

OFFICE BUILDING FOR LEASE

# Massey Hill Medical Clinic Space

1074 Southern Ave, Fayetteville, NC 28306



*for more information*

NEIL GRANT

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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>	3,450 SF
<b>Lease Rate:</b>	\$3,500.00 per month (MG)
<b>Lot Size:</b>	56,766 SF
<b>Year Built:</b>	1975
<b>Building Size:</b>	11,561 SF
<b>Zoning:</b>	NC

## property description

This 3,450 SF medical office space offers a turnkey opportunity for healthcare providers in a high-visibility, service-oriented location. Designed for clinical functionality, the layout can accommodate multiple exam rooms, reception, and support spaces, making it ideal for general practice, outpatient specialties, or wellness services. The building is part of a well-established center that includes a long-standing pharmacy with over 40 years in operation and Parkton Grill, creating strong cross-traffic from both healthcare and daily dining activity. A large dedicated parking lot ensures ease of access for patients and staff alike. With direct frontage on Southern Avenue and a city bus stop at the entrance, the site supports both vehicular and public transit access.

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# Massey Hill Medical Clinic Space

## 1074 SOUTHERN AVE, FAYETTEVILLE, NC 28306

### PROPERTY DETAILS & HIGHLIGHTS

Building Name	Massey Hill Medical Clinic Space
Property Type	Office
Property Subtype	Office Building
APN	0436-15-2986
Building Size	11,561 SF
Space Available	3,450 SF
Building Class	B
Year Built	1975
Number of Floors	1
Lease Rate	\$ 3,450/ Monthly

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- 3,450 SF medical office space for lease
- Co-tenants: pharmacy (40+ years) & Parkton Grill
- Large on-site parking lot for patients & staff
- City bus stop directly in front of property
- 68,306 daytime population within 3 miles
- Minutes to Cape Fear Valley Hospital & downtown

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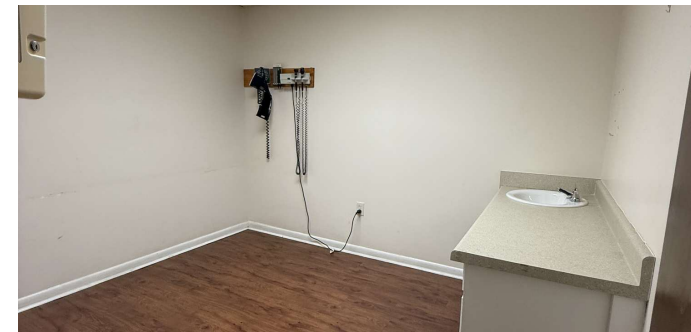
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ADDITIONAL PHOTOS



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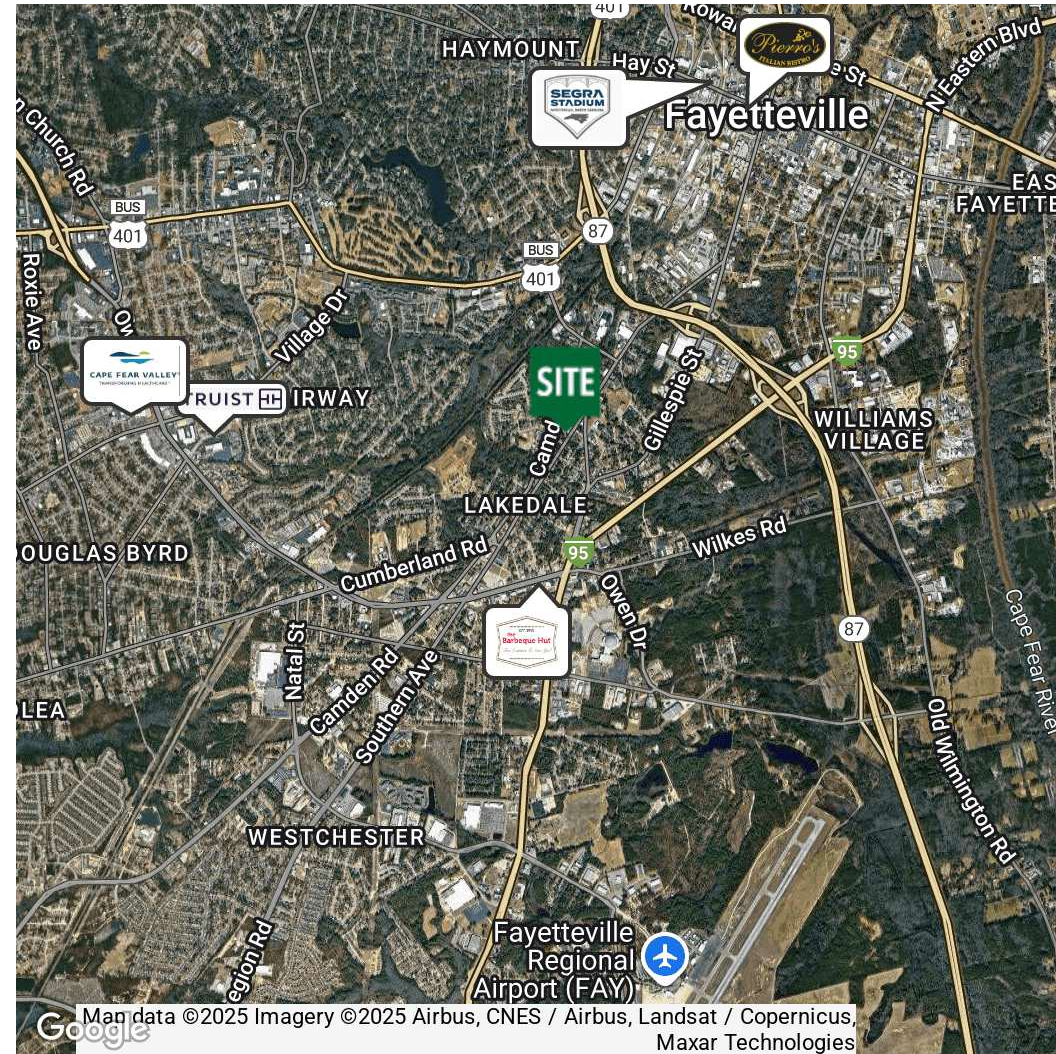
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,193	37,606	99,367
Average Age	43	41	39
Average Age (Male)	42	38	38
Average Age (Female)	44	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,406	16,253	41,672
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$65,695	\$69,050	\$68,747
Average House Value	\$216,558	\$232,932	\$210,018

Demographics data derived from AlphaMap



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