

OFFICE BUILDING FOR SALE

101 GILLESPIE ST

101 Gillespie St , Fayetteville, NC 28301



for more information

SUSAN EVANS

Broker

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Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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PROPERTY DESCRIPTION



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The Lawyers Building, located at 101 Gillespie Street, is a historic five-story structure situated at Market Square in Fayetteville, NC. It presents a unique mixed-use opportunity. Possibilities include a restaurant space on the ground level and offices, along with short- or long-term residential rentals on the upper floors. It offers versatility in usage. Built in 1916, it holds a special place as Fayetteville's inaugural skyscraper and is listed on the National Register. Additionally, the features of this building are underscored by the presence of a downtown parking lot. Although it requires a comprehensive upfit across all floors, the potential for Historic Tax Credits, Opportunity Zone Incentives, and New Market Credits enhances its appeal. Acquiring this property offers investors a chance to own a significant slice of Fayetteville's storied past. The property is listed at \$2,650,000. The owner will consider some financing at 4.75%.

LOCATION DESCRIPTION

Located at the intersection of Hay St. and Gillespie St. in historic downtown Fayetteville, this property boasts a prime location teeming with amenities and attractions. Residents and visitors alike can enjoy easy access to a variety of restaurants, retail establishments, and businesses, all within walking distance. The nearby Segra Stadium adds to the vibrant atmosphere, while the imminent construction of the Crown Event Center promises even more excitement with its 3000-seat performing arts venue. Situated centrally within the Fayetteville Metropolitan Statistical Area, this downtown submarket offers unparalleled accessibility to the region, including Fort Liberty, which is reachable in just a 10-15 minute drive. With a three-mile radius encompassing over 39,000 residents and an average household income of \$64,215, the property presents an enticing opportunity for businesses looking to tap into a thriving and diverse market.

for more information

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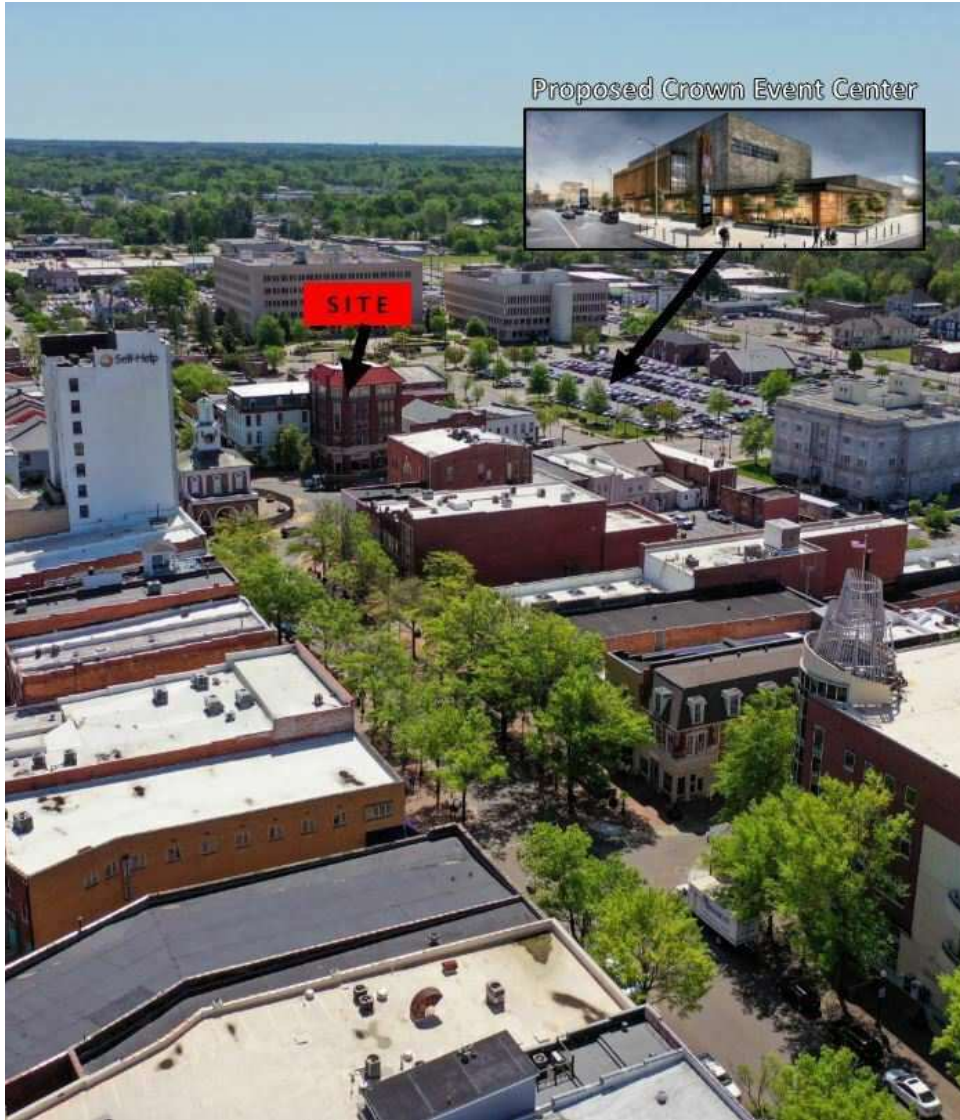
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ADDITIONAL PHOTOS



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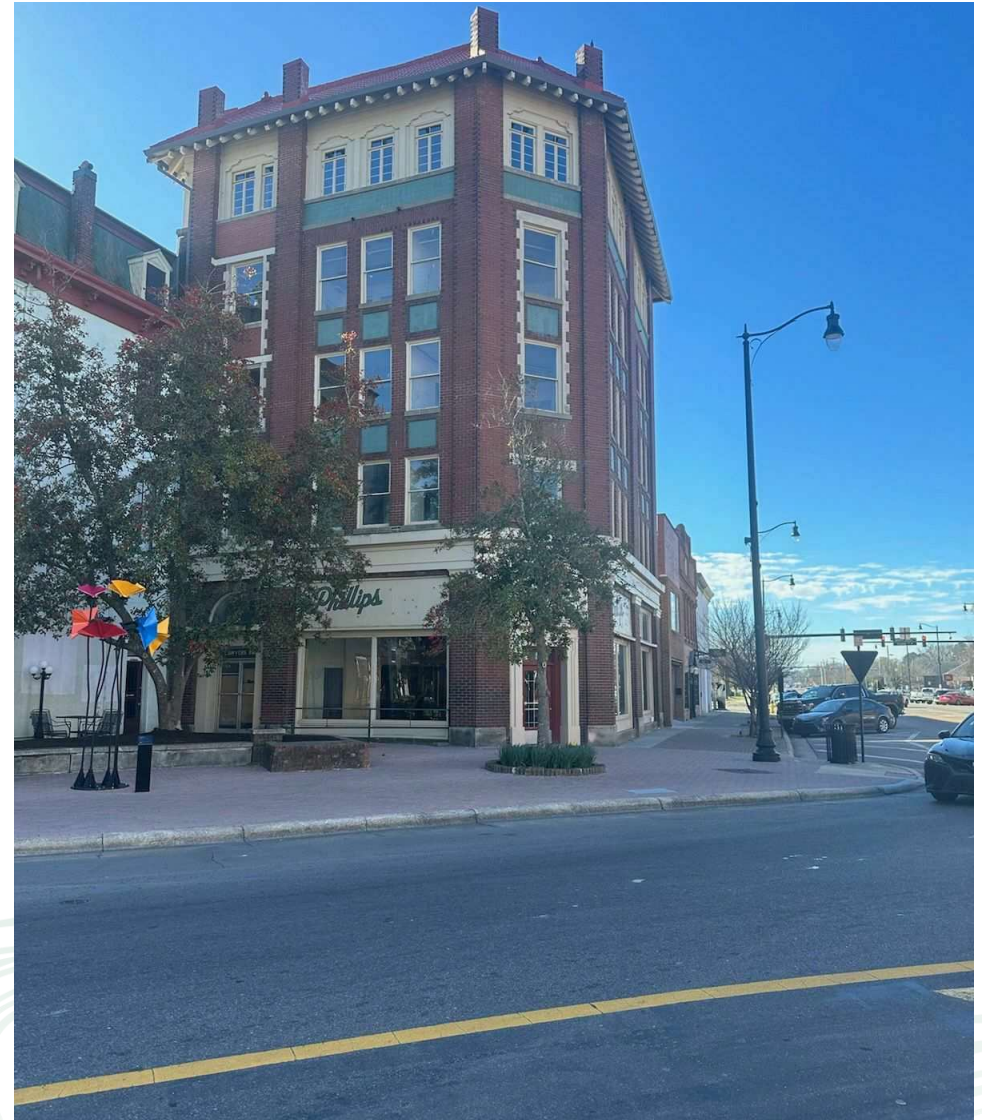
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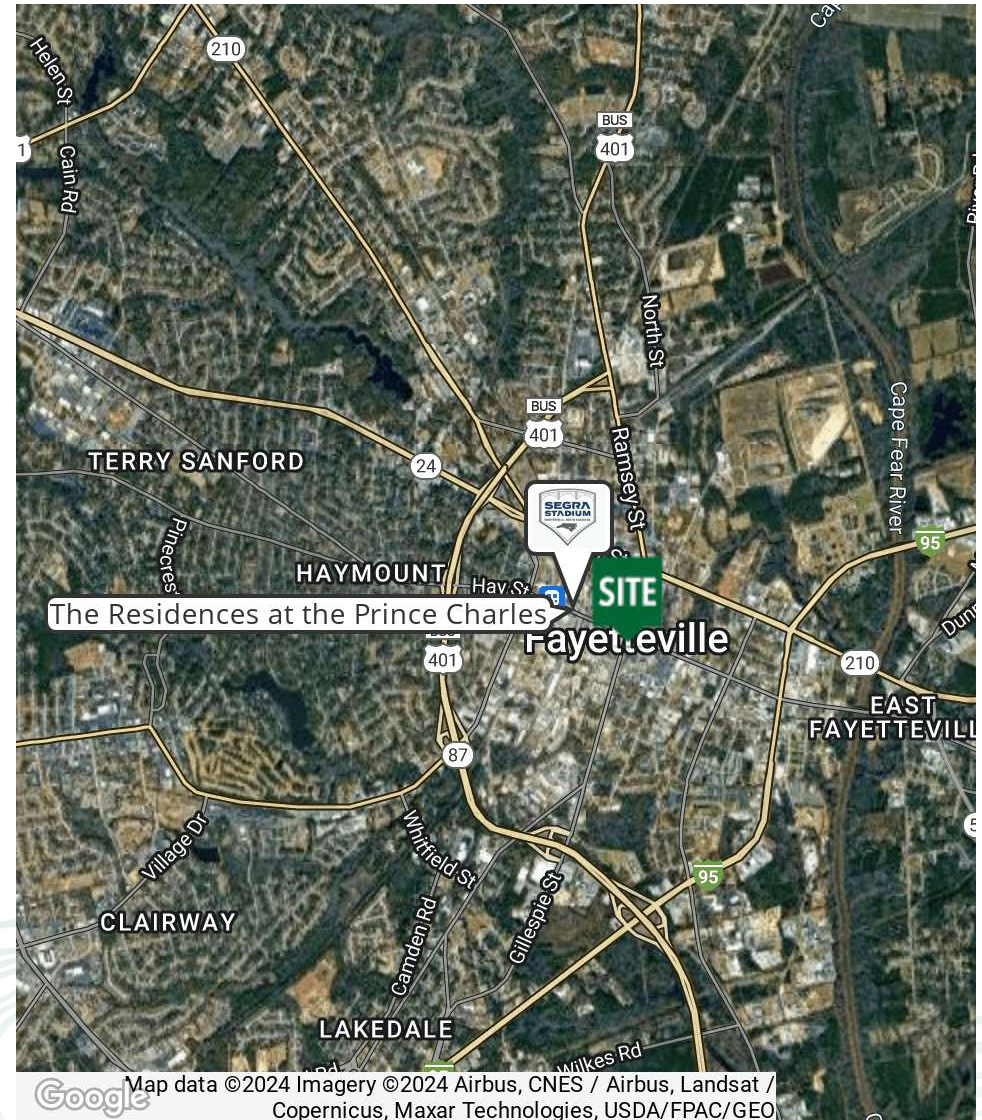
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,239	13,544	31,154
Average Age	33.6	37.8	38.5
Average Age (Male)	32.2	35.3	35.1
Average Age (Female)	37.4	40.6	41.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,650	7,370	16,401
# of Persons per HH	2.0	1.8	1.9
Average HH Income	\$39,535	\$45,658	\$45,982
Average House Value	\$159,385	\$153,390	\$151,342

* Demographic data derived from 2020 ACS - US Census



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