

*Exclusively Listed By:*

**Rishi Shah, CCIM**

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Broker/Principal

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**Roger Shah, CCIM**

**Broker-in-Charge/Principal**

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**PRIME HAYMOUNT FOR SALE/LEASE**

**1220 Hay St, Fayetteville NC 28305**



# OFFERING SUMMARY

Sale Price:	\$299,000
Lease Rate:	\$3,000/month MG
Lot Size:	0.09 Acres
Year Built:	1956
Building Size:	1,914 SF (County Record)
Traffic Count:	20,000 AADT
Zoning:	NC – Neighborhood Commercial
Market:	Fayetteville MSA
Submarket:	Haymount

## OVERVIEW

**LOCATION, LOCATION, LOCATION!** This is your chance to own a truly prime commercial property at 1220 Hay St, strategically positioned at the merge of Hay St and Fort Bragg Rd in the highly sought-after Haymount area of Fayetteville, NC. This site offers high visibility and exposure, making it ideal for a wide range of retail or office ventures. You'll benefit from consistent traffic flow, as this location serves as a main artery connecting to and from Downtown Fayetteville, with a traffic light directly in front of the property.

The Haymount area is a dynamic and flourishing retail pocket, buzzing with exciting new and established businesses. This area thrives on its desirable residential density, generating a steady stream of walking traffic, leisure visitors, and dedicated business clientele. Imagine the incredible foot traffic and exposure your business will gain with the \$20+ million dollar renovation of the Cape Fear Regional Theater underway directly across the street!

The property will require renovation. Historically, the site may have been a gas station in the 1950s and an active dry cleaner in the 1990s. The Seller operated it solely as a pick-up location for clothes during their ownership period and has no actual knowledge of environmental hazards. There are also several historical USTs in the surrounding properties.

**DO NOT MISS THIS OPPORTUNITY!!**

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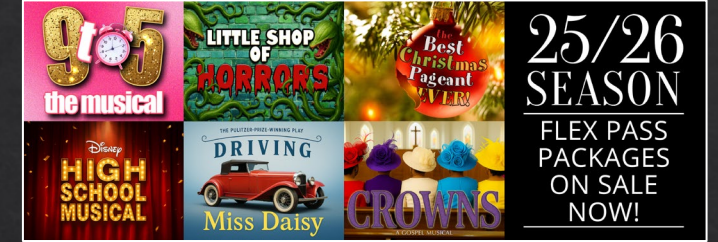
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**RES COMM**  
REAL ESTATE



# CAPE FEAR REGIONAL THEATER



<https://www.cftr.org/capital-campaign/act-2-expand-elevate/>

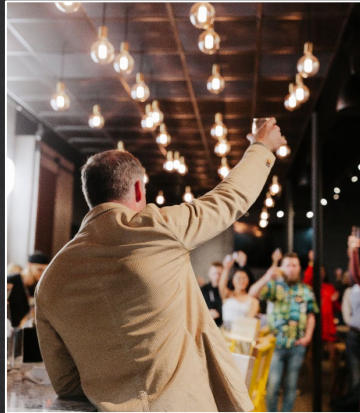
<https://www.fayobserver.com/story/news/local/2024/07/25/what-renovations-are-planned-for-cape-fear-regional-theatre-fayetteville-nc/74235236007/>

Over the past six years, CFRT has experienced dramatic growth across every program: summer camps have grown by 45%, studio classes by 89%, and mainstage attendance increased 20%. With more space, the theater can serve more people. This multi-million dollar project will expand upon Act 1, the \$1 million dollar auditorium renovation. It will add height to the building, creating dedicated classroom space, increasing the capacity and function of scenic and costume shops, and making dramatic improvements to the customer experience, including the creation of a dedicated 60+ space parking lot!! Thanks to support from the state, which contributed \$7.1 million, and city, which committed \$2.5 million, as well as several foundations and numerous individual donors, Phase 2 is 75% funded in just two years.

A rooftop event space will create additional capacity for private events, as well as more opportunity for evenings of everything from acoustic music, to comedy and gallery shows. This incredible new building is a gathering space for our community, where every visit will inspire you to live artfully and seek out creative experiences. This is a place where ideas and aspirations come to life.



# HAYMOUNT TRUCK STOP



<https://www.haymounttruckstop.com/the-story>

<https://www.fayobserver.com/story/lifestyle/food/2024/12/05/haymount-truck-stop-in-fayetteville-nc-food-trucks-bar-venue-future-plans/76476664007/>

<https://bizfayetteville.com/restaurants/2023/11/21/haymount-truck-stop-fayettevilles-first-food-truck-spot-prepares-for-black-friday-grand-opening/2447>

Opened in November 2023, Haymount Truck Stop has quickly become a key spot in Fayetteville's dining and entertainment scene, according to operations manager Doug Ray. Since opening, the venue has brought together food trucks, a full-service bar, arcade games and community events to Fayetteville, featuring picnic seating and lawn games along with a rotating selection of food trucks offering diverse cuisines, all within a pet-friendly atmosphere.

Inside of the Truck Stop, guests are invited to enjoy the 22 tap bar which specializes in various cocktails and the option to purchase non-alcoholic drinks. The growth and prosperity of the Haymount community cannot be overstated, this is where you want your business to be.



# PHOTOS



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# GIS AERIAL



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# FAYETTEVILLE MSA



Fayetteville, NC is the county seat of Cumberland County, the fifth-most populous county in North Carolina. The Fayetteville metro area is the largest in southeastern NC with an estimated population of 590,337 people. Suburban areas include Fort Bragg, Hope Mills, Spring Lake, Raeford, Pope Field, Rockfish, Stedman, and Eastover. Fayetteville serves as the region's hub for shops, restaurants, services, lodging, health care, and entertainment. The city has received the All-America City Award from the National Civic League four times and boasts one of the most diverse populations in the nation. Fayetteville enjoys a low unemployment rate of 5.2% with a large labor pool of trained professionals.

The backbone of the economy, Fayetteville is best known as the home of Fort Bragg military base, the largest military installation in the world with more than 50,000 active duty personnel. Fort Bragg and Pope Field pump about \$4.5 billion a year into the region's economy, making Fayetteville one of the most stable markets in the country. The area has a large and growing defense industry, ranking in the top five Defense Industry Development Areas in the US with 8 of the top 10 American defense contractors located in the area. The city hosts Partnership for Defense Initiatives (PDI), a trade association promoting defense contractors.

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# DISCLOSURES

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1. This site may have been a gas station in the 1950s, likely before the existing structure was erected. There are multiple historical USTs in the surrounding area.
2. This site may have been an active dry cleaner in the 1990s
3. This site may have ceiling tiles containing asbestos
4. This site was struck by an oncoming vehicle in 2023 and repairs have passed inspection with the City of Fayetteville



# Res-Comm Real Estate Team

## Roger Shah, CCIM



Principal/Broker-in-Charge  
Tel: (910) 578-8039 cell  
2112 Skibo Rd, Fayetteville NC 28314  
[roger@rescommre.com](mailto:roger@rescommre.com)

Originally from India, Roger came to the U.S. in 1987. He settled in Fayetteville in 1998 and began his real estate career that same year, licensed in North Carolina, South Carolina, and Georgia.

Also in retail business himself since 1991, Roger is very actively involved in commercial real estate dealings and has helped a number of clients in sales, represented buyers and has done investment analysis.

He holds the designation of ABR (Accredited Buyer's Representative), SFR (Short Sale and Foreclosure Resource), and CCIM (Certified Commercial Investment Member).

## Rishi Shah, CCIM



Principal/Broker  
Tel: (910) 977-1596 cell  
2112 Skibo Rd, Fayetteville NC 28314  
[rishi@rescommre.com](mailto:rishi@rescommre.com)

Rishi advises private, corporate, and institutional clients on the acquisition, holding, & disposition of commercial real estate in the state of North Carolina.

Born in Laurinburg, NC, Rishi has spent his entire life living in the great Tar Heel State and is a proud product of the University of North Carolina at Chapel Hill.

Rishi began his real estate career in 2014 and has completed transactions totaling over \$100 million in value.

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## Working With Real Estate Agents Disclosure (For Buyers)

### IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

**Note to Agent:** Check all relationship types below that may apply to this buyer.

           **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before making a written offer or oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

  X   **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.\*

  X   **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.\*

*\*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

  X   **Unrepresented Buyer (Seller subagent):** The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

**Note to Buyer:** For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at [ncrec.gov](http://ncrec.gov) (Publications, Q&A Brochures) or ask an agent for a copy of it.

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date

Rishi Shah  
Agent's Name

281901  
Agent's License No.

Res-Comm Real Estate, LLC  
Firm Name

REC. 4.27 • 1/1/2022



## WORKING WITH REAL ESTATE AGENTS (LEASE TRANSACTIONS) (FOR TENANTS)

*NOTE: This form is designed for use by agents working with tenants. It is similar, but not identical, to the "Working with Real Estate Agents Disclosure (For Buyers)" published by the NC Real Estate Commission (available as NCR Standard Form #520), which must be used by agents working with buyers.*

### IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate lease transaction, it is important that you understand whether an agent represents you.
- Real estate agents should (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

**Note to Agent:** Check all relationship types below that may apply to this tenant.

\_\_\_\_\_ **Tenant Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a tenant agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written tenant agency agreement with you before making a written or oral offer for you. The landlord would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

  X   **Dual Agency:** Dual agency will occur if you lease a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the landlord at the same time. A dual agent's loyalty would be divided between you and the landlord, but the firm and its agents must treat you and the landlord fairly and equally and cannot help you gain an advantage over the other party.\*

  X   **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the landlord, but the firm would designate one agent to represent you and a different agent to represent the landlord. Each designated agent would be loyal only to their client.\*

\*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to lease.

  X   **Unrepresented Tenant (Landlord subagent):** The agent who gave you this form may assist you in your lease, but will not be representing you and has no loyalty to you. The agent will represent the landlord and is required to give the landlord any information about you (even personal, financial or confidential information) that would help the landlord in the lease of their property.

**Note to Tenant:** For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at [ncrec.gov](http://ncrec.gov) (Publications, Q&A Brochures) or ask an agent for a copy of it.

\_\_\_\_\_  
Tenant's signature

\_\_\_\_\_  
Tenant's signature

\_\_\_\_\_  
Date

**Rishi Shah**  
Agent's name

**281901**  
Agent's license no.

**Res-Comm Real Estate, LLC**  
Firm name



NC REALTORS®

Page 1 of 1

STANDARD FORM 521

Revised 7/2022

© 7/2025



# APPLY NOW!

1220 Hay Street, Fayetteville, NC 28305

## Rishi Shah



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rishi@rescommre.com

### You will submit:

Rental Application

TransUnion Screening 

- Credit Report & Score
- Criminal Background Check
- Eviction Related Proceedings



Scan to apply  
or visit:

<https://apply.link/qMI5JyQ>



rentspree

### 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](mailto:support@rentspree.com).