

FOR SUBLEASE



1409 CLINTON ROAD

Fayetteville, North Carolina

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±5,150 SF RETAIL PROPERTY ON 1.07 ACRES



PROPERTY OVERVIEW



Located on the east side of Fayetteville, NC, this 1.07-acre tract features convenient access to I-95 and NC-24, along with multiple businesses and amenities. This property is zoned LC under the City of Fayetteville's Unified Development Ordinance and is located within the Airport Overlay District.

Built in 1996, this brick building has frontage on Clinton Road. The interior features a large open multi-purpose room, followed by restrooms with shower facilities, multiple private offices, a kitchenette, and multiple exterior access points. The rear of the property includes a large gravel and grass lot. The property includes a sublease with 2.5 years remaining of term. Contact for more details.

PROPERTY HIGHLIGHTS

- Sublease with fixed rates for 2.5 years
- Zoned LC, allowing for multiple uses
- Multiple exterior access points
- Large gravel/grass lot in the rear of the property
- Large open multi-purpose room in the front of the building
- Multiple restrooms with shower facilities



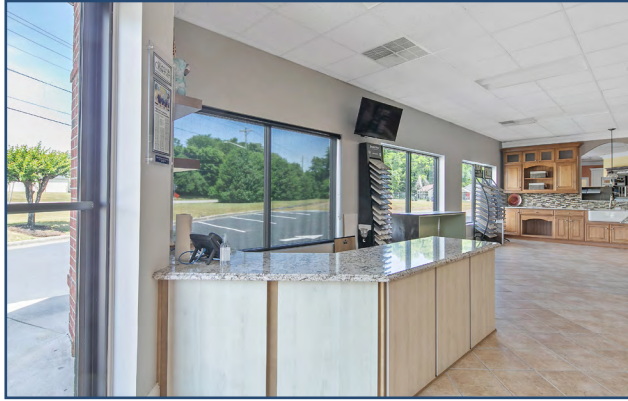


1409 CLINTON ROAD | FAYETTEVILLE, NC
PROPERTY PHOTOS



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PROPERTY PHOTOS



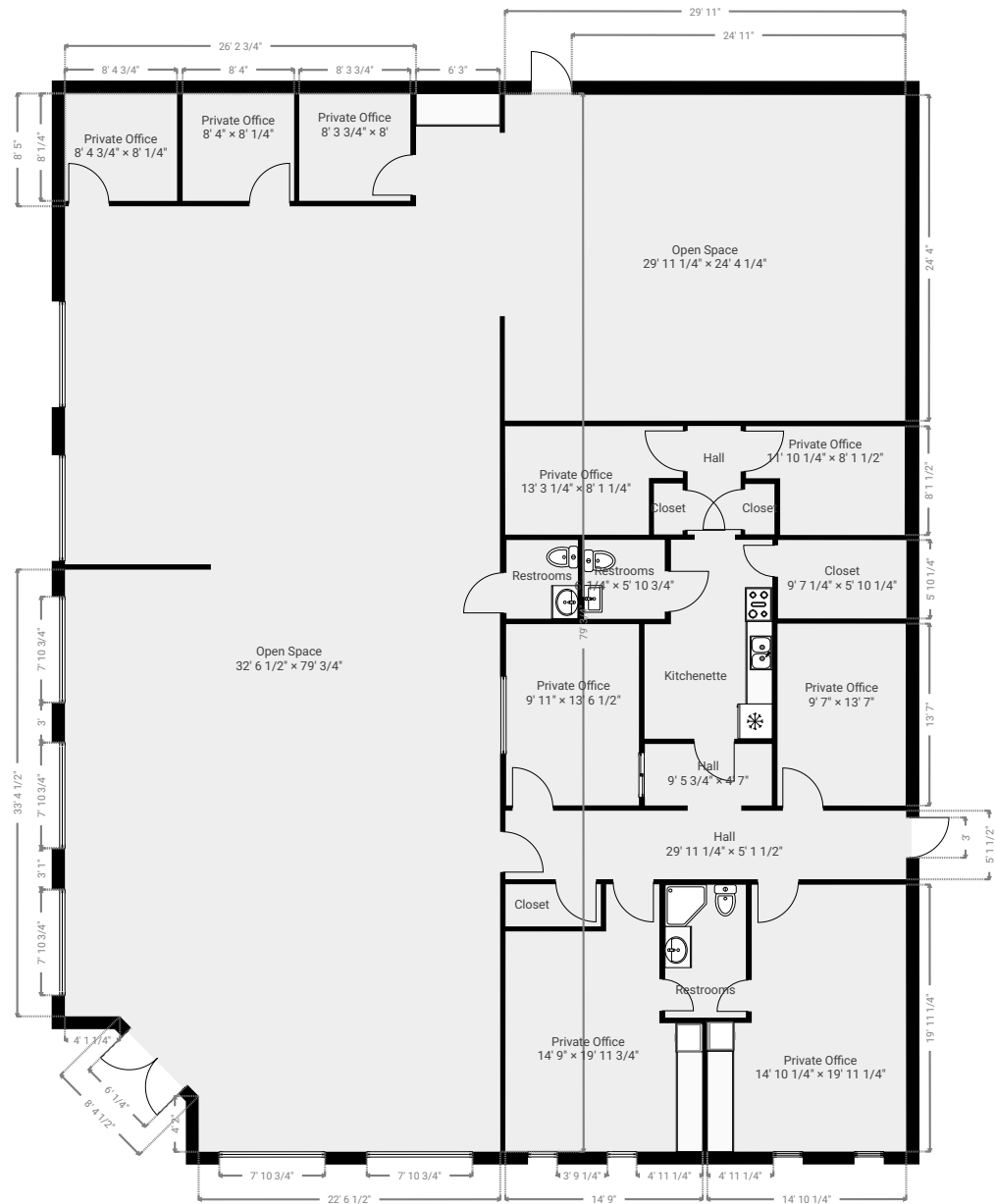
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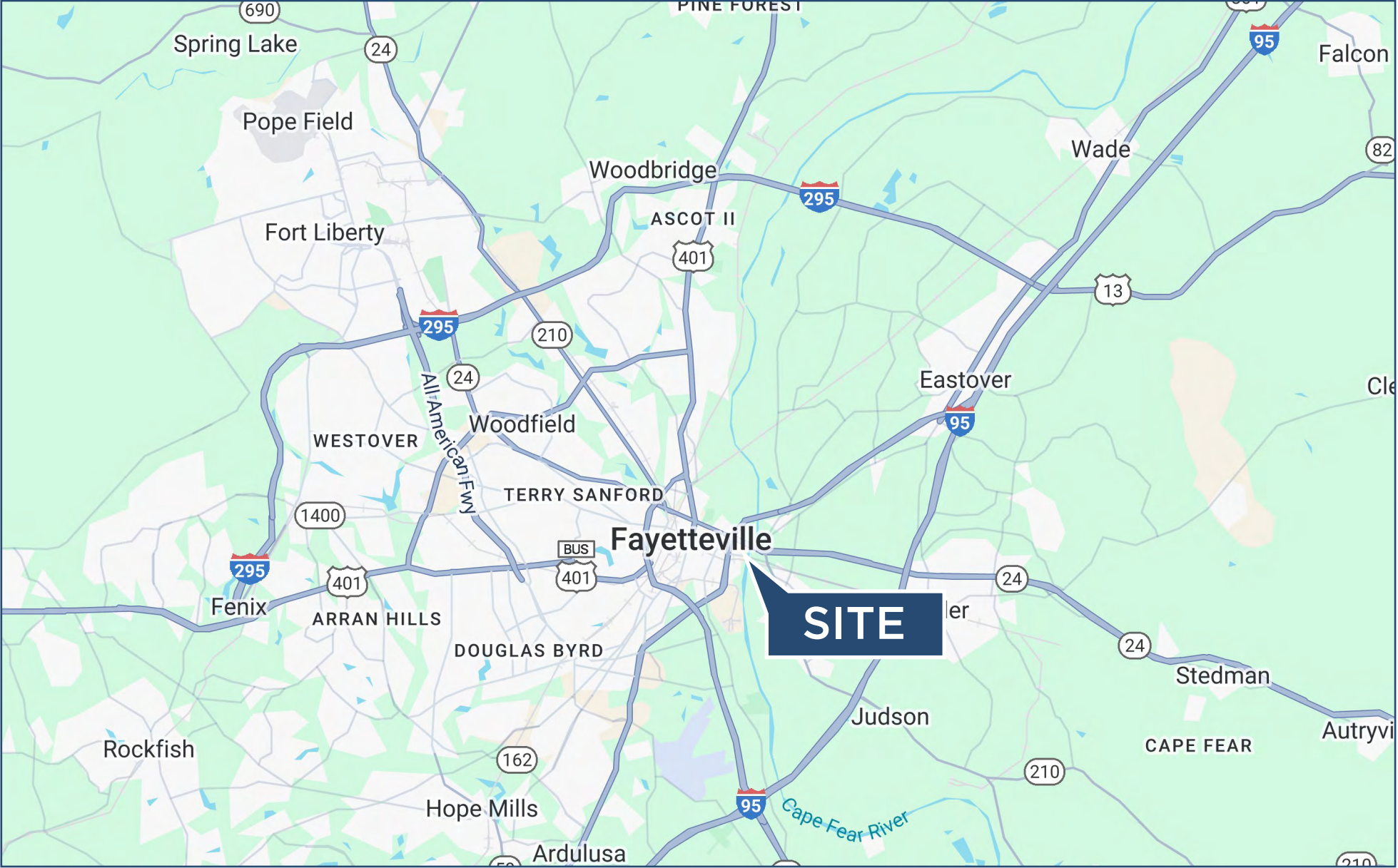
SITE PLAN



SITE AERIAL







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DEMOGRAPHICS



	1 MI	3 MI	5 MI
2024 Population	2,443	17,002	60,102
2029 Population	2,502	17,352	60,500
Pop Growth 2024-2029	2.42%	2.06%	0.66%
Average Age	36.40	38.80	39.10
2024 Total Households	995	7,089	25,224
HH Growth 2024-2029	2.51%	2.14%	0.64%
Median HH Income	\$28,008	\$35,143	\$44,363
Avg Household Size	2.40	2.20	2.20
Median Home Value	\$113,303	\$150,335	\$166,950

