

LAND FOR SALE

# 3411 Murchison Rd

3411 Murchison Rd, Fayetteville, NC 28311



*for more information*

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com



Grant - Murray  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)

# One Acre Commercial Lot

## 3411 MURCHISON RD, FAYETTEVILLE, NC 28311

### PROPERTY DETAILS & HIGHLIGHTS

Building Name	One Acre Commercial Lot
Property Type	Land
Property Subtype	Retail
APN	0429-40-9402
Lot Size	1 Acres
Number of Lots	1
Sale Price	\$ 600,000

This one-acre tract is now available for sale and is strategically located along Murchison Road, close to Fort Liberty and several neighborhoods. The property offers access and signage along both Murchison Road and Pamalee Drive. The Murchison Marketplace Shopping Center is situated at the intersection of Murchison Road (Hwy 210) and Pamalee Drive (Hwy 401 Business). The center is two miles from the I-295 interchange to the north, and approximately five miles from the gates of Fort Liberty, one of the largest military installations in the world. Traffic counts are significant, with 21,000 daily on Pamalee Drive and 17,000 daily on Murchison Road. Within a three-mile radius of the site, the population is 50,472 with an average household income of \$61,651, and a daytime population of 52,500.



for more information

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com



Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE



# One Acre Commercial Lot

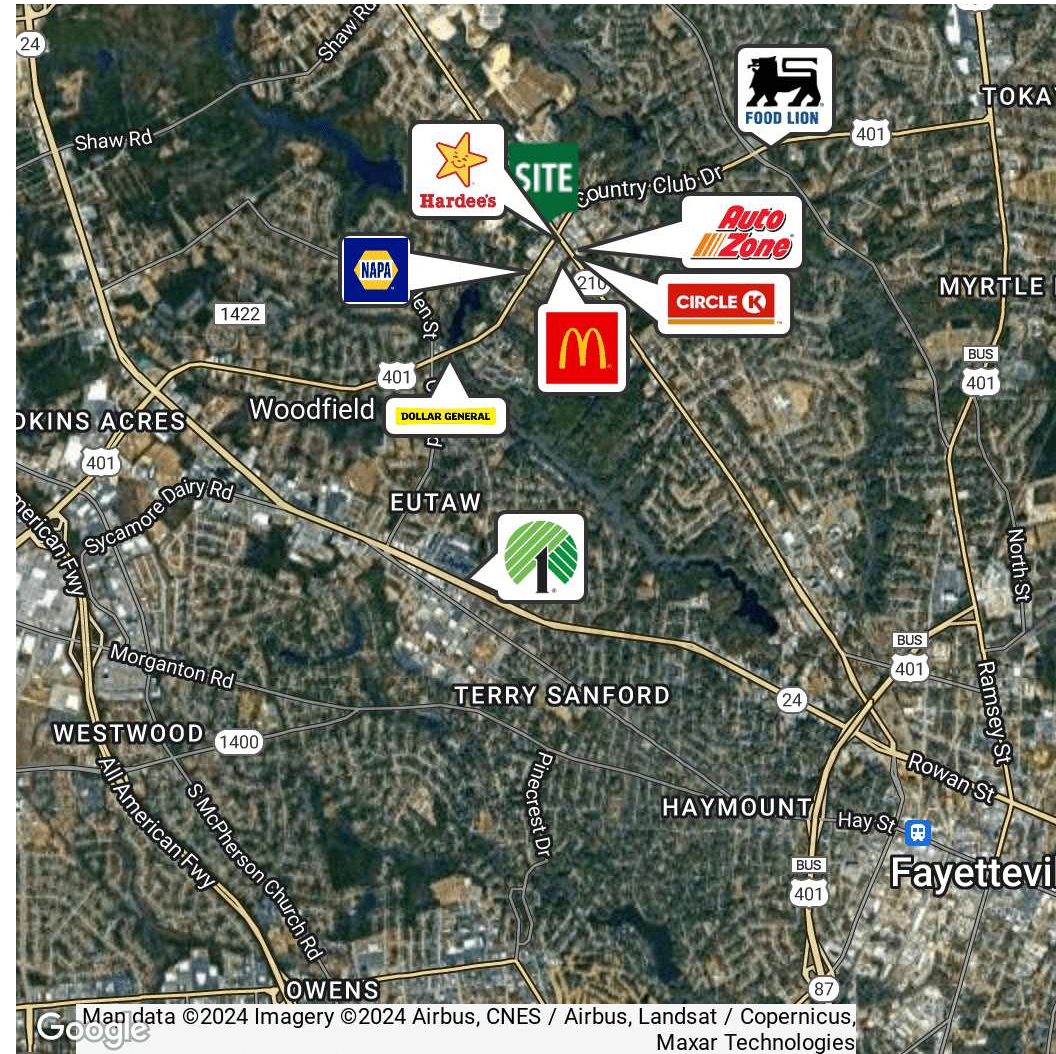
## 3411 MURCHISON RD, FAYETTEVILLE, NC 28311

### DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	381	1,328	5,830
Average Age	41	42	41
Average Age (Male)	40	41	40
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	153	543	2,538
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$57,245	\$58,628	\$56,235
Average House Value	\$112,752	\$117,083	\$135,656

*Demographics data derived from AlphaMap*



*for more information*

NEIL GRANT  
Principal / Broker  
O: 910.829.1617 x206  
C: 910.818.3252  
neil@grantmurrayre.com



**Grant - Murray**  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE