



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

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

EXECUTIVE SUMMARY



**OFFERING SUMMARY**

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

for more information

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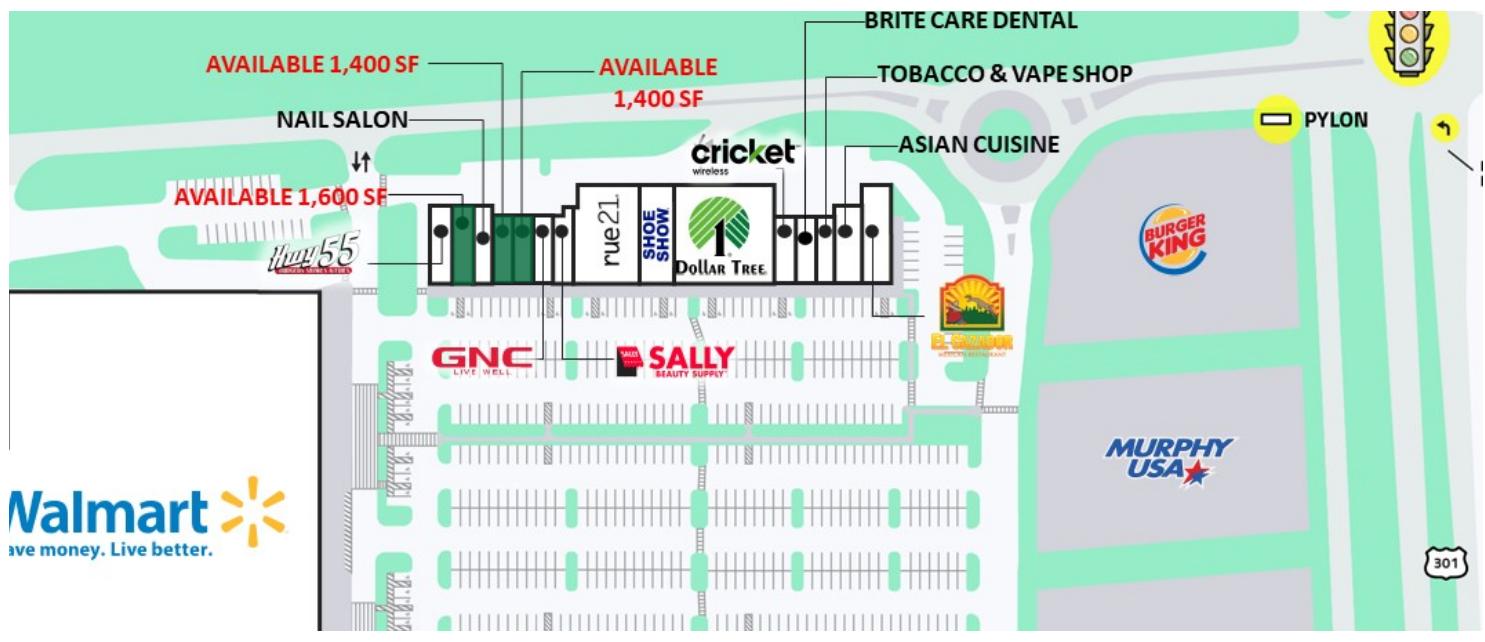
AVAILABLE SPACES

**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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ADDITIONAL PHOTOS



for more information

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Airport Plaza  
2800 GILLESPIE ST, FAYETTEVILLE, NC 28306

SITE PLAN



for more information

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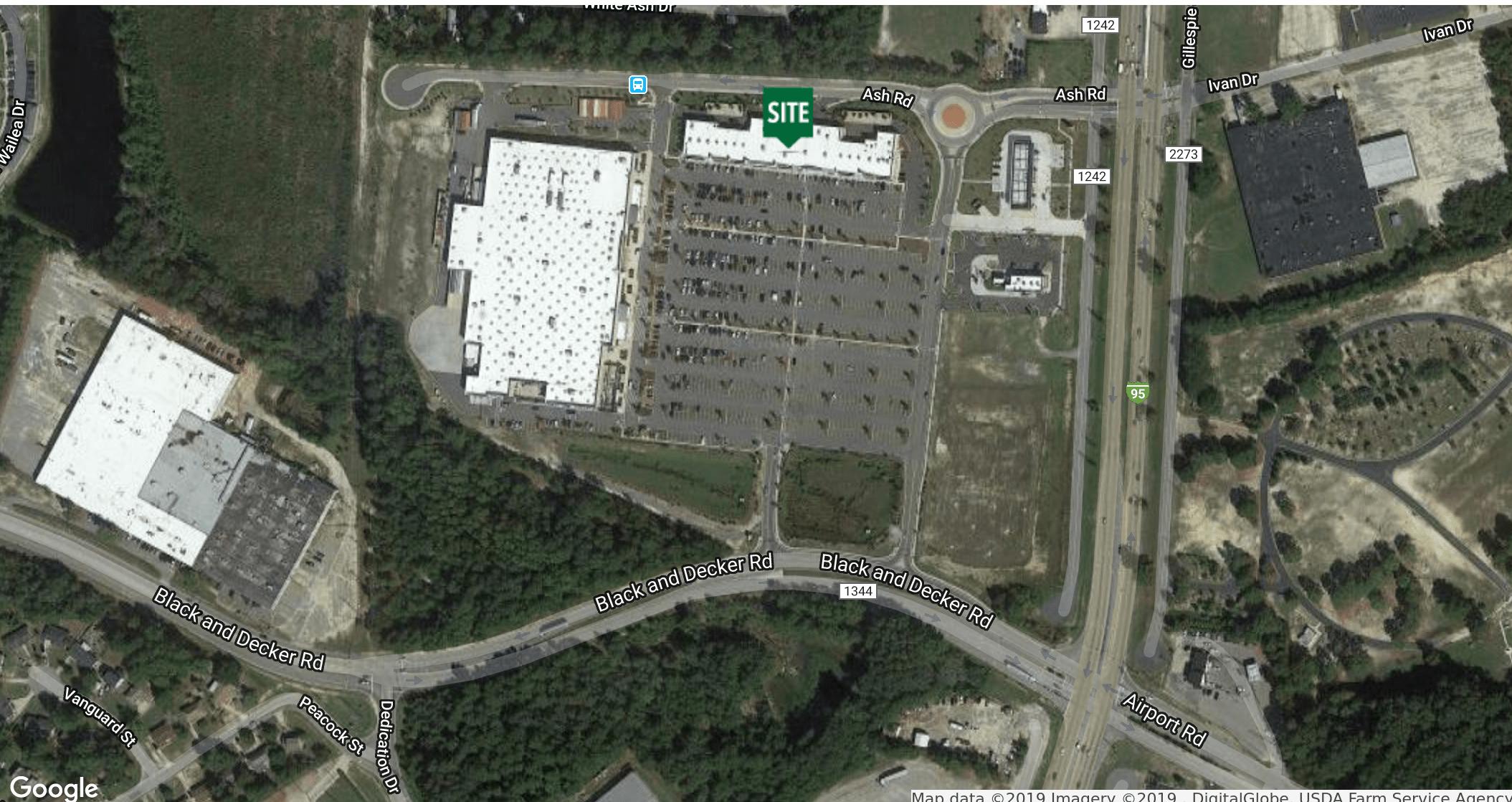
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AERIAL MAP



Map data ©2019 Imagery ©2019 , DigitalGlobe, USDA Farm Service Agency

Google

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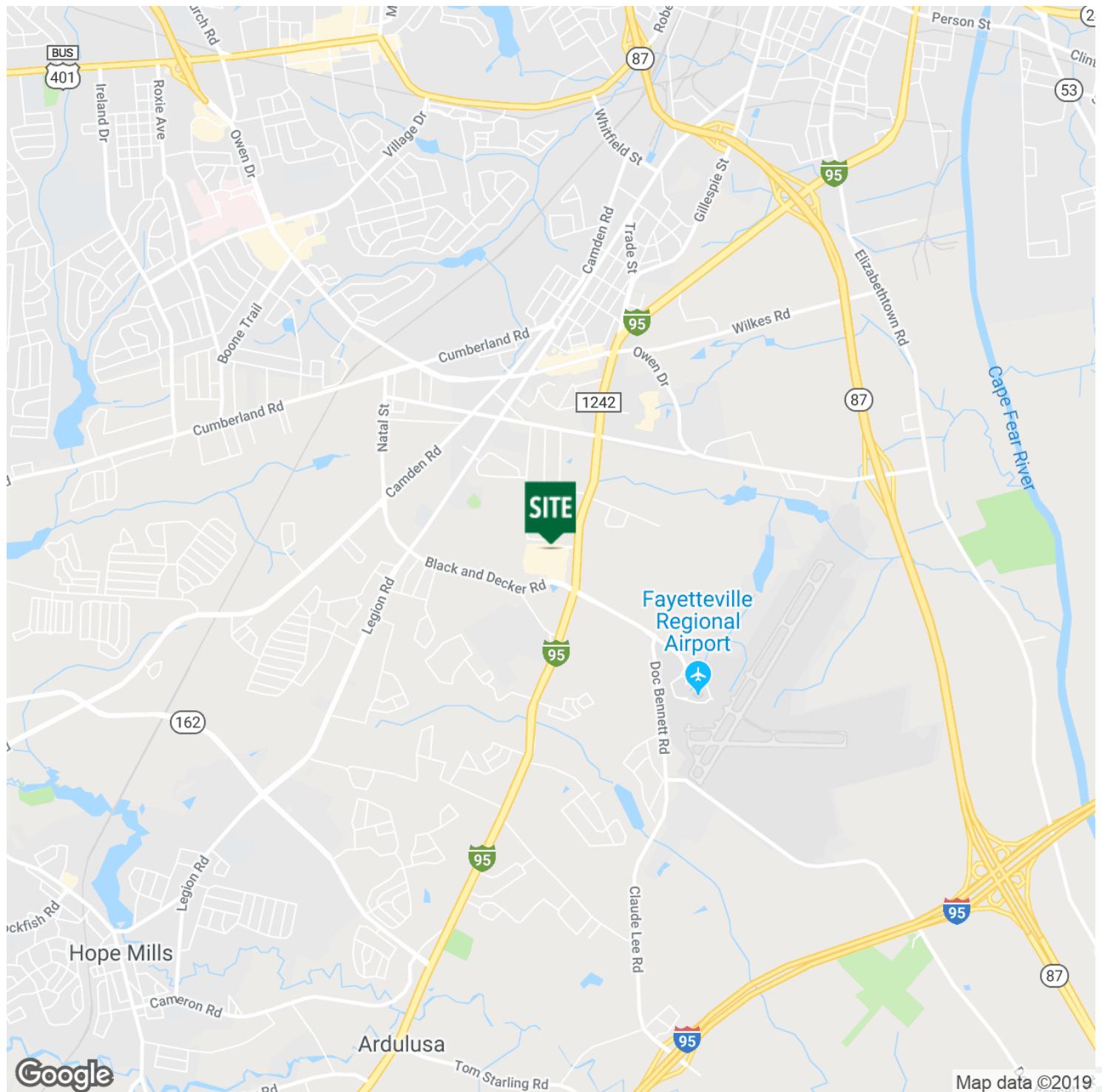


**Grant - Murray**

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Airport Plaza  
2800 GILLESPIE ST, FAYETTEVILLE, NC 28306

LOCATION MAPS



for more information

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Map data ©2019

## Side Banners

28306, Fayetteville, North Carolina (1 mile)

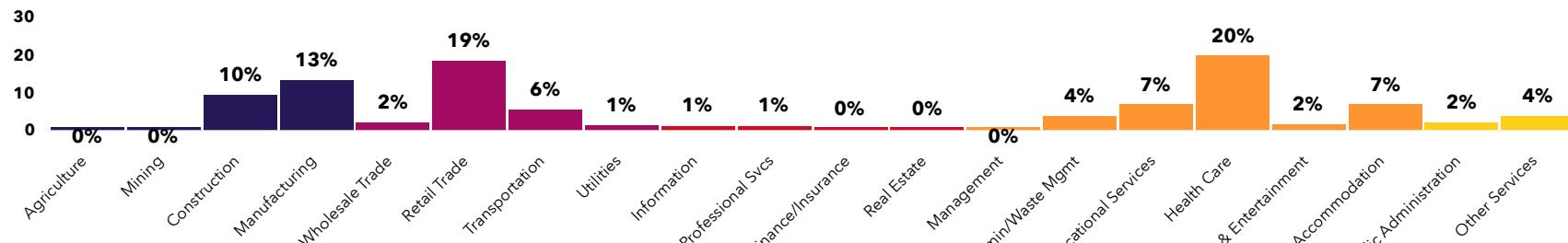
28306, Fayetteville, North Carolina

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

**1,595**  
Total Households



## Housing

**\$72,646**  
Median Home Value



## People

**37.0**  
Median Age



**42.8%**  
Home Ownership



**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)

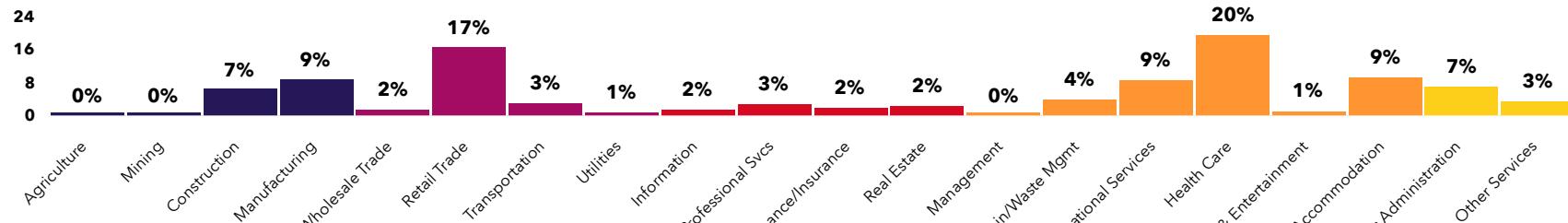
28306, Fayetteville, North Carolina

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

**\$130,527**  
Median Home Value



## People

**35.0**  
Median Age



**15,036**  
Total Housing Units



**51.0%**  
Home Ownership



**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)

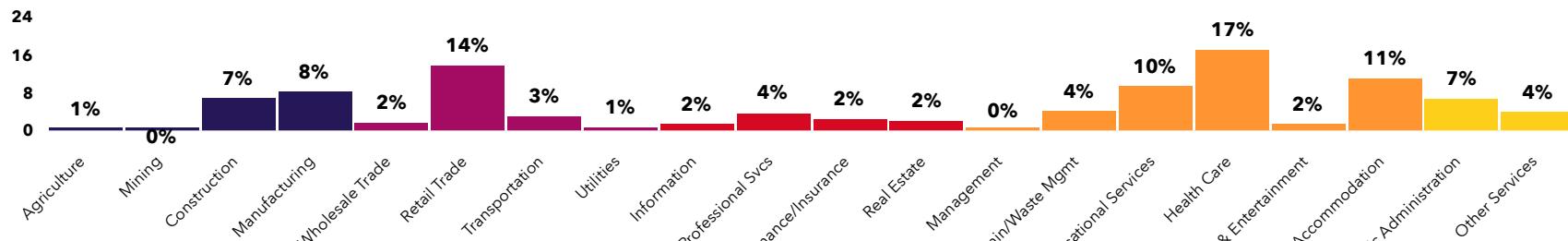
28306, Fayetteville, North Carolina

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

**\$130,475**  
Median Home Value



## People

**36.1**  
Median Age



**51.0%**  
Home Ownership



**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>



Screening with RentSpree is a no-brainer

1. No damage to credit score (Soft credit inquiry)
2. Screening reports are instantly pulled and shared
3. Sensitive personal information is protected
4. The application is saved making it easier to re-apply

If you have any questions or issues, contact support@rentspree.com.