

PRICE REDUCED | \$3,495,000

Owner-user or investment opportunity

7724 RAEFORD ROAD, FAYETTEVILLE, NC



ALSO AVAILABLE FOR LEASE

AVISON
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Property summary

PROPERTY SUMMARY

Location	7724 & 7734 Raeford Rd Fayetteville, NC 28304
Type	Office Building
Zoning	LC- Limited Commercial District <i>(existing building)</i> OI - Office & Institutional District <i>(undeveloped portion of parcel)</i>
Size	20,193 SF
Building Height	3 story
Status	33% occupied
Year Built	2016
Site Acreage	±3.39
PIN	9486368393000
Parking	4.77/1,000 SF - currently
Sale Pricing	\$3,495,000*
Leasing Opportunities	First Floor: up to 6,731 SF Second Floor: up to 6,731 SF Lease rate: \$24.00/SF, NNN

POTENTIAL USES



* Pricing reflects market cap valuation on in-place income and \$110/SF valuation on remaining shell space (below market rate)

Offering overview

Avison Young is pleased to present 7724 Raeford Road, a unique commercial property strategically located just off U.S. 401/S Raeford Rd, Fayetteville, NC — a highly amenitized, easily accessible corridor with abundant retailers, restaurants and services nearby. Situated on ±3.39 acres, the Property consists of one three-story office building totaling ±20,193 square feet, and has been site plan approved for a second ±20,193 sf building. The Property is currently 33% leased to a well-established medical practice with a remaining lease term of 3+ years and three 10-year renewal options. Prominent monument and building signage available along Raeford Road provide occupiers with visibility, and a healthy parking ratio of 4.77 spaces per 1,000 square feet accommodates a wide variety of uses including, general office, healthcare clinics and mental and behavioral health. With land and construction prices increasing to new highs, the offering presents a tremendous opportunity to acquire a first-class asset at a price well below replacement cost in a prime location.

The property is situated less than four miles from Cape Fear Valley Hoke Hospital, six miles from FirstHealth Moore Regional Hospital - Hoke, both in Raeford, and less than nine miles from Cape Fear Valley Medical Center in Fayetteville. Additionally, I-295 is located less than two miles from the Property, offering convenient access to Fort Bragg, downtown Fayetteville, I-95, and regional destinations.

REQUEST ACCESS

Click the link below to request access to the confidential Offering Memorandum.

Investment highlights



Rare, office investment opportunity that also accommodates owner/occupant use



Site plan approved for twin building on same parcel, with retention pond and a portion of parking lot already in place.



Parcel suitable for tenants requiring an outdoor area, offering approximately 12,500 SF of open space.



Prominent monument and building signage provides tenants with added visibility



Priced well below replacement cost, the offering presents investors with the opportunity to acquire a high-quality, income-producing asset at an attractive basis



Ample dedicated surface parking with a ratio of 4.77/1,000 with potential for an additional 75 surface spaces to satisfy an assortment of tenancies



Adaptable building with zoning capable of accommodating a variety of uses



Excellent regional connectivity strategically located off a highly amenitized corridor with easy access to I-295, downtown Fayetteville, I-95, and regional destinations



**Located just off
U.S. 401 – premier
business corridor in
Fayetteville**

Accommodates multiple buyer profiles

7724 Raeford Road offers a rare chance to secure a first-class medical and professional office asset well below today's soaring replacement costs. The property offers a flexible blend of in-place medical income, substantial shell space, and long-term real estate control, aligning with a broad range of investment objectives:

MEDICAL OWNER-OCCUPANT

- 6,600 SF of income in place
- Ability to tailor and occupy shell space
- Offset debt with tenant income
- Lock in long-term real estate control

DEVELOPER / VALUE-ADD INVESTOR

- 13,400 SF of cold dark shell
- Priced at \$110/SF (below replacement cost)
- 66% Lease-up upside
- 2016 construction (no heavy deferred maintenance)

PASSIVE INVESTOR

- In-place medical tenant
- Medical credit profile
- Future upside via lease-up or sale to owner-user



20,193 SF
OFFICE BUILDING



2016
CONSTRUCTION



8.5% cap
ON IN-PLACE INCOME



Tenant
MEDICAL CREDIT PROFILE



13,400 SF
SHELL SPACE AT \$110/SF



Significant
LEASE-UP PRICING



Priced below
REPLACEMENT COST





HEALTHCARE CLINIC



- 8 minute drive from Cape Fear Valley Hoke Hospital, 10 minutes from FirstHealth Moore Regional Hospital - Hoke, and 15 minutes from Cape Fear Valley Medical Center
- Situated near densely populated residential neighborhoods
- Located two miles from I-295, offering convenient access from Fort Bragg, downtown Fayetteville, and the greater regional area

GENERAL OFFICE



- Rare, full floor availability in professional office/medical building
- Shell space condition providing flexibility and opportunity to design a space specific to business needs
- Less than half a mile from U.S. 401 – premier business corridor in Fayetteville

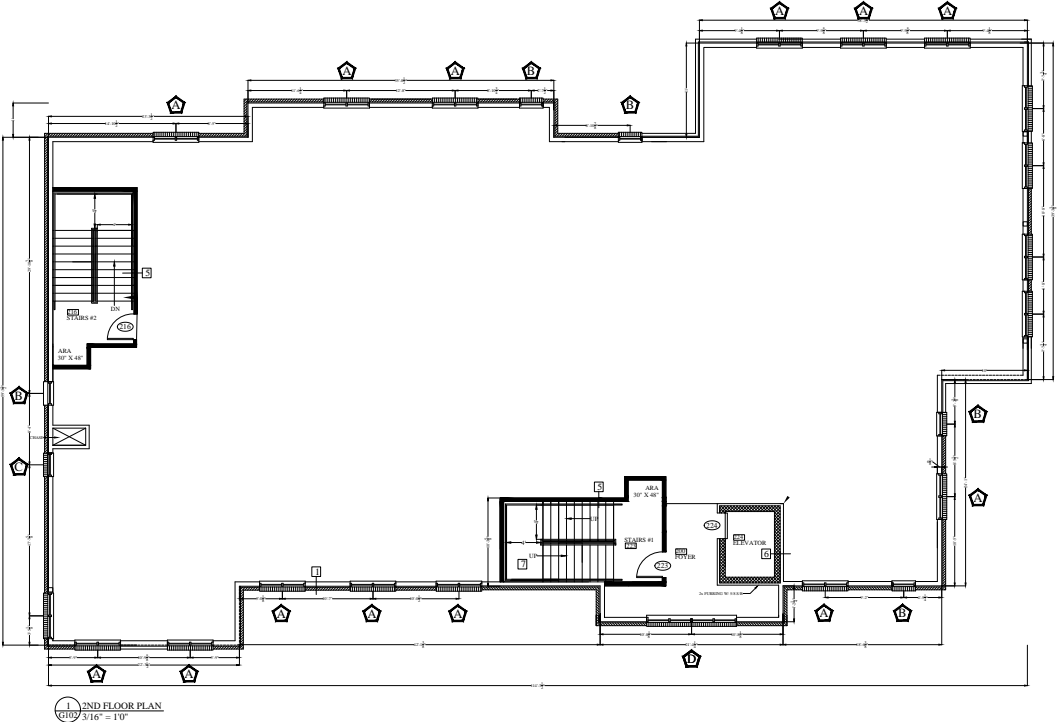
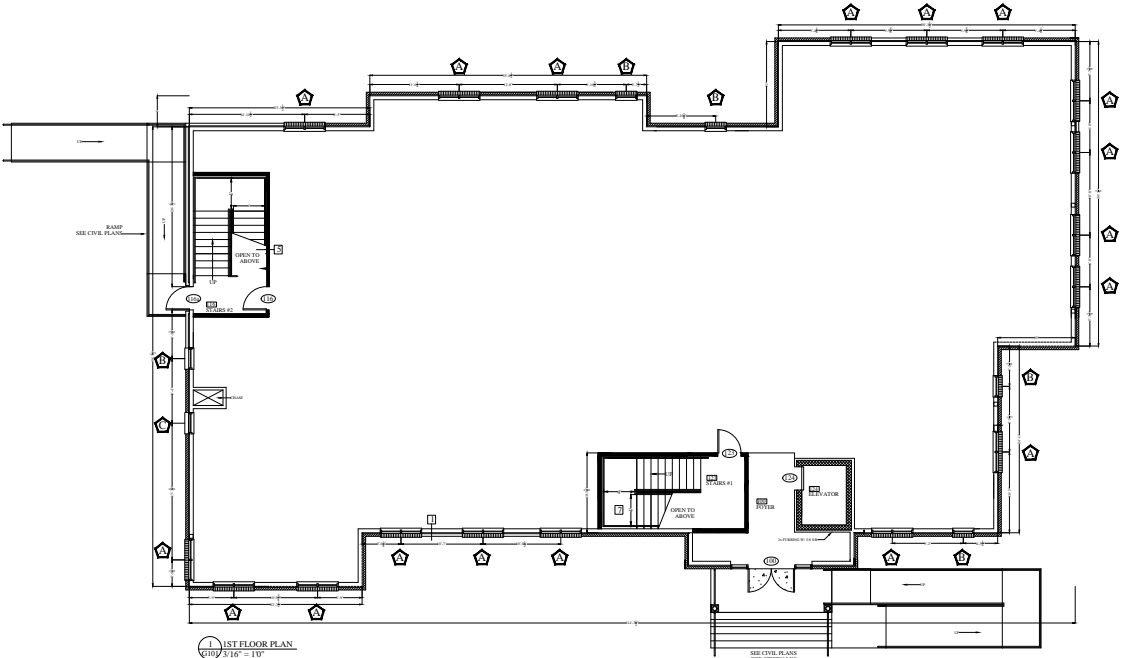
MENTAL & BEHAVIORAL HEALTH



- Located close to residential neighborhoods
- Fayetteville Area System of Transit (FAST) bus stop adjacent to property
- Opportunity to utilize ±12,500 square feet of outdoor space

First floor existing layout

6,731 SF



Second floor existing layout

6,731 SF

Demographics and Key Facts

Major employers



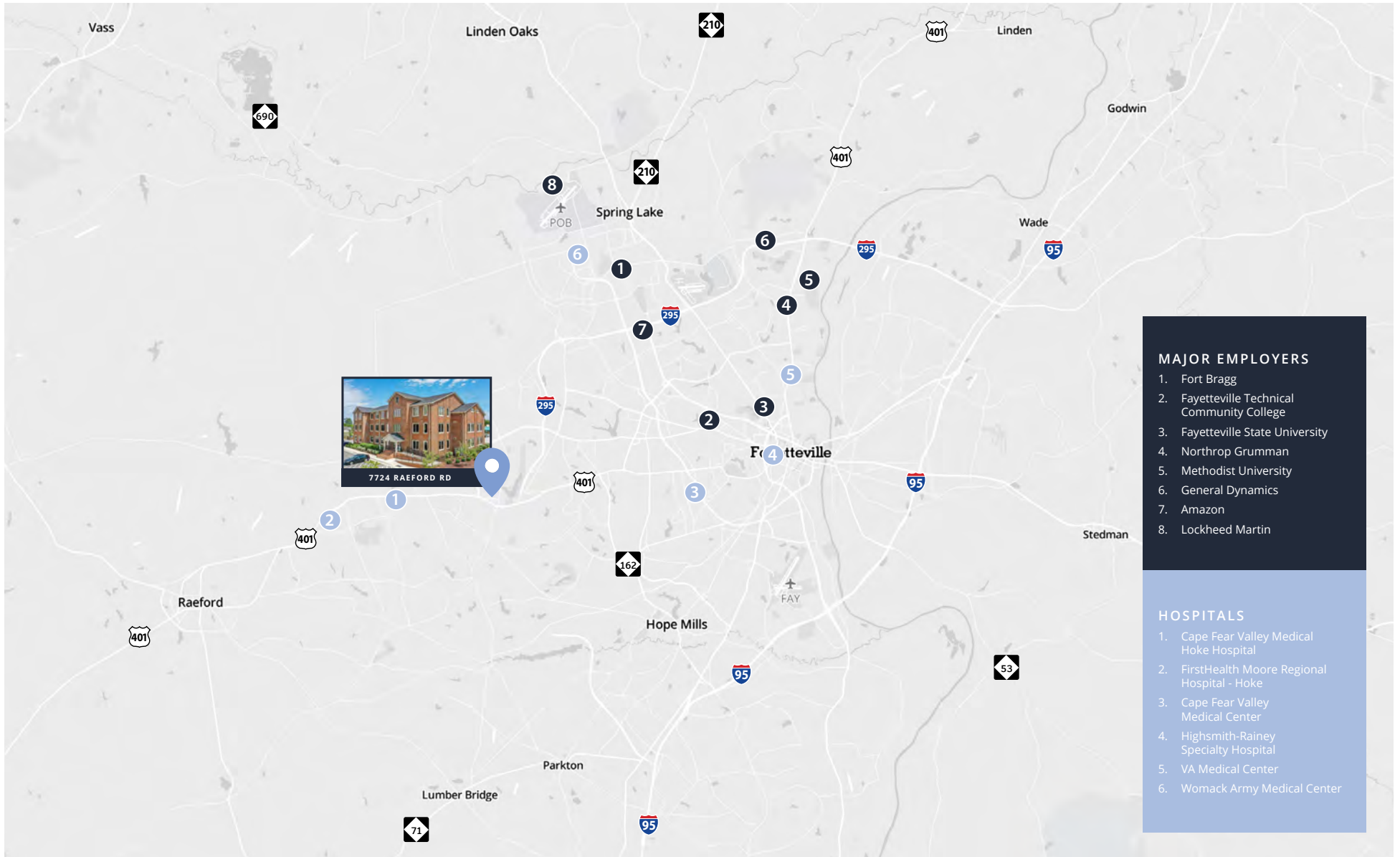
Demographic Overview

	3 Mile Radius	5 Mile Radius	10 Mile Radius
2025 Population	39,853	107,784	271,208
Median Age	32	32	32
Average Household Income	\$106,188	\$92,268	\$83,419
Households	14,687	41,241	101,625
EDUCATIONAL ATTAINMENT			
High School Diploma	62%	62%	63%
Bachelor Degree or Higher	31%	31%	28%
EMPLOYMENT			
Employed	80%	82%	76%
Unemployed	5%	5%	5%



communications





**If you would like
more information,
please contact:**

Janet Clayton, CCIM
Principal, Sales and Leasing
D 919 420 1581
M 919 306 0405
janet.clayton@avisonyoung.com

Liz Legg
Associate
D 919 420 1551
M 607 643 2063
liz.legg@avisonyoung.com

Request Access

Click the link below to request access to the confidential Offering Memorandum.

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5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

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