TRADEMARK PROPERTIES

450 HAY STREET

FAYETTEVILLE, NC 28301

UP TO 6,533 SF

FOR LEASE

LISTING BROKER:

SHELLEY BHATIA, CCIM
910.273.8474 MOBILE
SBHATIA@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

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FAYETTEVILLE, NC 28301

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PROPERTY HIGHLIGHTS

- Availability:
  - Suite C: 3,033 SF + 2,630 SF Patio
  - 8th Floor: 3,500 SF
- Lease Rate: $25.00/SF, NNN
- Parking available in the new $17M parking deck and street
- Located in the heart of Downtown Fayetteville
- Adjacent to the new $40M, 5,300 seat Segra Baseball Stadium with a public plaza
- A part of the new $125 million master development mixed-use project which also includes:
  - 100,000 SF of office space above the city parking garage
  - 120-room Hyatt Place Hotel above the city parking garage
  - Prince Charles Hotel redeveloped into 59 apartments

LEASE RATE:
$25.00, NNN

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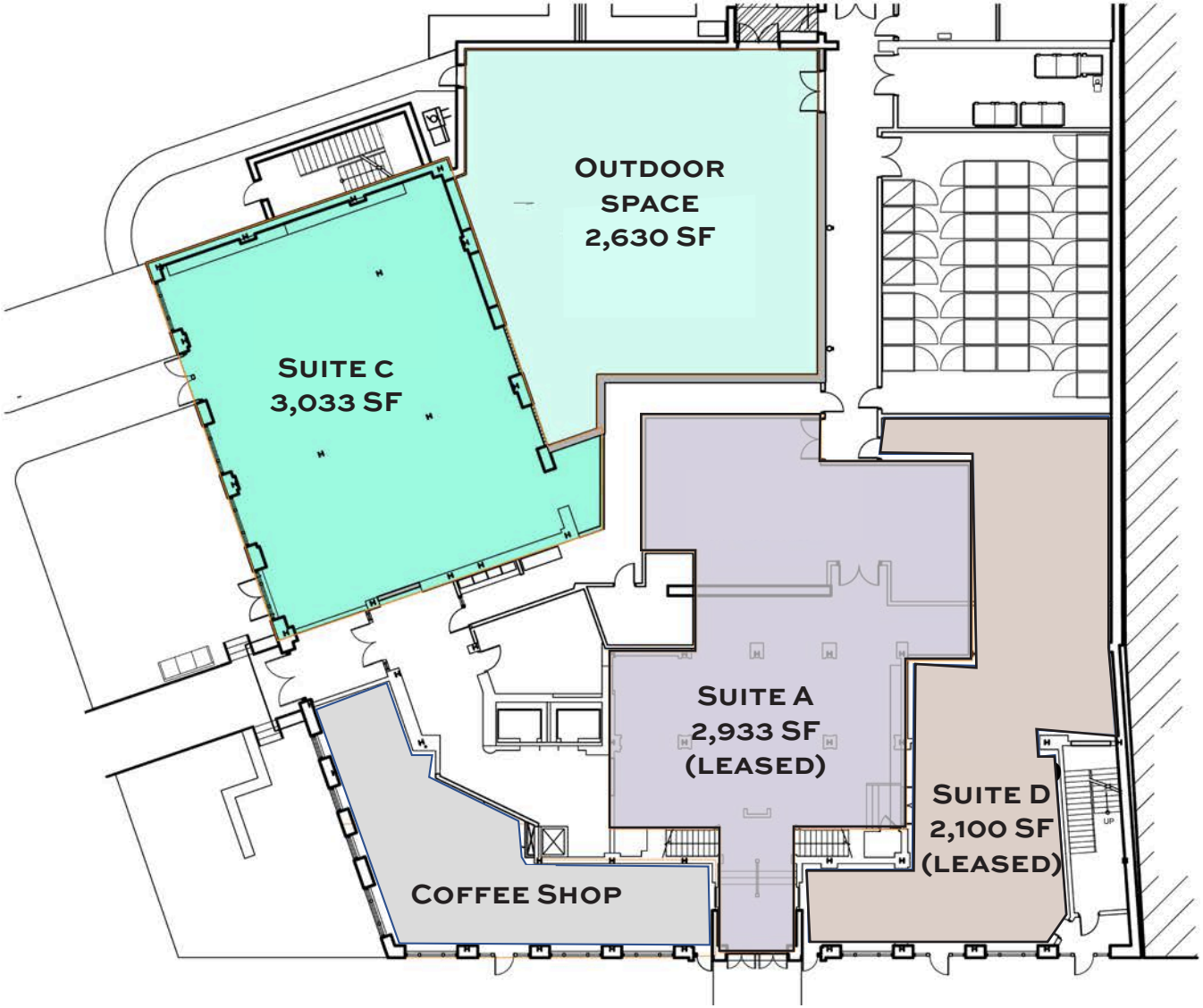
FLOOR PLAN



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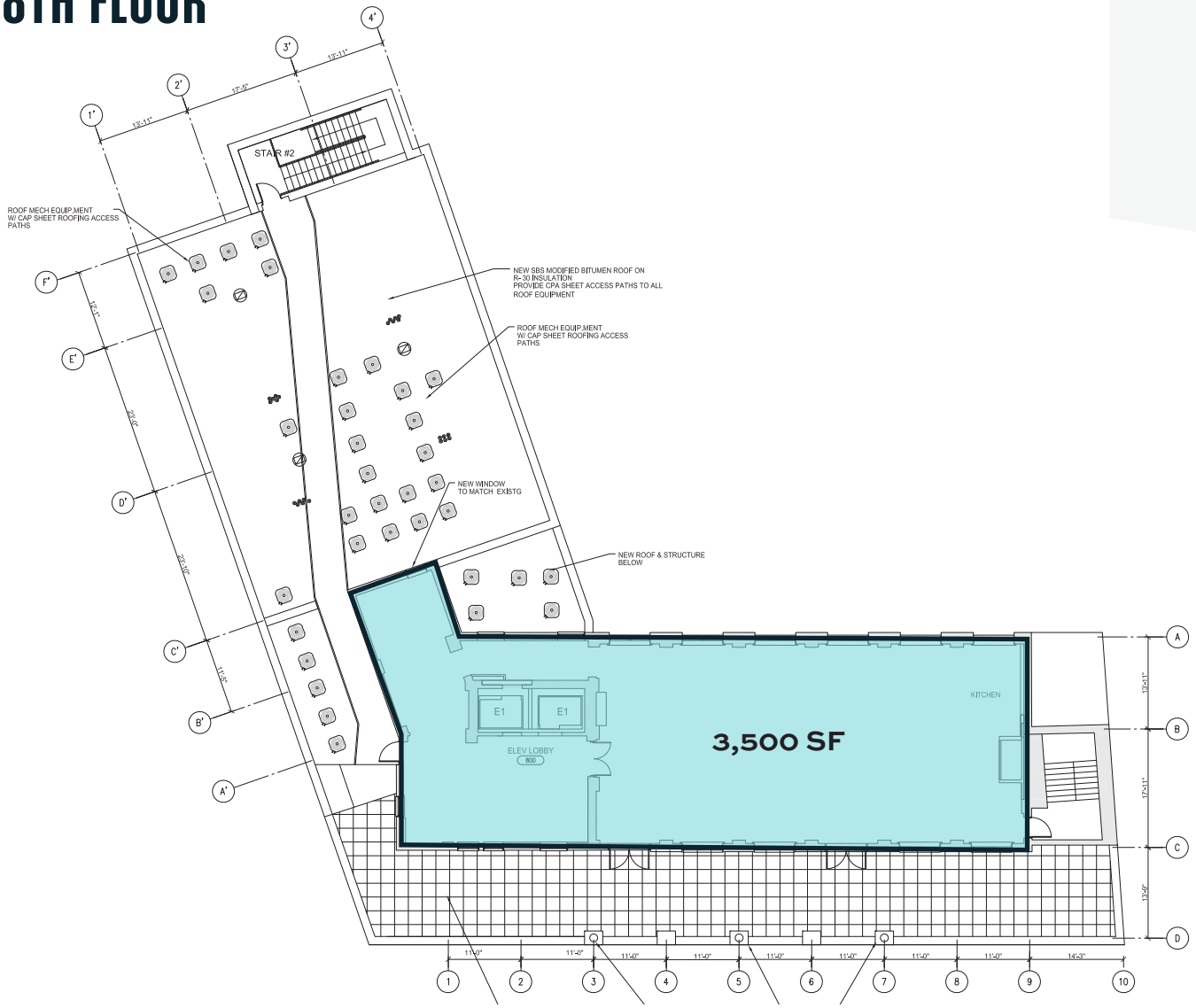
FLOOR PLAN - 8TH FLOOR



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TRADEMARK PROPERTIES

SITE MAP

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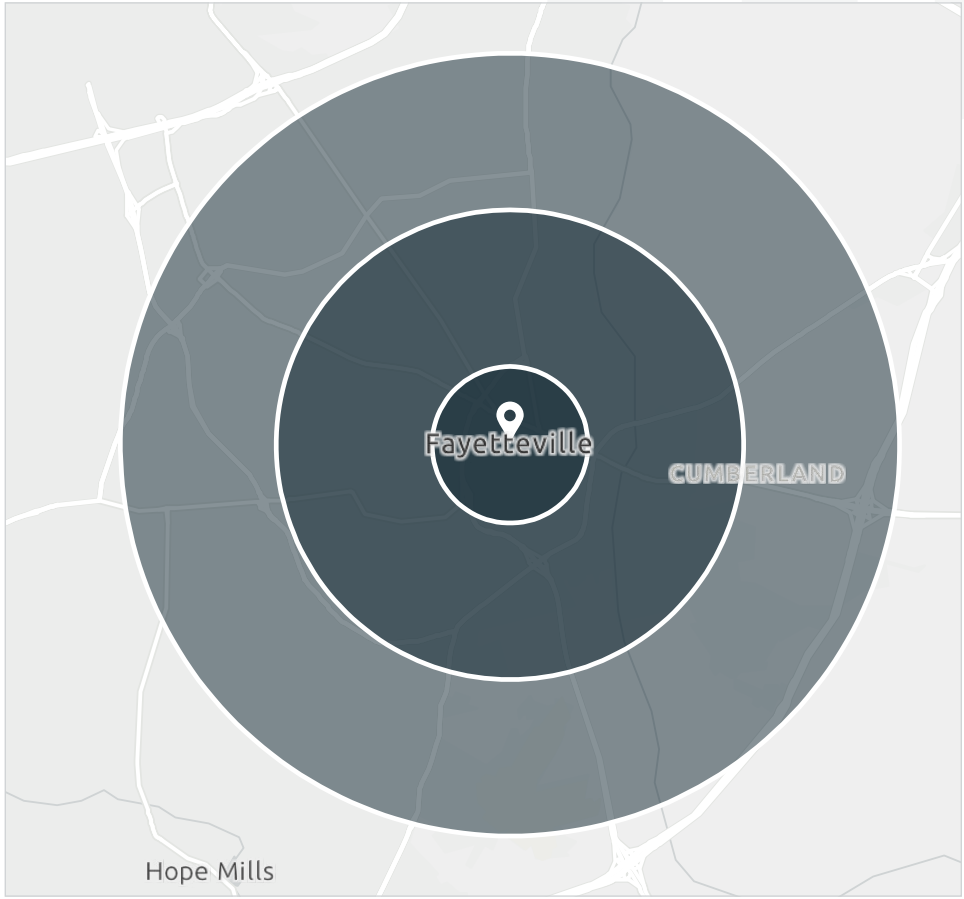
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 POPULATION	4,019	35,051	93,430
2028 POPULATION *(PROJECTED)*	4,335	35,174	93,127
2023 HOUSEHOLDS	1,752	14,971	40,082
2028 HOUSEHOLDS *(PROJECTED)*	1,965	15,238	40,486
OWNER-OCCUPIED HOUSING UNITS	700	6,724	18,957
RENTER-OCCUPIED HOUSING UNITS	1,052	8,247	21,125
2023 AVERAGE HOUSEHOLD INCOME	$71,544	$67,975	$66,741



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EXCLUSIVE BROKERS:

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