

LAND FOR LEASE

1.2 AC Ground Lease or BTS

5956 Camden Rd, Fayetteville, NC 28306



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

PROPERTY OVERVIEW

Available Lots:	1.2 AC
Lease Rate:	Negotiable
Zoning:	C(P)/CZ
Traffic Count:	22,000

property description

This ±1.20-acre outparcel at 5956 Camden Rd is available for ground lease or build-to-suit within a new commercial development anchored by a FirstHealth Medical Clinic, creating an outstanding opportunity for retail, restaurant, or service users seeking a high-profile location. The site features full-movement access at a signalized intersection along Camden Rd, providing excellent visibility and convenient ingress and egress for customers. Delivery conditions include rough grading, utilities extended to the property line, completed internal roadways and site entrances, and an underground stormwater management system sized to serve the entire development. With flexible build-to-suit options and a thoughtfully planned commercial setting, the property is well suited for users looking to establish a presence alongside a leading regional healthcare provider and complementary future development. The conceptual site plan includes shared access and circulation designed to support a cohesive, high-quality commercial environment.

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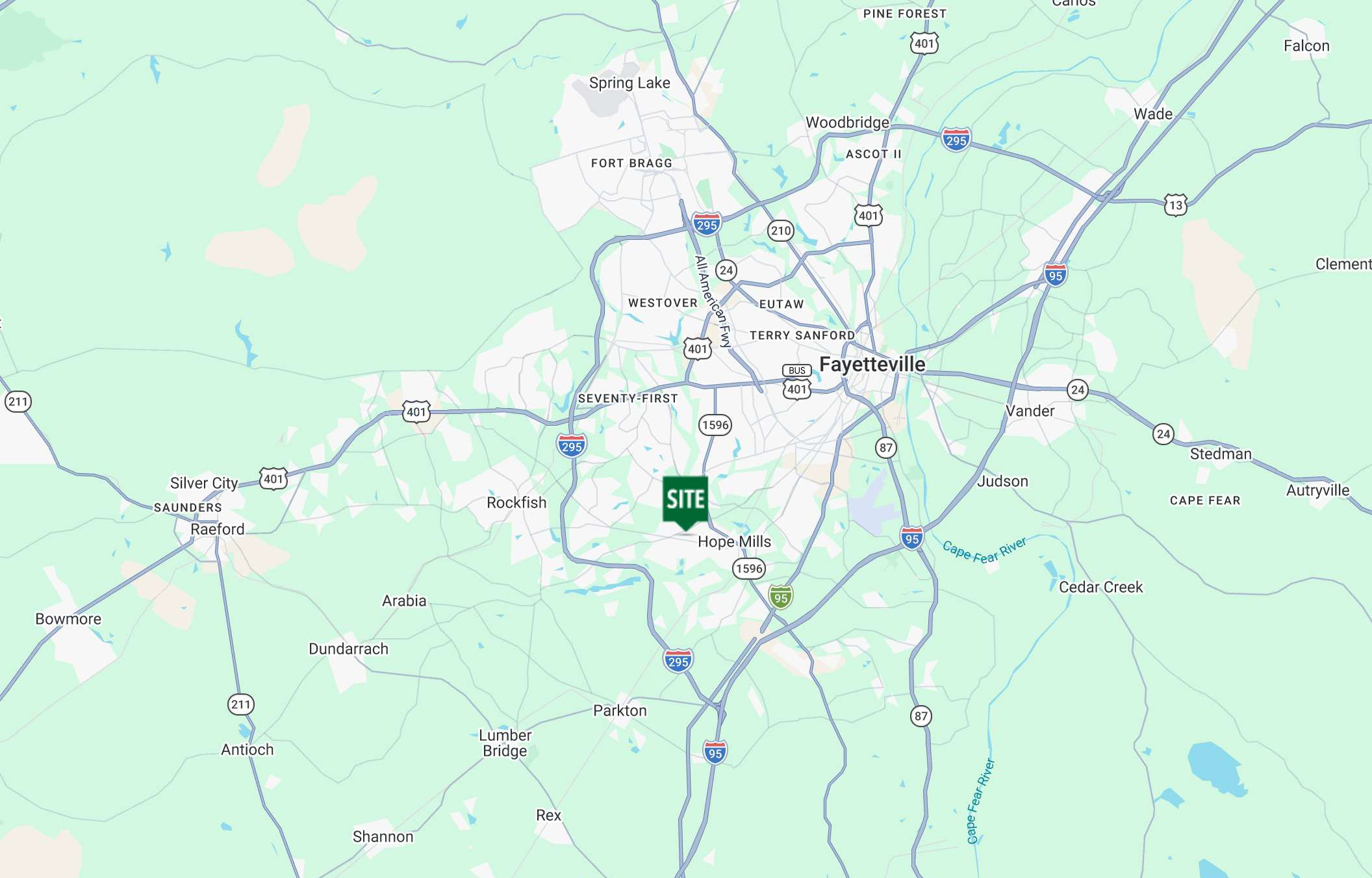
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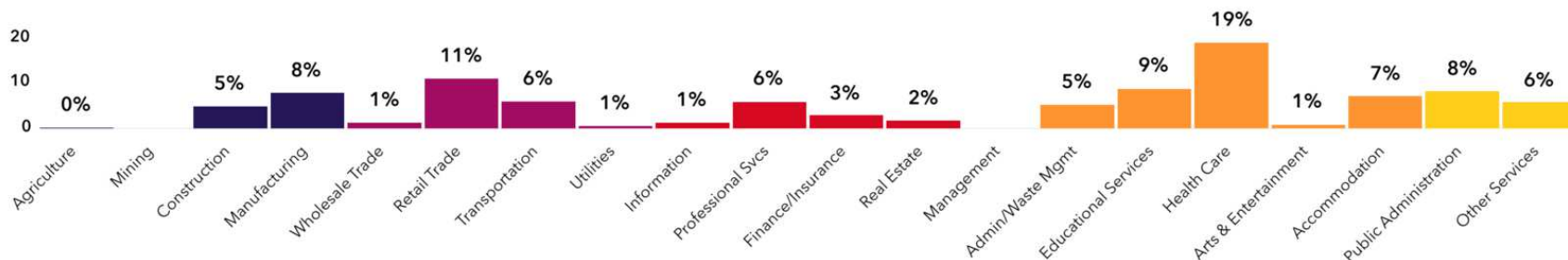
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51,386
Total Population



Population



40,571
Daytime Population

\$68,568
Median HH Income



Income



\$33,097
Per Capita Income

19,486
Total Households



Housing



21,041
Total Housing Units

\$232,278
Median Home Value



Homes



65.5%
Home Ownership

36.5
Median Age



People



Tapestry Segment

Demographics

5956 Camden Road, Fayetteville, North Carolina, 28306



6%
No HS Diploma



27%
HS Graduate



39%
Some College



28%
Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2026 and 2028

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