

OFFICE BUILDING FOR LEASE

Breezewood Place

2936 Breezewood Ave, Fayetteville, NC 28303



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE



PROPERTY OVERVIEW

Available SF:	Suite 200 - 1,396 SF
Lease Rate:	\$16.00 SF/yr (MG)
Lot Size:	0.34 Acres
Building Size:	5,836 SF
Zoning:	CC

property description

Suite 200 at 2936 Breezewood Avenue offers a highly functional second-floor office layout totaling approximately 1,396 square feet. This well-appointed suite includes a dedicated reception area, multiple private offices ideal for focused work or client meetings, a break area, and a spacious open room well-suited for a conference setting or collaborative workspace. The layout allows for a seamless balance between privacy and team interaction, accommodating a range of professional users such as medical, administrative, or consulting tenants. While access is via stairs only, the second-floor vantage provides added privacy within a professional office building surrounded by other long-established businesses.

Located within Fayetteville's active Raeford Road corridor, the property is minutes from Cape Fear Valley Medical Center, Fort Bragg, and major residential neighborhoods including Haymount. The surrounding area features strong retail synergy with Harris Teeter, Publix, Starbucks, and numerous popular dining options nearby, making the space convenient for both staff and clientele. This location also benefits from excellent daytime traffic, with over 107,000 individuals present within a 3-mile radius during business hours. The area boasts an average household income of \$109,833 within one mile, supporting continued growth and stability for service-oriented businesses.



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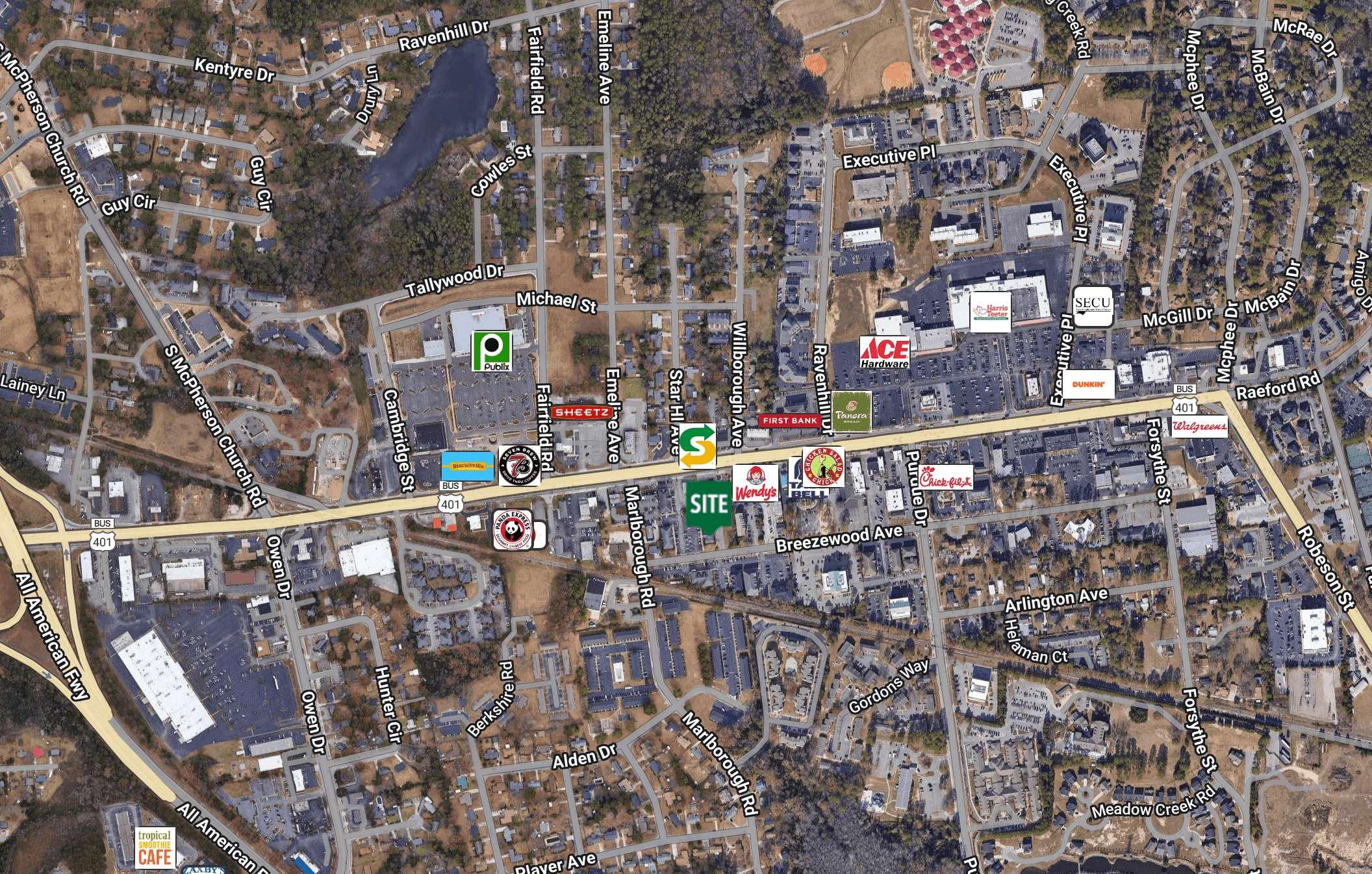
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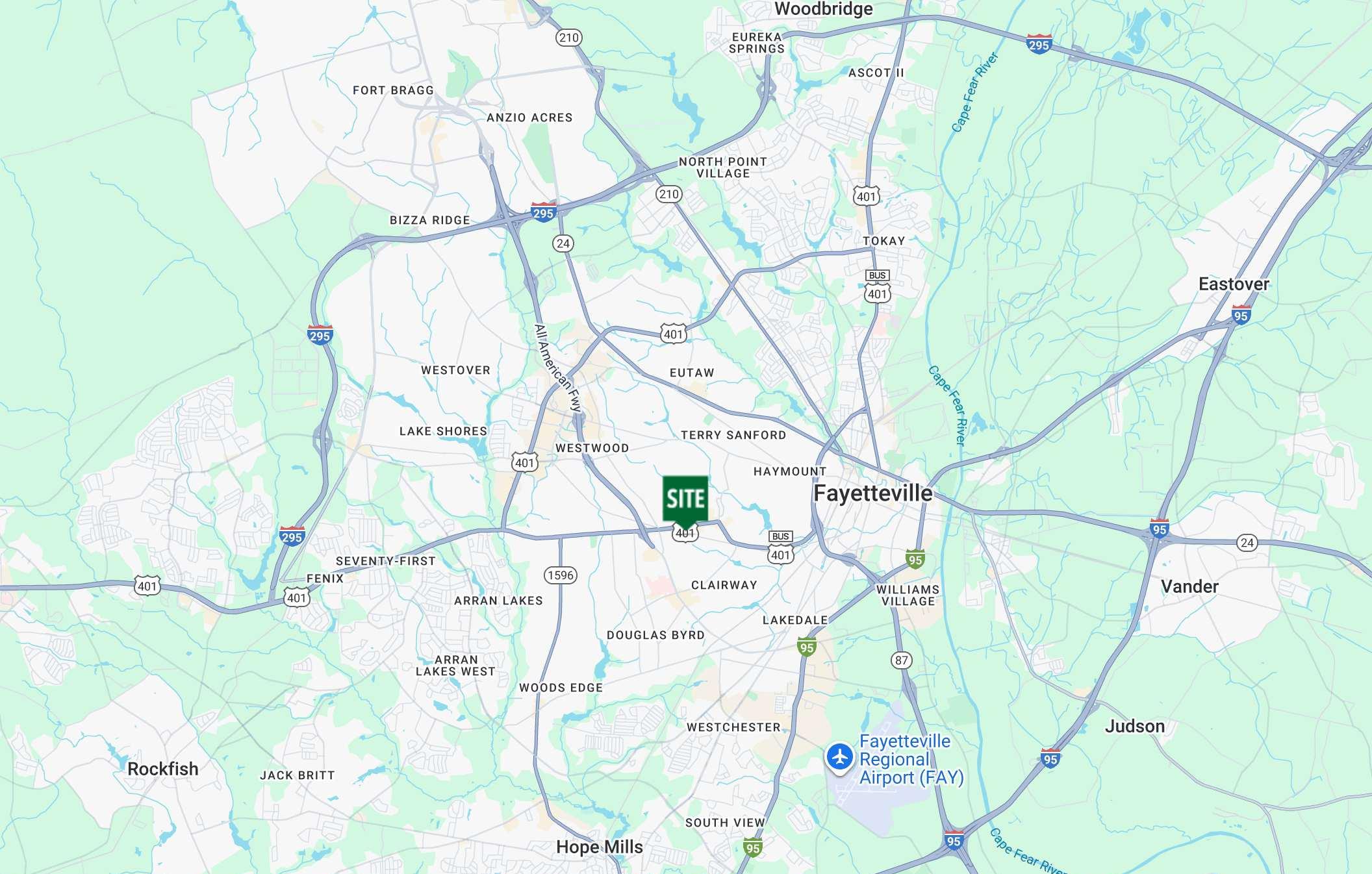
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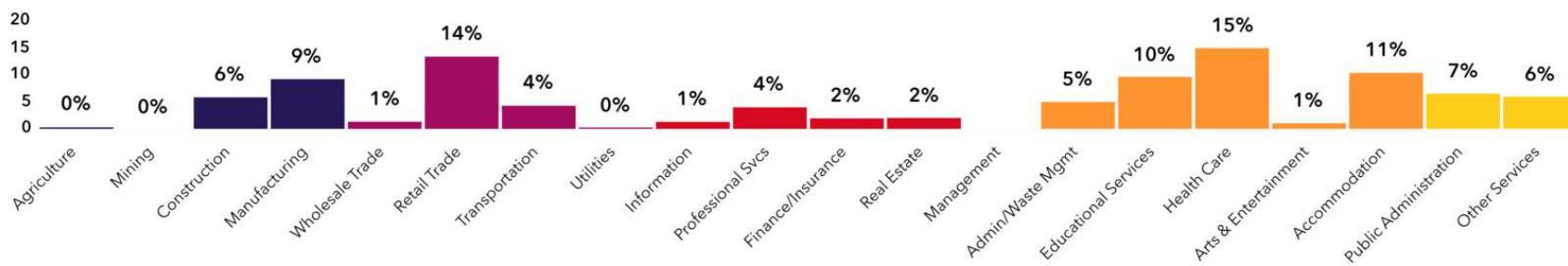
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56,556
Total Population



Population

\$59,159
Median HH Income



Income

24,658
Total Households



Housing

\$219,574
Median Home Value



Homes

38.5
Median Age



People

107,299
Daytime Population



\$37,501
Per Capita Income



27,521
Total Housing Units



49.9%
Home Ownership



Tapestry Segment



8%

No HS Diploma



27%

HS Graduate



33%

Some College



32%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

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