

RETAIL PROPERTY FOR SALE

# 3600 Legion Road

3600 Legion Road, Hope Mills, NC 28348



4,000 SF Building



4,500 SF Building



for more information

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

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neil@grantmurrayre.com



3600 Legion Road

Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

# 4 Parcels on Legion Rd / Masonboro 3600 LEGION ROAD, HOPE MILLS, NC 28348

Building Name	4 Parcels on Legion Rd / Masonboro
Property Type	Retail
Property Subtype	Street Retail
APN	0425-22-7537 ; 0425-22-5678; 0425-22-9566; 0425-22-3494
Building Size	8,500 SF
Lot Size	6.35 Acres
Year Built	1997
Number of Buildings	2
Traffic Count	17,000 VPD

This four-parcel commercial portfolio on Legion Road offers a compelling mix of income-generating assets and undeveloped land across 6.35 total acres. 3600 Legion Road includes a 4,000 SF building on 1.53 acres, currently generating \$48,150 in annual income. Adjacent at 3505 Masonboro Court, another 4,000 SF building on 1.32 acres delivers an additional \$45,000 in annual revenue, offering immediate cash flow to investors. The portfolio is rounded out by 3509 Masonboro Court, a 2.25-acre vacant parcel, and an adjoining 1.25-acre tract, both ideal for new development or long-term land banking. With existing infrastructure, flexible site layouts, and strong income in place, this portfolio balances short-term returns with long-term growth potential.

## PROPERTY DETAILS & HIGHLIGHTS



- Four parcels totaling 6.35 acres
- Two 4,000 SF buildings on 1.53 and 1.32-acre lots
- 3.5 acres of developable land across two parcels
- Excellent frontage and flexible site configurations
- Located in a thriving commercial and industrial area
- Easy access to highways and major business hubs

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ADDITIONAL PHOTOS



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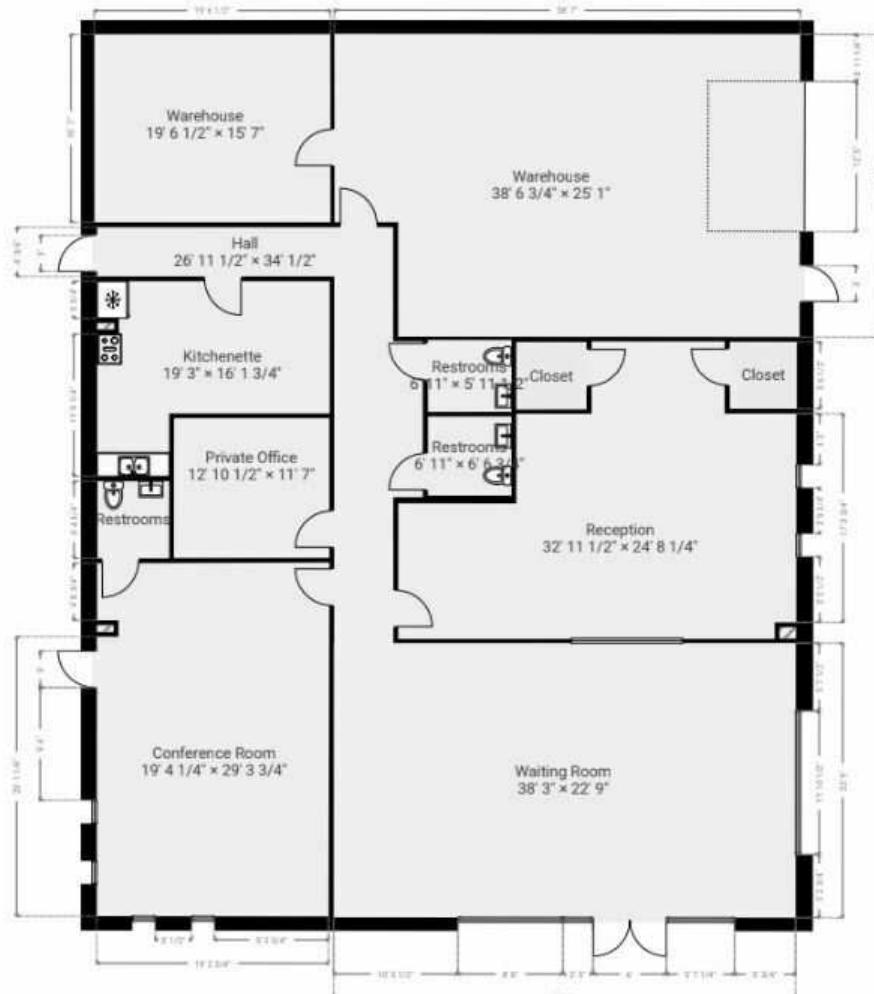


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ADDITIONAL PHOTOS

▼ Ground Floor



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,630	41,081	108,124
Average Age	35	38	38
Average Age (Male)	34	37	37
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,833	16,452	43,518
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$67,796	\$67,274	\$75,435
Average House Value	\$182,285	\$171,809	\$208,014

Demographics data derived from AlphaMap



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