

**PROJECT
DETAILS**

AVAILABLE LAND

1.17 Acres | 7,070 SF

TRAFFIC COUNTS

40,000 ADT on Skibo Rd

PROPERTY HIGHLIGHTS

- 7,070 SF second generation restaurant available
- Building in excellent condition fronting Skibo Rd (40,000 ADT)
- Multiple points of ingress / egress with ample parking
- Nearby traffic generators include Academy Sports, Burlington, Home Depot, Target, etc.

PRICING

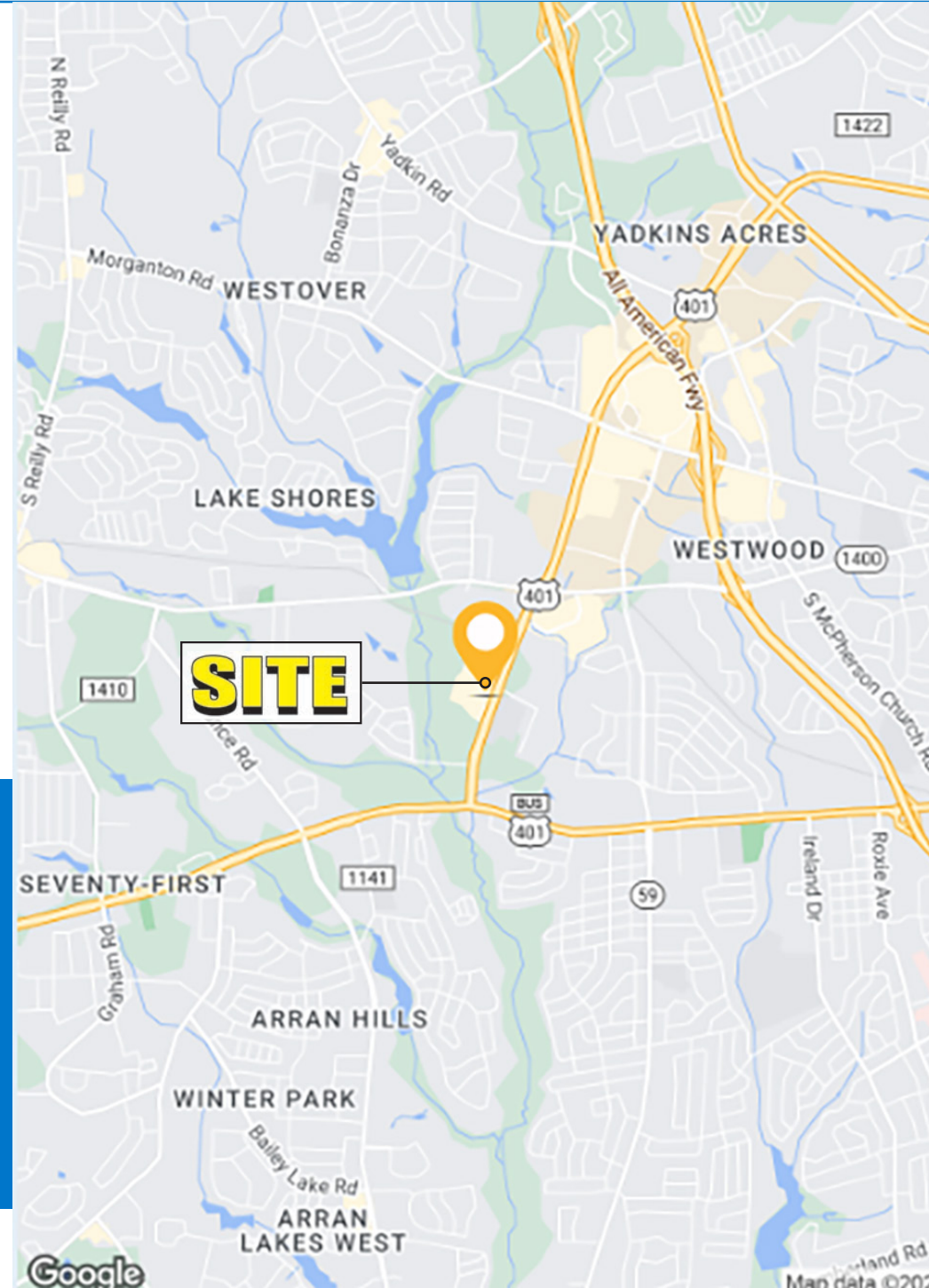
Call to discuss




COUNTY

Cumberland

MARKET

Fayetteville



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	3,170	32,680	64,303
 TOTAL POPULATION	8,089	75,754	154,194
 MEDIAN HH INCOME	\$39,868	\$51,873	\$52,074

AERIAL

Academy
SPORTS+OUTDOORS

Burlington

SITE

40,000 ADT

SHALLCAKES

DUCK DONUTS

metro

SUBWAY

EUROPEAN
WAX
CENTER

OLD CHICAGO
PIZZA & TAVERNOM 1876

The wave
carwash

BUFFALO
WILD
WINGS

Richwood Ct

Anne Chesnut
Middle School
469 Students

AERIAL



FREEDOM TOWN CENTER

DICK'S Sporting Goods HomeGoods petco
 Sprouts HOBBY LOBBY WORLD MARKET
 buybuy BABY burkes five BELOW

BEST BUY

T-Mobile
the Habit
 BURGER GRILL

popshelf PartyCity
 GameStop KÜRE
 DOLLAR TREE

THE HOME DEPOT

Wendy's

FAYETTEVILLE PAVILION

Marshall's PETSMART
 Michaels PartyCity
 Christmas Tree Shops

Burlington
Academy
 SPORTS & OUTDOORS

The wave
 carwash

BUFFALO WILD WINGS

SITE

SHALLCAKES
 metro
SUBWAY

EUROPEAN WAX CENTER

OLD CHICAGO
 PIZZA & TAVERN

Anne Chesnut Middle School
469 Students

Lewis Chapel Middle School
563 Students



NORTH CAROLINA

FAYETTEVILLE

Nestled in the heart of southeastern North Carolina, the City of Fayetteville stands as a vibrant gem within the Sandhills region, proudly serving as the seat of Cumberland County. Its strategic location places it at the crossroads of the Tar Heel State, with Raleigh, the capital, 65 miles to the north, and the bustling metropolis of Charlotte 200 miles westward.

But there's more to this city than meets the eye. Historic sites, museums, local breweries, sporting events, and shopping havens are scattered throughout Fayetteville, waiting to be explored and cherished by those seeking a rich and diverse experience. As we embark on this guide, get ready to delve deeper into Fayetteville's history, culture, and top attractions, where we'll help you unlock the secrets and wonders of this remarkable city.



FAYETTEVILLE, NC

2116 SKIBO RD

1.17 ACRES | 7,070 SF AVAILABLE

DAN MULLIN

704.697.1904
DMULLIN@ATLANTICRETAIL.COM

SARAH HALLAM

980.498.3294
SHALLAM@ATLANTICRETAIL.COM



WWW.ATLANTICRETAIL.COM

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ALBANY

ATLANTA

BOSTON

WEST PALM BEACH

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

CHARLOTTE

THREE MORROCROFT CENTRE
CHARLOTTE, NC 28211
704.697.1900