBER OF BUILDINGS      | 1     |
| NUMBER OF PARKING SPACES | 22    |
| NUMBER OF INGRESSES      | 2     |
| NUMBER OF EGRESSES       | 2     |

## TENANT INFORMATION

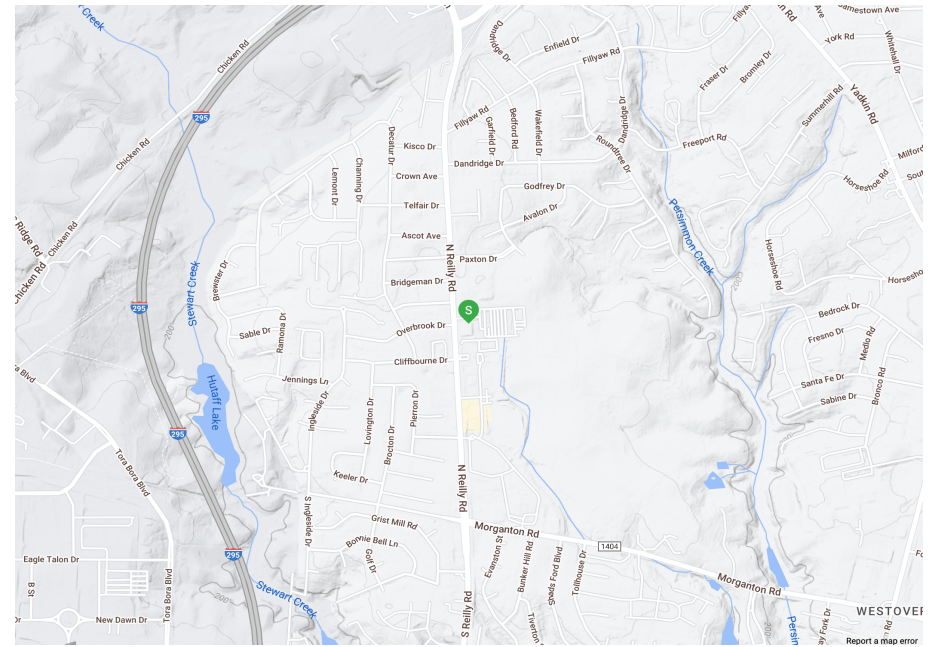
|                |                        |
|----------------|------------------------|
| MAJOR TENANT/S | VGO Gast Station       |
| UTILITIES      | Included in Lease Rate |
| LEASE TYPE     | Gross Rent Lease       |



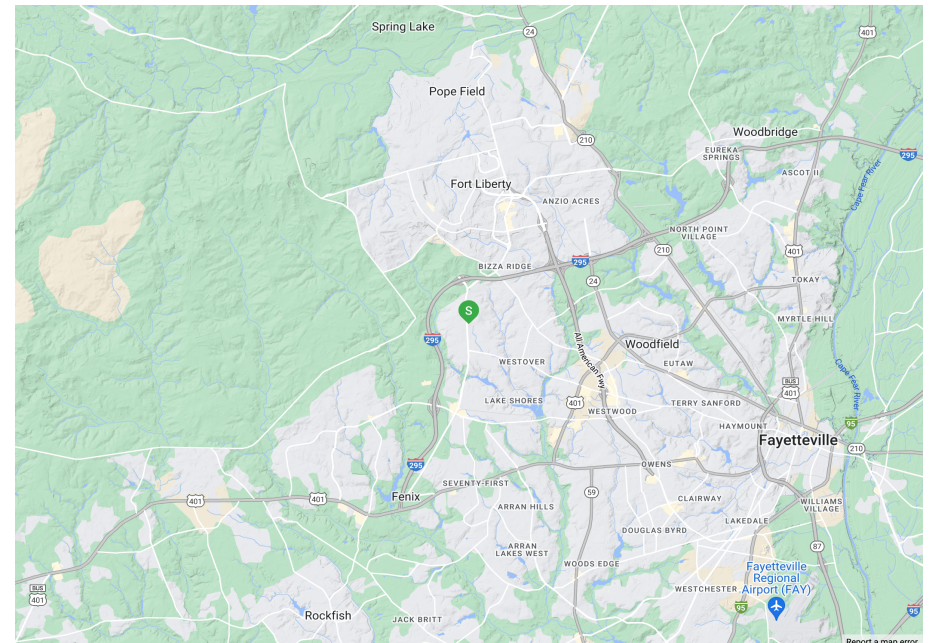
## About Fayetteville, NC

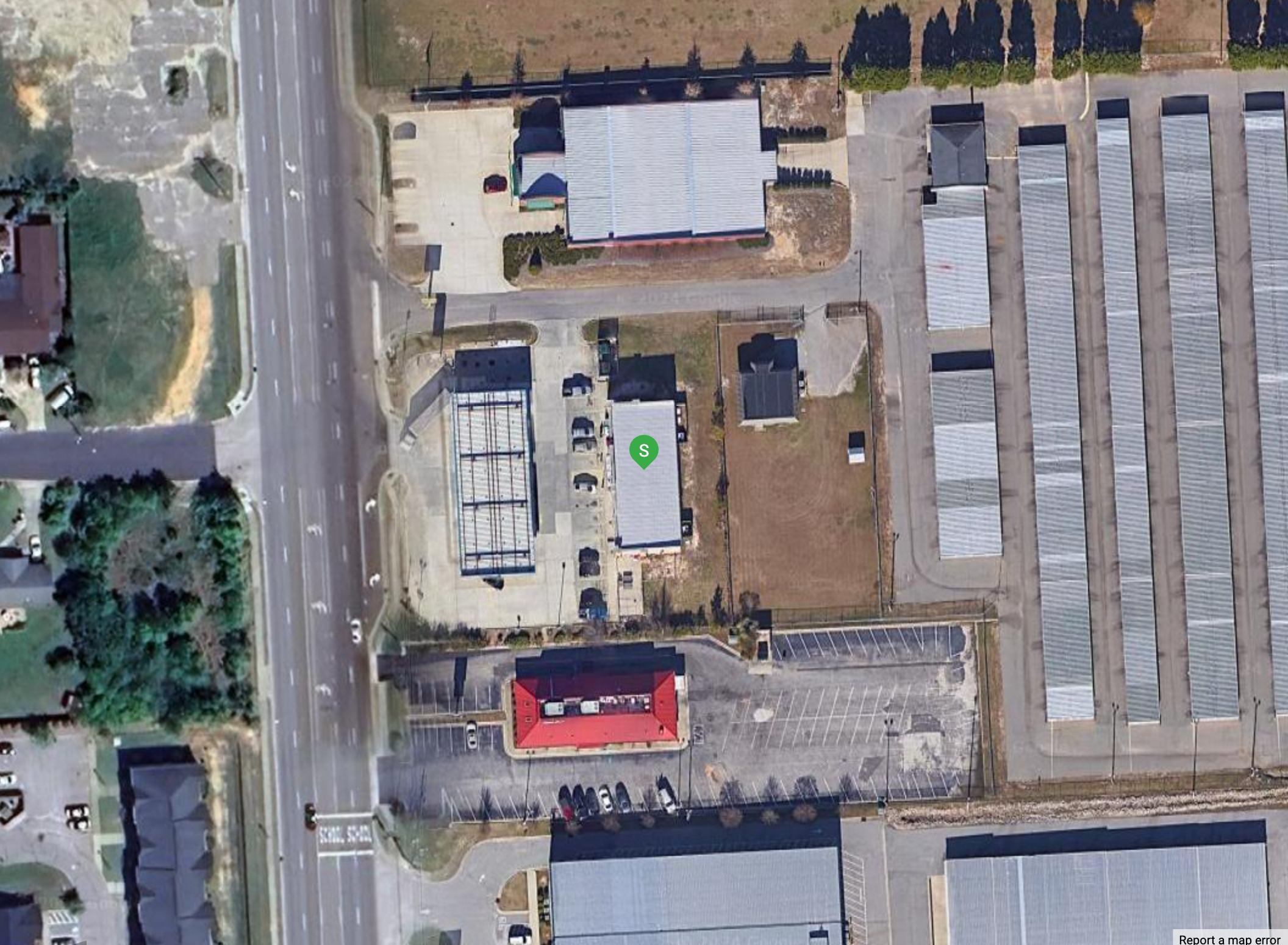
- Fayetteville is closely associated with Fort Bragg, one of the largest military bases in the world and a key part of the U.S. Army. The base is home to many military units, including the 82nd Airborne Division and Special Forces.
- Fayetteville has a rich blend of military and cultural heritage, reflected in landmarks like the Airborne and Special Operations Museum and the Veterans Park. These sites commemorate the city's role in American military history.
- Fayetteville State University (FSU), founded in 1867, is one of the oldest historically Black colleges and universities (HBCUs) in the U.S. FSU is a prominent institution in the region and has contributed significantly to the city's educational and cultural landscape.
- Fayetteville is well-positioned in North Carolina, located about an hour south of Raleigh and close to Southern Pines and Pinehurst, famous for golf courses. The city is also near the coast, with Wilmington around a 2-hour drive away.
- Fayetteville has experienced considerable growth and diversification in its economy, driven in part by its proximity to Fort Bragg. The city has strong sectors in defense, manufacturing, healthcare, and retail.
- Healthcare is another major sector driving Fayetteville's economy. The city is home to Cape Fear Valley Health System, one of the largest and most comprehensive healthcare networks in the region, offering hospitals, outpatient clinics, and specialized medical services.
- Fayetteville has seen an expansion of retail and commercial development in recent years, particularly along key corridors like Raeford Road and Skibo Road. Large shopping centers, restaurants, and entertainment venues cater to both locals and the military community.

Locator Map



Regional Map

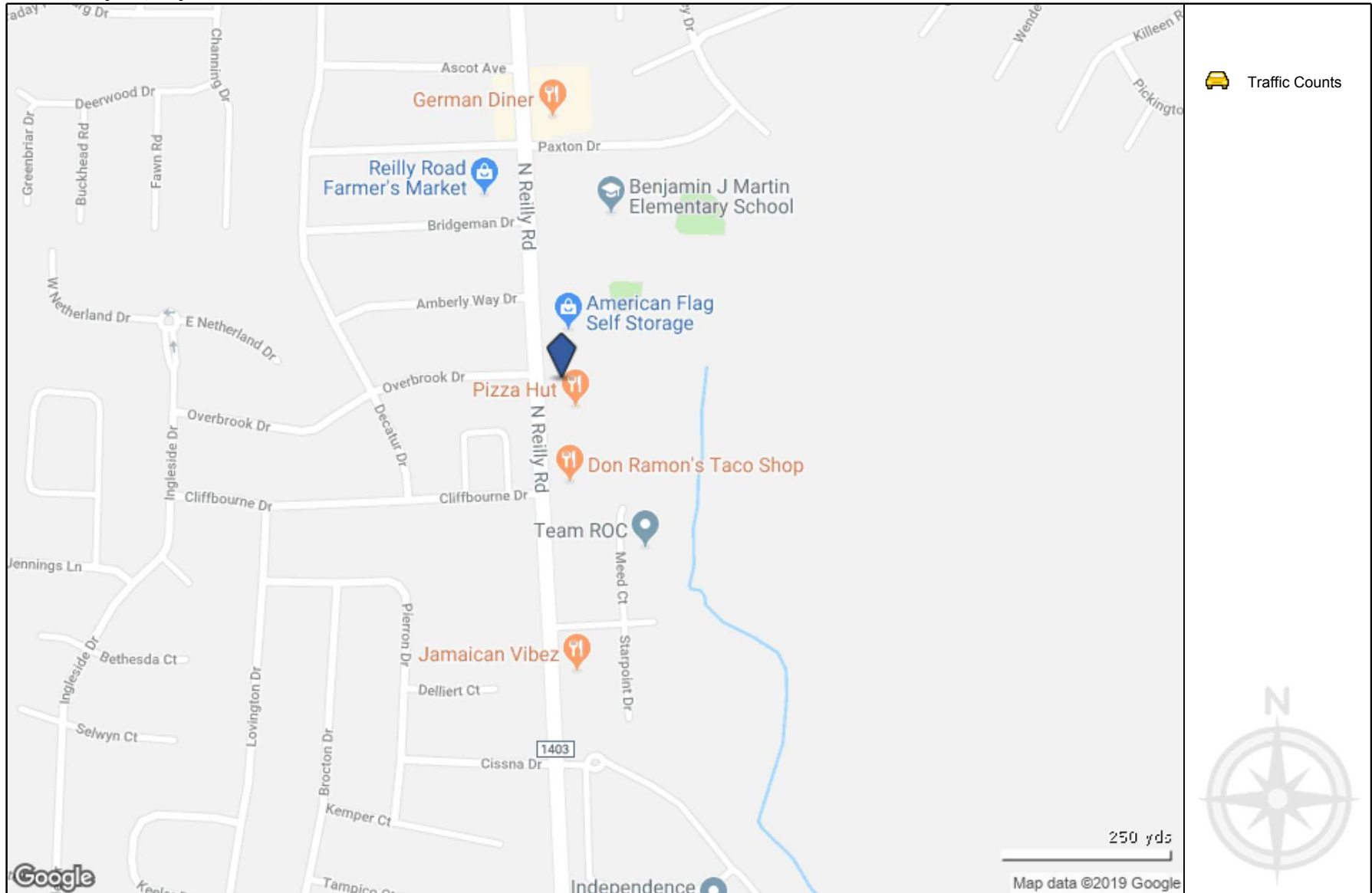




[Report a map error](#)

# Retailers

346 N Reilly Rd, Fayetteville, NC 28303

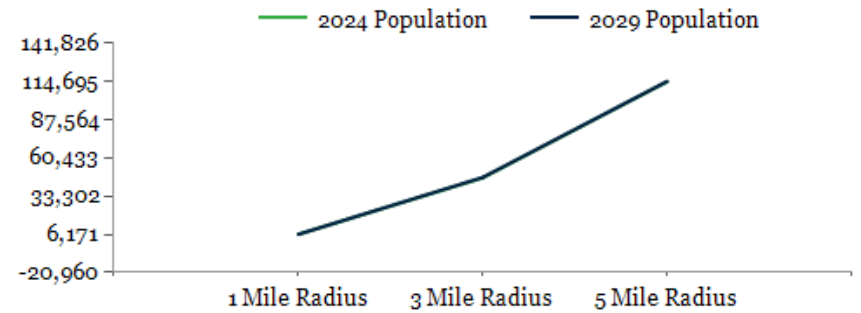


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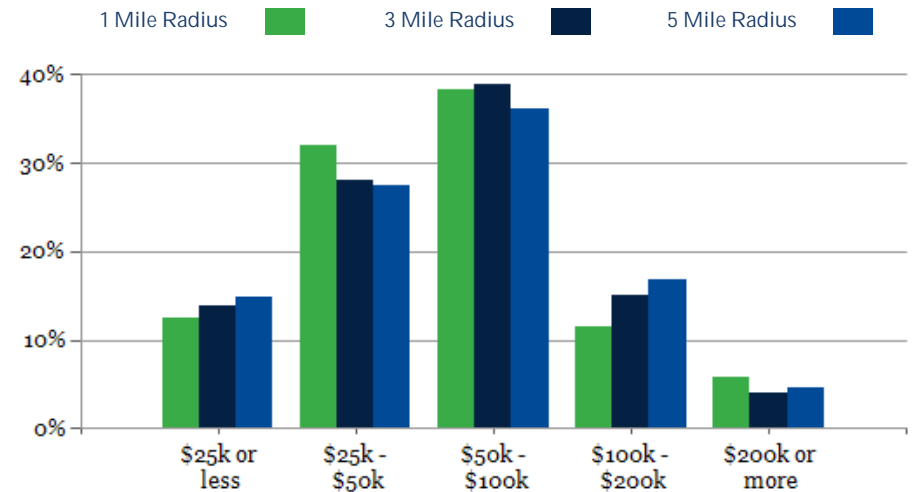
| POPULATION                         | 1 MILE | 3 MILE | 5 MILE  |
|------------------------------------|--------|--------|---------|
| 2000 Population                    | 5,650  | 46,837 | 116,357 |
| 2010 Population                    | 5,675  | 44,434 | 110,718 |
| 2024 Population                    | 6,171  | 46,304 | 114,554 |
| 2029 Population                    | 6,238  | 46,598 | 114,695 |
| 2024-2029: Population: Growth Rate | 1.10%  | 0.65%  | 0.10%   |

| 2024 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------|----------|----------|----------|
| less than \$15,000    | 149      | 1,398    | 3,596    |
| \$15,000-\$24,999     | 189      | 1,128    | 2,844    |
| \$25,000-\$34,999     | 343      | 1,887    | 4,506    |
| \$35,000-\$49,999     | 518      | 3,200    | 7,340    |
| \$50,000-\$74,999     | 654      | 4,584    | 10,273   |
| \$75,000-\$99,999     | 378      | 2,469    | 5,317    |
| \$100,000-\$149,999   | 257      | 1,950    | 5,277    |
| \$150,000-\$199,999   | 54       | 797      | 2,023    |
| \$200,000 or greater  | 155      | 743      | 2,012    |
| Median HH Income      | \$53,857 | \$55,609 | \$55,738 |
| Average HH Income     | \$77,409 | \$75,231 | \$77,195 |

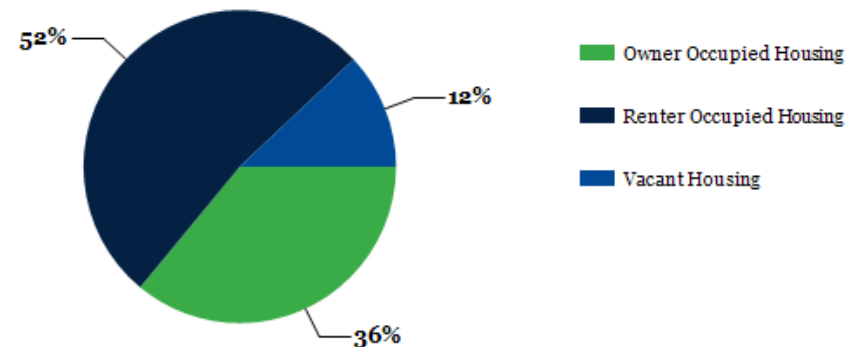
| HOUSEHOLDS                         | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing                 | 2,176  | 16,702 | 40,810 |
| 2010 Total Households              | 2,295  | 17,522 | 41,913 |
| 2024 Total Households              | 2,695  | 18,158 | 43,201 |
| 2029 Total Households              | 2,762  | 18,557 | 43,827 |
| 2024 Average Household Size        | 2.28   | 2.27   | 2.39   |
| 2024-2029: Households: Growth Rate | 2.45%  | 2.20%  | 1.45%  |



2024 Household Income



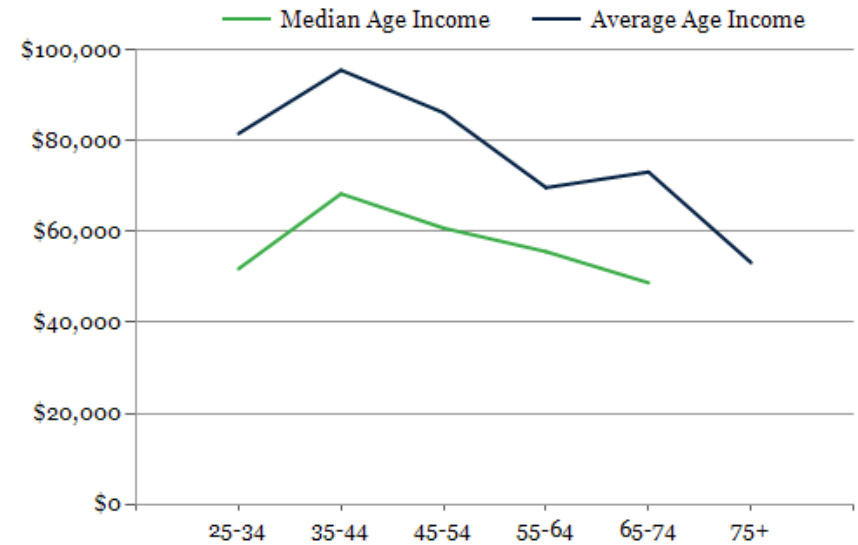
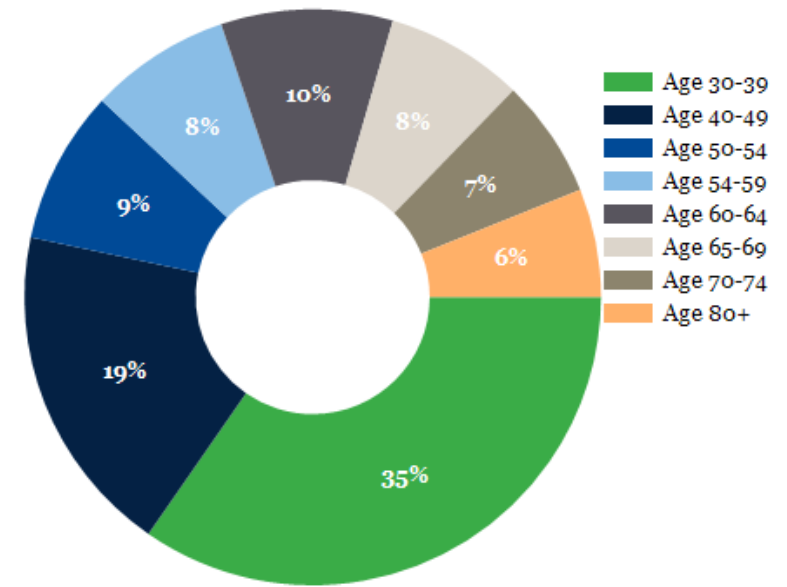
2024 Own vs. Rent - 1 Mile Radius



Source: esri

| 2024 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2024 Population Age 30-34 | 684    | 4,666  | 10,340 |
| 2024 Population Age 35-39 | 438    | 3,078  | 7,340  |
| 2024 Population Age 40-44 | 318    | 2,364  | 5,988  |
| 2024 Population Age 45-49 | 287    | 1,914  | 4,992  |
| 2024 Population Age 50-54 | 279    | 1,891  | 4,959  |
| 2024 Population Age 55-59 | 256    | 1,819  | 4,758  |
| 2024 Population Age 60-64 | 312    | 2,014  | 5,263  |
| 2024 Population Age 65-69 | 251    | 1,784  | 4,605  |
| 2024 Population Age 70-74 | 216    | 1,342  | 3,498  |
| 2024 Population Age 75-79 | 197    | 965    | 2,465  |
| 2024 Population Age 80-84 | 107    | 613    | 1,485  |
| 2024 Population Age 85+   | 78     | 457    | 1,177  |
| 2024 Population Age 18+   | 4,771  | 36,939 | 89,731 |
| 2024 Median Age           | 33     | 30     | 30     |
| 2029 Median Age           | 35     | 31     | 31     |

| 2024 INCOME BY AGE             | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34  | \$51,830 | \$53,866 | \$53,250 |
| Average Household Income 25-34 | \$81,620 | \$73,251 | \$71,266 |
| Median Household Income 35-44  | \$68,356 | \$69,107 | \$68,808 |
| Average Household Income 35-44 | \$95,595 | \$90,082 | \$91,698 |
| Median Household Income 45-54  | \$60,806 | \$63,529 | \$65,044 |
| Average Household Income 45-54 | \$86,204 | \$86,575 | \$90,824 |
| Median Household Income 55-64  | \$55,611 | \$59,092 | \$59,604 |
| Average Household Income 55-64 | \$69,716 | \$79,023 | \$84,407 |
| Median Household Income 65-74  | \$48,757 | \$52,613 | \$53,441 |
| Average Household Income 65-74 | \$73,158 | \$68,636 | \$72,913 |
| Average Household Income 75+   | \$53,214 | \$58,027 | \$60,218 |





# VGO Station Restaurant End Cap

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