



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



LAND FOR SALE

MONTIBELLO SHOPPING CENTER OUTPARCELS FOR SALE 8139 Cliffdale Rd, Fayetteville, NC 28314

for more information

NEIL GRANT

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RISHI SHAH, CCIM

Broker
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OFFERING SUMMARY

Sale Price: \$215,000 - \$497,250

Lot Size: 2.94 Acres

Market: Fayetteville MSA

Submarket: West Fayetteville - Fort Bragg Military Base

PROPERTY OVERVIEW

Three outparcels of 0.86 ACs, 0.91 ACs, & 1.17 ACs are now available for sale shadow anchoring a Food Lion Shopping Center. Water & sewer are available off Cliffdale Rd. Sites are level and ready to be developed.

The intersection of Cliffdale & Reilly Rds recently received an uptick in traffic due to the road closure at S Reilly Rd leading towards Fort Bragg Military Base. Today, all base personnel arriving from or returning to the Western part of Fayetteville & Hoke County pass this center everyday. Traffic is slated to increase with the opening of the I-295 Outer Loop Cliffdale Rd exit less than a mile up the road. This area will now be accessible to all areas of Fayetteville and I-95. Developers have taken notice and are building residential housing and multifamily rapidly in the area.

There are over 43,000 residents living within a three mile radius whose average household income exceeds \$62,000. There are currently 31,000 vehicles passing this site daily, which is only slated to increase with the opening of I-295 on Cliffdale Rd leading to the gates of Fort Bragg.

LOCATION OVERVIEW

\$9.30

At the signalized intersection of Cliffdale & Rim Rds, less than a mile from the new I-295 Cliffdale Rd exit. Great Food-Lion anchored retail location in an exponentially growing area.

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LAND LOTS

OF LOTS | 3 TOTAL LOT SIZE | 0.86 - 1.17 Acres TOTAL LOT PRICE | \$215,000 - 497,250 BEST USE | Fast Food, Retail, Bank, Office, Medical, Automotive



STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	8139 Cliffdale Rd	9487-56-7550-	Retail	0.912 Acres	\$478,800	NC
Available	2	1133 Rim Rd	9487-56-6026-	Retail	1.17 Acres	\$497,250	NC
Available	3	1183 Rim Rd	9487-55-8831-	Retail	0.86 Acres	\$215,000	NC

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ADDITIONAL PHOTOS



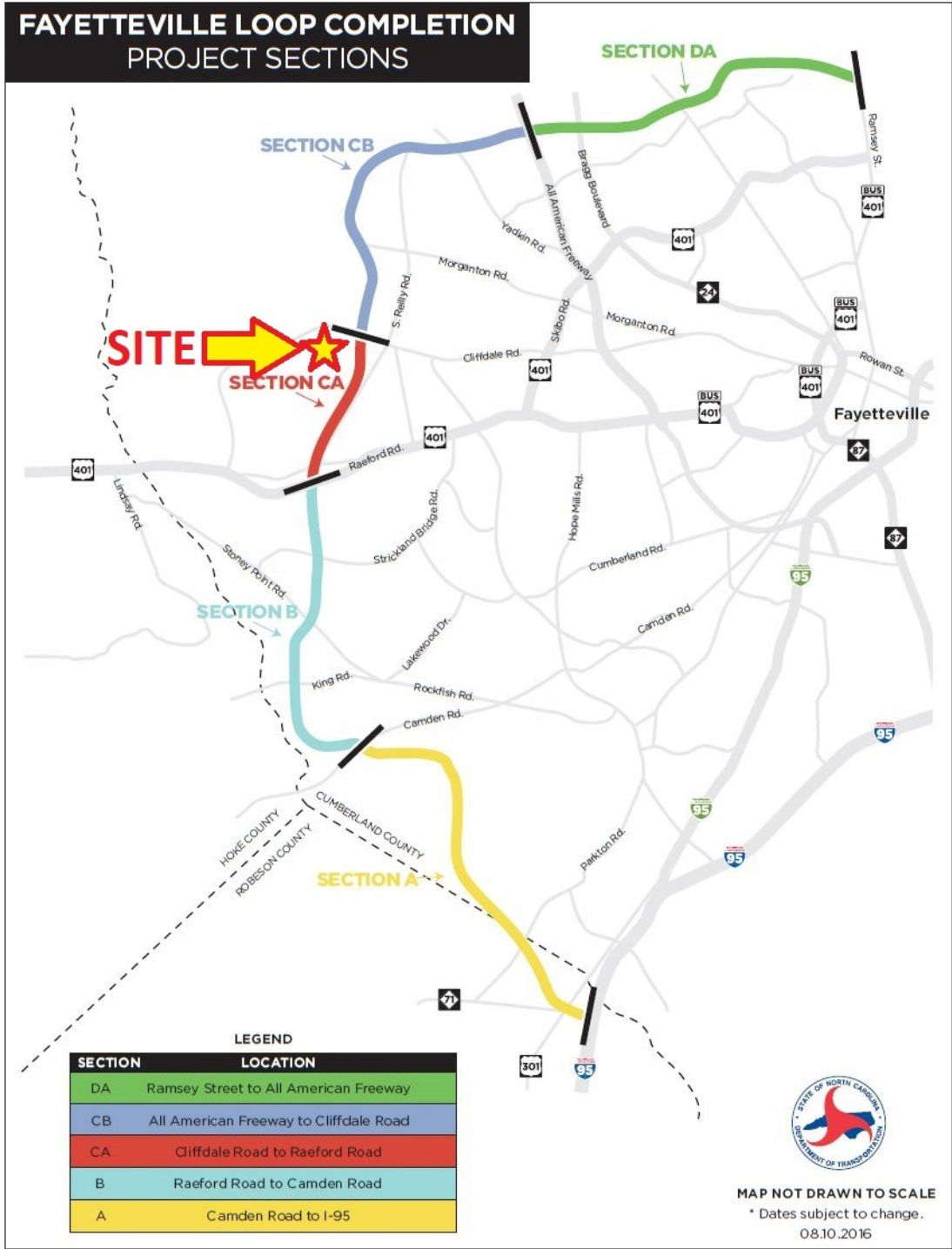
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295 OUTER LOOP MAP



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LOCATION MAPS



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Executive Summary

8139 Cliffdale Rd, Fayetteville, North Carolina, 28314
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.05958
Longitude: -79.04778

	1 mile	3 miles	5 miles
Population			
2000 Population	6,838	35,527	84,137
2010 Population	7,967	41,234	98,122
2018 Population	9,031	43,769	105,264
2023 Population	9,510	45,401	109,254
2000-2010 Annual Rate	1.54%	1.50%	1.55%
2010-2018 Annual Rate	1.53%	0.73%	0.86%
2018-2023 Annual Rate	1.04%	0.73%	0.75%
2018 Male Population	47.8%	47.7%	48.1%
2018 Female Population	52.2%	52.3%	51.9%
2018 Median Age	30.7	30.7	31.7

In the identified area, the current year population is 105,264. In 2010, the Census count in the area was 98,122. The rate of change since 2010 was 0.86% annually. The five-year projection for the population in the area is 109,254 representing a change of 0.75% annually from 2018 to 2023. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 30.7, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	35.0%	34.0%	39.4%
2018 Black Alone	47.1%	48.9%	44.3%
2018 American Indian/Alaska Native Alone	0.9%	0.9%	1.0%
2018 Asian Alone	3.2%	3.8%	3.7%
2018 Pacific Islander Alone	0.4%	0.6%	0.5%
2018 Other Race	5.8%	5.3%	4.8%
2018 Two or More Races	7.6%	6.6%	6.3%
2018 Hispanic Origin (Any Race)	17.4%	15.9%	14.9%

Persons of Hispanic origin represent 14.9% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.7 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,142	12,074	29,942
2010 Households	2,824	15,618	37,786
2018 Total Households	3,212	16,647	40,592
2023 Total Households	3,385	17,290	42,163
2000-2010 Annual Rate	2.80%	2.61%	2.35%
2010-2018 Annual Rate	1.57%	0.78%	0.87%
2018-2023 Annual Rate	1.05%	0.76%	0.76%
2018 Average Household Size	2.81	2.62	2.58

The household count in this area has changed from 37,786 in 2010 to 40,592 in the current year, a change of 0.87% annually. The five-year projection of households is 42,163, a change of 0.76% annually from the current year total. Average household size is currently 2.58, compared to 2.58 in the year 2010. The number of families in the current year is 28,020 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

January 21, 2019



Executive Summary

8139 Cliffdale Rd, Fayetteville, North Carolina, 28314
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.05958
Longitude: -79.04778

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$54,773	\$53,382	\$53,295
2023 Median Household Income	\$59,040	\$57,020	\$57,301
2018-2023 Annual Rate	1.51%	1.33%	1.46%
Average Household Income			
2018 Average Household Income	\$62,410	\$62,933	\$64,440
2023 Average Household Income	\$69,818	\$70,142	\$71,862
2018-2023 Annual Rate	2.27%	2.19%	2.20%
Per Capita Income			
2018 Per Capita Income	\$22,334	\$23,907	\$24,916
2023 Per Capita Income	\$25,002	\$26,669	\$27,789
2018-2023 Annual Rate	2.28%	2.21%	2.21%

Current median household income is \$53,295 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$57,301 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$64,440 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$71,862 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$24,916 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$27,789 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	2,305	13,062	32,488
2000 Owner Occupied Housing Units	1,488	7,250	18,038
2000 Renter Occupied Housing Units	654	4,824	11,904
2000 Vacant Housing Units	163	988	2,546
2010 Total Housing Units	3,084	17,196	41,492
2010 Owner Occupied Housing Units	1,774	8,689	20,836
2010 Renter Occupied Housing Units	1,050	6,929	16,950
2010 Vacant Housing Units	260	1,578	3,706
2018 Total Housing Units	3,612	18,926	45,922
2018 Owner Occupied Housing Units	1,715	8,160	19,949
2018 Renter Occupied Housing Units	1,497	8,487	20,644
2018 Vacant Housing Units	400	2,279	5,330
2023 Total Housing Units	3,871	20,013	48,541
2023 Owner Occupied Housing Units	1,871	8,768	21,380
2023 Renter Occupied Housing Units	1,514	8,521	20,782
2023 Vacant Housing Units	486	2,723	6,378

Currently, 43.4% of the 45,922 housing units in the area are owner occupied; 45.0%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 41,492 housing units in the area - 50.2% owner occupied, 40.9% renter occupied, and 8.9% vacant. The annual rate of change in housing units since 2010 is 4.61%. Median home value in the area is \$138,556, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.47% annually to \$149,013.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

