

RETAIL PROPERTY FOR SALE

HISTORIC 1240 FORT BRAGG RD RESTAURANT AND TAP ROOM BUSINESS OPPORTUNITY

1240 Fort Bragg Rd, Fayetteville, NC 28305



for more information

GARY FUTCH

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Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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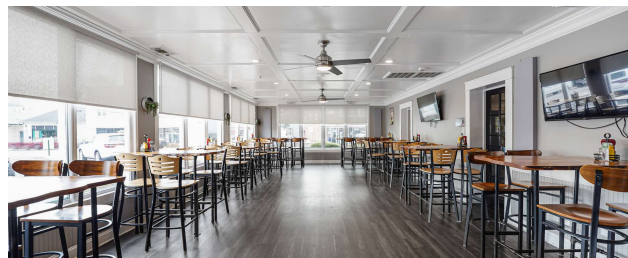
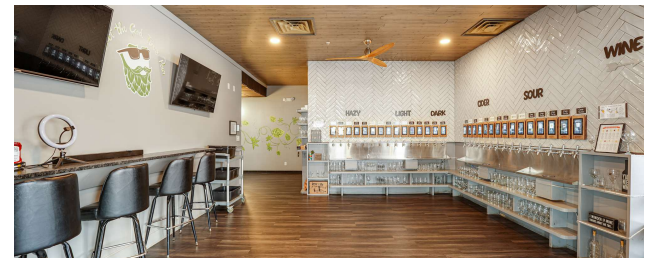
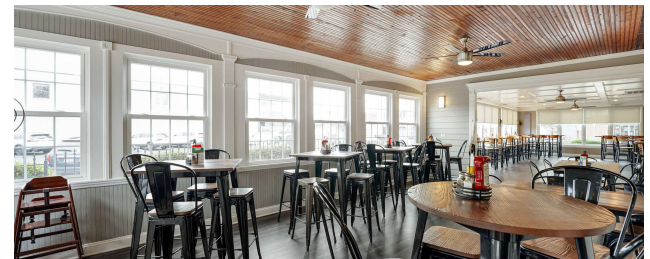
PROPERTY OVERVIEW

Available SF:	
Sale Price:	\$2,200,000
Lot Size:	18,335 SF
Year Built:	1908
Building Size:	6,449 SF
Renovated:	2021
Zoning:	NC
Market:	Haymount - Downtown Fayetteville

Property Overview: 1240 Fort Bragg Rd in Fayetteville, NC, presents a rare opportunity for a future restaurant and tap room owner. The beautiful 6,449-square-foot building, constructed in 1908 and thoughtfully renovated in 2021, epitomizes timeless charm and modern functionality. Its prime location in the heart of Fayetteville ensures high visibility and steady consumer traffic. This property represents a solid investment in a thriving commercial district, poised to deliver both immediate and long-term returns.

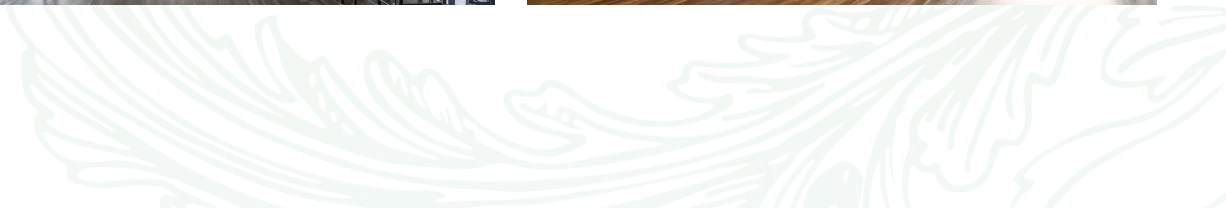
District House of Taps is Fayetteville's first self-pour taproom and restaurant, located in the historic Haymount area.

ADDITIONAL PHOTOS



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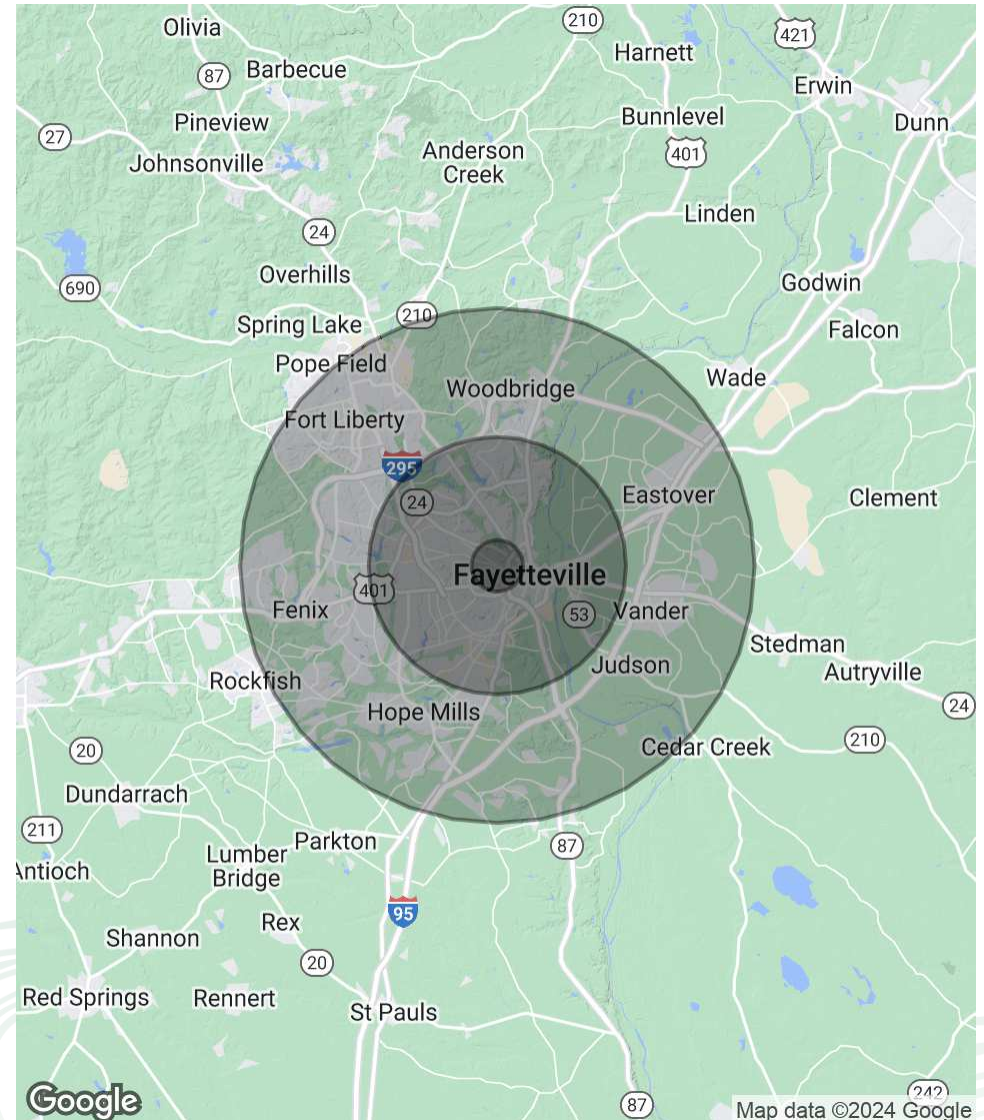


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,386	112,395	296,723
Average Age	42.2	35.6	33.6
Average Age (Male)	38.4	33.3	31.6
Average Age (Female)	45.0	37.5	35.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,798	56,805	131,368
# of Persons per HH	1.7	2.0	2.3
Average HH Income	\$62,882	\$46,974	\$53,698
Average House Value	\$209,115	\$130,059	\$135,285

* Demographic data derived from 2020 ACS - US Census



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