



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



RETAIL PROPERTY FOR LEASE

AIRPORT PLAZA

2800 Gillespie St, Fayetteville, NC 28306

for more information

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge

O: 910.829.1617 x202

C: 910.988.5284

patrick@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,400 - 1,600 SF
Lease Rate:	\$22.00 - 24.00 SF NNN
TICAM	\$3.98/sf
Lot Size:	3.54 Acres
Year Built:	2016
Building Size:	41,000 SF
Zoning:	CC
Parking Spaces:	165 (4/1,000 SF)
Traffic Count:	26,000 AADT

PROPERTY OVERVIEW

Airport Plaza is a newly constructed 41,000 SF shopping center shadow anchored by a Walmart Supercenter in Fayetteville, NC near the Fayetteville Regional Airport along Gillespie St. The shopping center has many great national retailers such as Dollar Tree, Shoe Show, Rue 21, GNC, and many others. The three vacancies currently with the a 1,400 SF and 1,600 SF that are in a vanilla shell condition. The other 1,400 SF space is a finished retail space with carpet and one restroom.

LOCATION OVERVIEW

The shopping center is located along Gillespie St/Business 95 across from the entrance to the Fayetteville Regional Airport serving the southeast submarket of Fayetteville, NC. It is easily accessible with traffic lights at Ash Rd and Black and Decker Rd with great visibility from Gillespie St. Within a three mile radius the population is 33,747 with an average household income of \$57,941 and the daytime population is 55,475. The traffic counts along Gillespie St are 26,000 vehicles daily.

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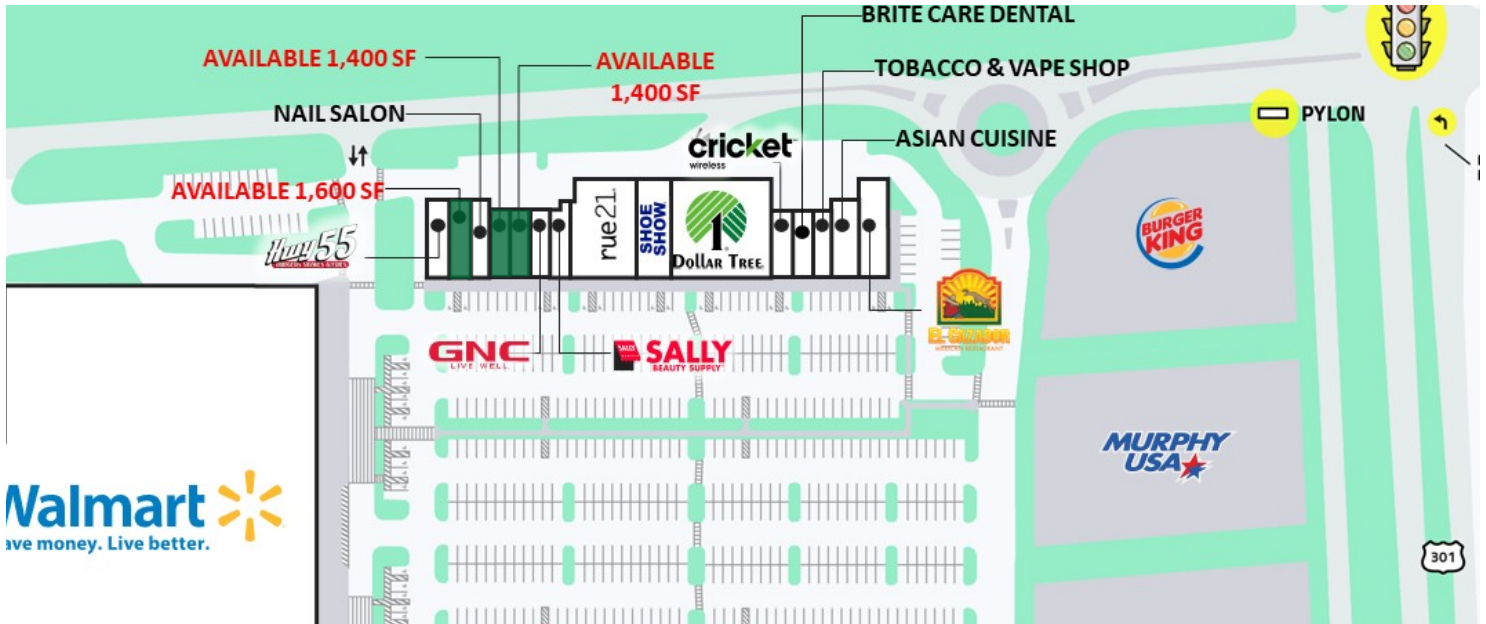
AVAILABLE SPACES

LEASE TYPE | NNN-3.98/SF

TOTAL SPACE | 1,400 - 1,600 SF

LEASE TERM | Negotiable

LEASE RATE | \$22.00 - \$24.00 SF/yr



AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 128	Available	1,400 SF	NNN	\$24.00 SF/yr	Former cell phone store; \$3,264.33/mo
Suite 130	Available	1,400 SF	NNN	\$22.00 SF/yr	Vanilla shell condition; \$3,031/mo
Suite 134	Available	1,600 SF	NNN	\$22.00 SF/yr	Vanilla shell condition; \$3,464/mo

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Airport Plaza
2800 GILLESPIE ST, FAYETTEVILLE, NC 28306

ADDITIONAL PHOTOS



for more information

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SITE PLAN



for more information

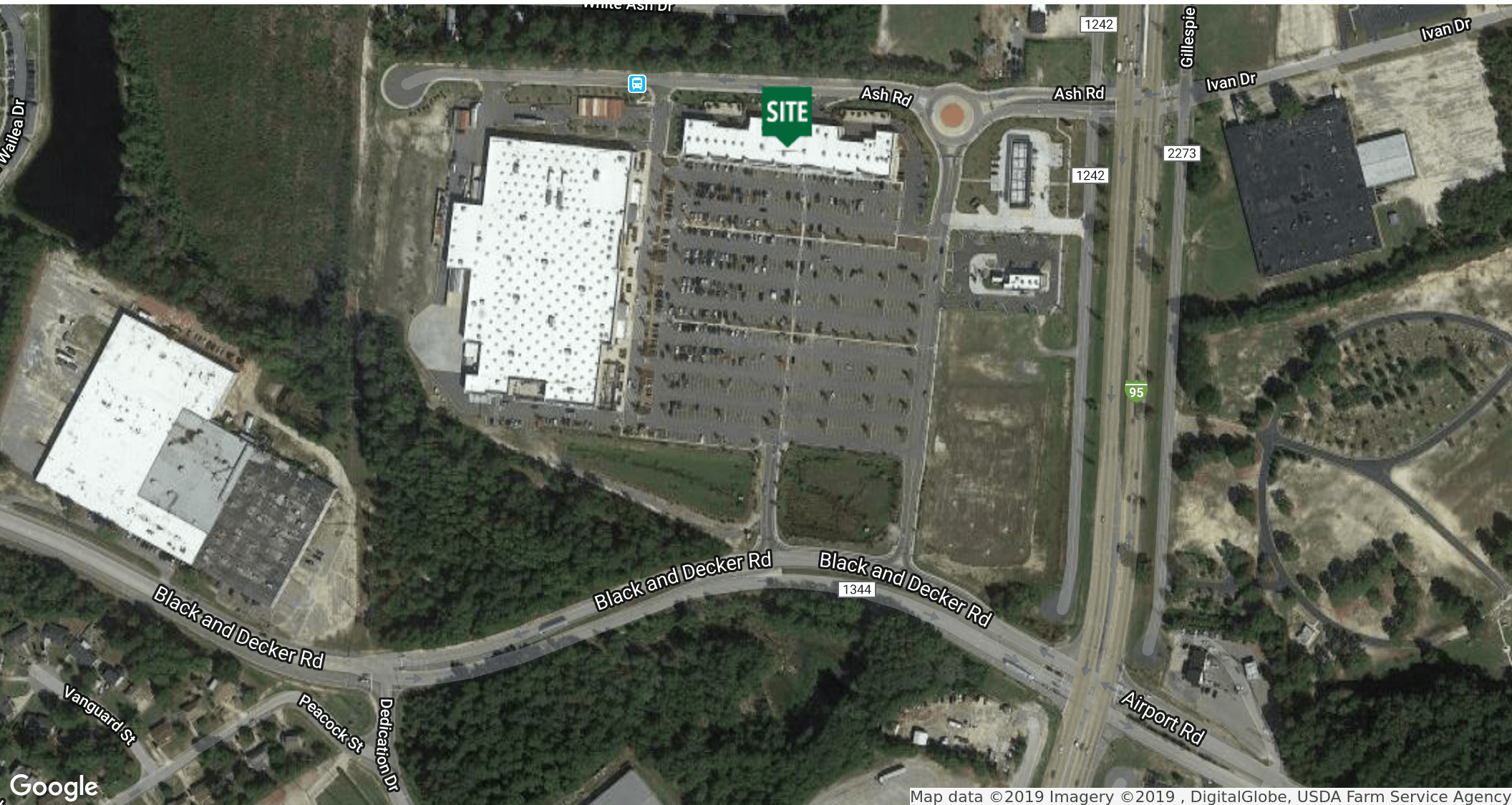
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LOCATION MAPS



for more information

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Side Banners

28306, Fayetteville, North Carolina (1 mile)

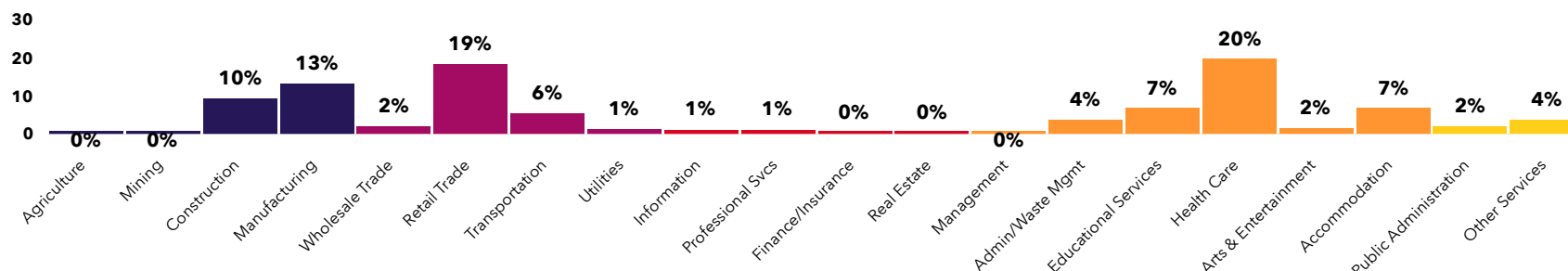
28306, Fayetteville, North Carolina

Ring of 1 mile

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.00368

Longitude: -78.90198



3,887
Total Population



Population



6,195
Daytime Population

\$36,722
Median HH Income



Income



\$20,828
Per Capita Income

1,595
Total Households



Housing



1,825
Total Housing Units

\$72,646
Median Home Value



Homes



42.8%
Home Ownership

37.0
Median Age



People



Down the Road
Tapestry Segment

FACT FINDER

28306, Fayetteville, North Carolina
28306, Fayetteville, North Carolina



16%

No HS Diploma



31%

HS Graduate



36%

Some College



17%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

Side Banners

28306, Fayetteville, North Carolina (3 miles)

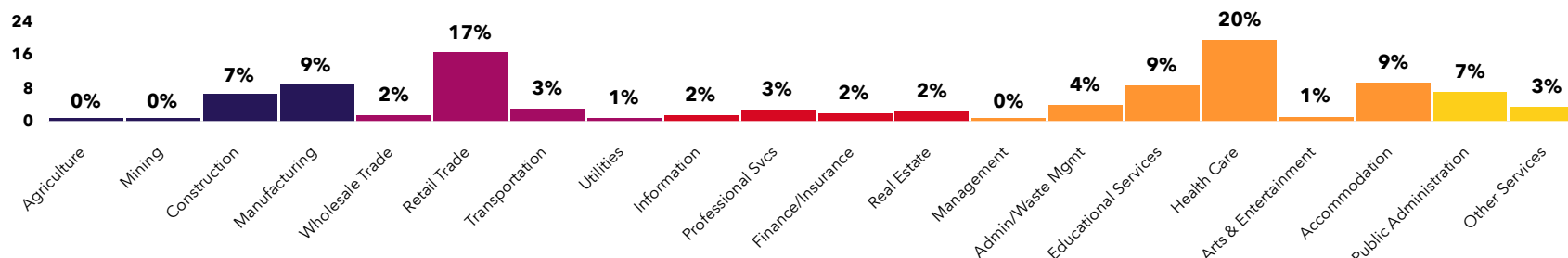
28306, Fayetteville, North Carolina

Ring of 3 miles

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.00368

Longitude: -78.90198



33,747
Total Population



Population



55,475
Daytime Population

\$41,911
Median HH Income



Income



\$23,454
Per Capita Income

13,426
Total Households



Housing



15,036
Total Housing Units

\$130,527
Median Home Value



Homes



51.0%
Home Ownership

35.0
Median Age



People



Up and Coming Families
Tapestry Segment

FACT FINDER

28306, Fayetteville, North Carolina
28306, Fayetteville, North Carolina



12%

No HS Diploma



27%

HS Graduate



40%

Some College



20%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

Side Banners

28306, Fayetteville, North Carolina (5 miles)

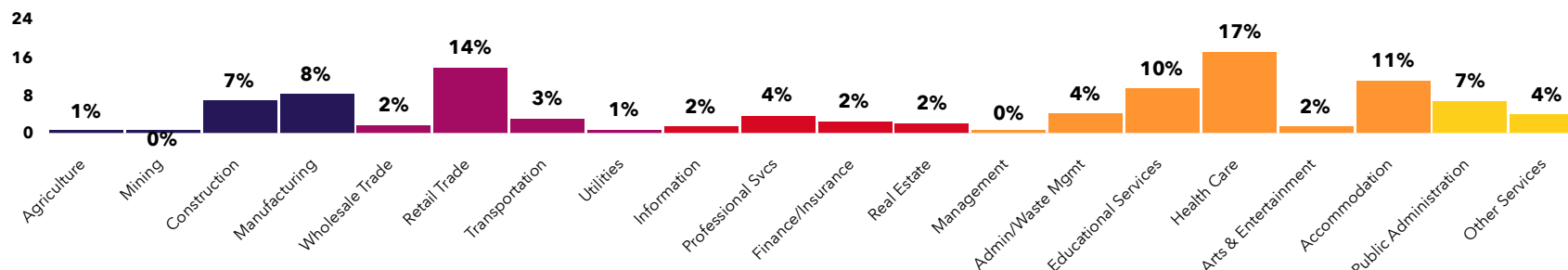
28306, Fayetteville, North Carolina

Ring of 5 miles

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.00368

Longitude: -78.90198



95,818
Total Population



Population



136,127
Daytime Population

\$44,597
Median HH Income



Income



\$25,037
Per Capita Income

38,431
Total Households



Housing



44,022
Total Housing Units

\$130,475
Median Home Value



Homes



51.0%
Home Ownership

36.1
Median Age



People



Middleburg
Tapestry Segment

FACT FINDER

28306, Fayetteville, North Carolina
28306, Fayetteville, North Carolina



11%

No HS Diploma



27%

HS Graduate



38%

Some College



23%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

APPLY NOW!

2800 Gillespie St, Fayetteville, NC 28306

Patrick Murray

 (910) 829-1617  patrick@grantmurrayre.com

Grant-Murray Real Estate, LLC
License # 231098

You will submit your

- Rental Application
- Credit Report
- Background Check
- Eviction Report



or
visiting following link

<https://apply.link/skat>



rentspree

Screening with RentSpree is a no-brainer

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3. Sensitive personal information is protected
4. The application is saved making it easier to re-apply

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