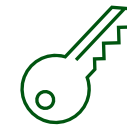




2500 & 2504 Raeford Rd
Fayetteville, NC 28305
Highland Executive Buildings

In Place NOI of \$176,248
Offered at \$2,275,000
7.75% Cap Rate w/UpSide



Professionally Managed
Turnkey Office Property



Submarket Office Vacancy of
1.4%



Located Near Fort Bragg,
Largest Military Installation in
the USA

Neil Grant
Principal/Broker
910.818.3252
neil@grantmurrayre.com

Vishal Nandwani
Commercial Broker
910.578.4797
vishal@grantmurrayre.com

Corey Croegaert
Commercial Broker
910.987.2579
corey.c@grantmurrayre.com

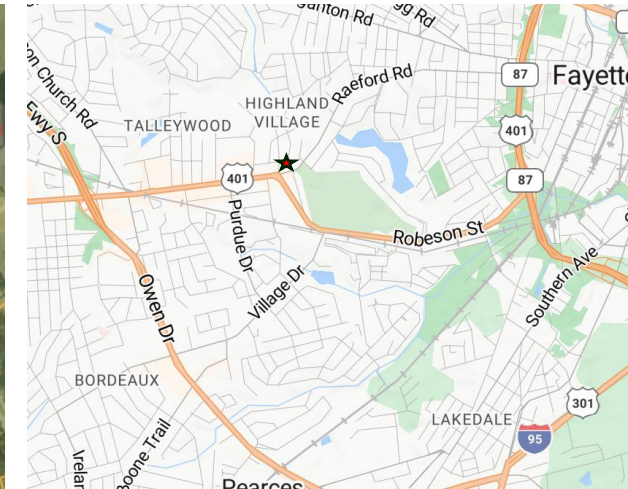


Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

Grant-Murray Real Estate LLC
150 N McPherson Church Rd, Ste A,
Fayetteville, NC 28303
<https://grantmurrayre.com/>

Property Summary

Property Address:	2500 & 2504 Raeford Rd, Fayetteville, NC 28305
Parcel Numbers:	0427415957000, 0427415920000, 0427414859000
Property Type:	Multi-Tenant Executive Office Property Two Two-Story Buildings
Building Area:	18,873 SF /16,195 RSF
Occupancy:	100% Leased/28 Tenants (Submarket Vacancy 1.4%)
Land Area:	.93 Acres/49,511 SF (Adjacent Parcel Sold for \$10.25M in 2022)
Year Built/Renovated:	2500 Raeford Rd - Built 1994/ Renovated 2025 2504 Raeford Rd - Built 1954/ Renovated 2025
Roof:	2500 Raeford Rd - New Roof in 2026 2504 Raeford Rd - New Roof in 2019 (TPO) & 2015 (EDPM)
Construction:	Concrete/masonry walls & wood/light steel framing construction with stucco exterior finish
Parking:	55 Spaces (3.25 Spaces/1,000 RSF)
Zoning:	Zoned CC (Community Commercial), providing for a broad range of retail, office, and service-oriented uses along a major commercial corridor
Traffic Counts:	30,000 VPD on Raeford Rd & 21,000 VPD on Robeson St
Capex Investment:	\$170K + invested since 2024 into updating HVAC systems, interior common areas, individual units, and a roof replacement
Property Tax:	Reassessed in 2025, typically a 7-year assessment cycle (2031)
Management:	Professionally managed by Grant Murray Property Management



Overhead Shots & Maps

Investment Highlights



2504 Raeford Rd Entryway



2504 Raeford Rd 2nd Floor Hallway

Ownership finished significant capital improvement projects since 2023; \$80K+ in new HVAC system optimizations (reducing long-term maintenance and utility expenses) and \$50K+ in interior suite remodels/upgrades to the common areas.

Located on a 0.92-acre parcel directly adjacent to a 1.54-acre parcel that transacted for \$10.25 million in 2022. The building is prominently visible from a 30,000 VPD high value retail traffic intersection. The Raeford Rd 401 retail corridor is a who's-who of credit fast casual and retail tenants and offers proven long-term infill development potential.

This turnkey office building is 100% occupied with a wait list. It's been demised to match post-Covid market demand, containing a variety of suite sizes (227 RSF – 2,299 RSF).

Professionally managed and leased by Grant Murray Property Management for over a decade, this property represents current turnkey income with upside in future rents increases and a no hassle covered land play adjacent to one of the most valuable intersections in Cumberland County.

Located across the street from the clubhouse of the oldest private country club in Cumberland County. The Highland Country Club is surrounded by some of the regions best appointed \$1,000,000+ homes of the Haymount, Branson Lake, and Forest Lake neighborhoods.

Tenants draw from a wide range of industries, including media, defense, transportation logistics, county services, financial services, insurance, and medical professionals. **Notable Tenants Include: County of Cumberland, Greater Fayetteville Business Journal, Flat Branch Mortgage, Branch Civil, TrueCare DPC, Insurance of the Carolinas, Interim Health Care, etc.**

North Carolina & Fayetteville: Growth with Great Demographics

North Carolina Ranked Top State for Domestic Migration

“North Carolina is one of the fastest-growing states in the U.S., leading the nation in domestic migration with approximately 84,000 net inbound residents in 2025 and adding 70,000–80,000 jobs per year, driven by strong population inflows and sustained economic growth.” (Sources: U.S. Census Bureau, NC OSBM, UNC Charlotte)

Fort Bragg (Fayetteville, NC) is a Powerful Economic Engine

“The post is the largest military installation (by population) in the world, home to over 48,000 total troops, over 1,600 Reserve Components, over 2,000 Temporary Duty students, over 16,000 Department of Defense civilians and contractors, and over 80,000 military family members, according to Fort Bragg Garrison Public Affairs Officer April Olsen. And the post helps support 97,000 retirees and their families.

The post puts more than \$8.8 billion a year into the local economy. It is a giant economic engine, fueling not just Cumberland County but directly or indirectly, benefiting much of North Carolina.”



Fayetteville Market House

“The community has a metaphorical “innovation corridor.” It brings Fort Bragg, our educational institutions, and our private sector partners together in one regional network for defense technology, cyber security, and artificial intelligence.”

- Cumberland County Commissioner Chair Kirk deViere



Pope Field at Fort Bragg

Demographics

	2 Mile	5 Mile	10 Mile
2025 Population	24,004	134,748	311,907
Avg Household Income	\$98,029	\$72,376	\$80,632
Median Household Income	\$72,988	\$53,958	\$61,565
Total Specified Consumer Spending (\$)	\$310.8M	\$1.4B	\$3.2B
2025 Households	10,932	57,377	119,695





Aerial Property Map

Amenity Rich Corridor: Tenants and their clients enjoy walking to a variety of restaurants, steakhouses, bars, golf courses, and grocery stores.



Financial Details

	In Place Performance at Current Rents	Performance at Mark to Market Rents
Gross Income		
Lease Income	\$266,364	\$325,613
Submarket Vacancy Allowance (1.4%)	(\$3,729)	(\$4,558)
Total Gross Income	\$262,635	\$321,055
Operating Expenses (Annualized based on 2024 & 2025 expenses)		
Property Taxes	\$17,850	\$17,850
Cleaning & Janitorial	\$16,000	\$16,000
Property Management	\$13,132	\$16,052
General Repairs & Maintenance	\$7,200	\$7,200
General insurance	\$4,400	\$4,400
Gardening & Landscaping	\$3,850	\$3,850
Pest	\$330	\$330
Total Non-Utility Expenses	\$62,762	\$65,683
Utilities		
Electric	\$13,400	\$13,400
Garbage & Recycling	\$4,500	\$4,500
Gas	\$2,950	\$2,950
Water & Sewer	\$2,775	\$2,775
Total Utilities	\$23,625	\$23,625
Total Operating Expenses	\$86,387	\$89,308
Net Operating Income	\$176,248	\$231,747
Cap Rate	7.75%	7.75%
Valuation	\$2,275,000	\$2,990,000

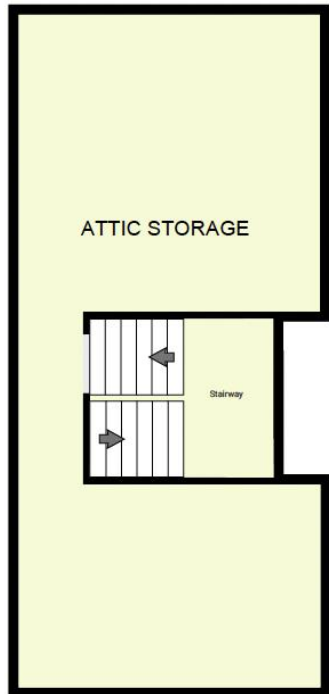
Tenant Summary

Building	Suite	Tenant Name	RSF	% of RSF	Lease Start	Lease End	Current Monthly Rent	Current Annual Rent	Current Rent per RSF	Annual Mark to Market Rent	Annual Mark to Market Rent per RSF	Options
2500	101 & 201		2,299	14%	3/1/24	2/28/27	\$3,127.00	\$37,524.00	\$16.32	\$42,180.43	\$18.35	2 X 2 Year
2500	200		720	4%	10/1/15	3/31/28	\$1,005.00	\$12,060.00	\$16.74	\$14,406.78	\$20.00	
2504	A1		1,317	8%	4/1/21	3/31/28	\$1,200.00	\$14,400.00	\$10.94	\$23,702.94	\$18.00	
2504	A2		628	4%	10/1/22	9/30/27	\$950.00	\$11,400.00	\$18.16	\$12,552.24	\$20.00	
2504	B		543	3%	7/15/23	7/31/26	\$700.00	\$8,400.00	\$15.47	\$10,858.07	\$20.00	
2504	C		1,625	10%	1/1/20	12/31/27	\$1,900.00	\$22,800.00	\$14.03	\$29,247.49	\$18.00	
2504	101 & 103		385	2%	3/1/25	4/30/27	\$615.00	\$7,380.00	\$19.17	\$8,470.84	\$22.00	
2504	102	For Tenant Details Please Contact Listing Broker	344	2%	3/14/26	4/30/27	\$550.00	\$6,600.00	\$19.19	\$7,567.28	\$22.00	
2504	104		344	2%	11/1/18	3/31/27	\$450.00	\$5,400.00	\$15.70	\$7,567.28	\$22.00	
2504	106		321	2%	7/1/25	6/30/27	\$500.00	\$6,000.00	\$18.70	\$7,059.03	\$22.00	
2504	107		400	2%	12/1/24	11/30/26	\$650.00	\$7,800.00	\$19.48	\$8,809.67	\$22.00	
2504	108		327	2%	5/14/26	5/31/28	\$500	\$6,000.00	\$18.33	\$7,200.21	\$22.00	
2504	109		227	1%	6/1/15	9/30/27	\$400.00	\$4,800.00	\$21.13	\$5,452.14	\$24.00	
2504	110		341	2%	3/1/10	3/31/28	\$450.00	\$5,400.00	\$15.82	\$7,510.81	\$22.00	
2504	111		354	2%	8/1/25	7/31/27	\$550.00	\$6,600.00	\$18.63	\$7,793.17	\$22.00	1 X 6 Months
2504	113 & 115		510	3%	11/1/25	10/31/27	\$700.00	\$8,400.00	\$16.49	\$10,190.67	\$20.00	
2504	112		350	2%	11/1/24	10/31/26	\$650.00	\$7,800.00	\$22.26	\$7,708.46	\$22.00	
2504	116		449	3%	2/1/26	1/31/28	\$605.00	\$7,260.00	\$16.16	\$8,984.22	\$20.00	
2504	200	624	4%	7/18/25	7/31/27	\$800.00	\$9,600.00	\$15.39	\$12,475.23	\$20.00		
2504	201	348	2%	6/24/24	3/31/27	\$600.00	\$7,200.00	\$20.70	\$7,651.99	\$22.00		
2504	202	687	4%	11/1/24	5/31/28	\$1,050.00	\$12,600.00	\$18.35	\$13,733.02	\$20.00		
2504	203	321	2%	8/12/24	8/31/26	\$485.00	\$5,820.00	\$18.14	\$7,059.03	\$22.00		
2504	205	321	2%	9/24/24	9/30/26	\$485.00	\$5,820.00	\$18.14	\$7,059.03	\$22.00		
2504	204	330	2%	4/1/19	3/30/27	\$450.00	\$5,400.00	\$16.37	\$7,256.68	\$22.00		
2504	206	343	2%	11/17/25	2/28/27	\$550.00	\$6,600.00	\$19.26	\$7,539.04	\$22.00		
2504	207	320	2%	12/8/25	2/7/27	\$500.00	\$6,000.00	\$18.77	\$7,030.79	\$22.00		
2504	208 & 210	664	4%	1/1/25	7/31/26	\$750.00	\$9,000.00	\$13.56	\$11,943.88	\$18.00	2 X 1 Year	
2504	209	345	2%	8/1/25	7/31/27	\$550.00	\$6,600.00	\$19.12	\$7,595.52	\$22.00	1 X 6 Months	
2504	212	409	3%	10/1/18	3/31/28	\$475.00	\$5,700.00	\$13.92	\$9,007.32	\$22.00		
Totals			16,195	100%			\$22,197	\$266,364		\$325,613		

Floor Plans

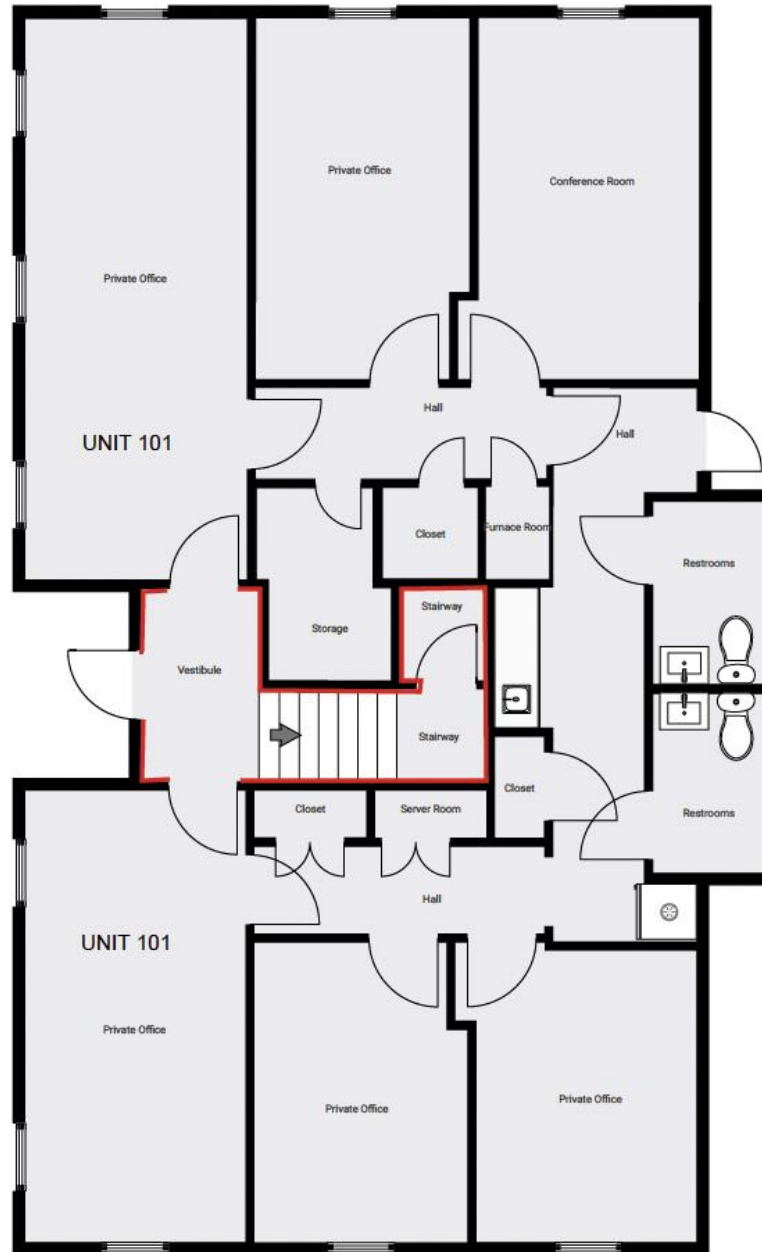
2500 Raeford Rd

Third Floor

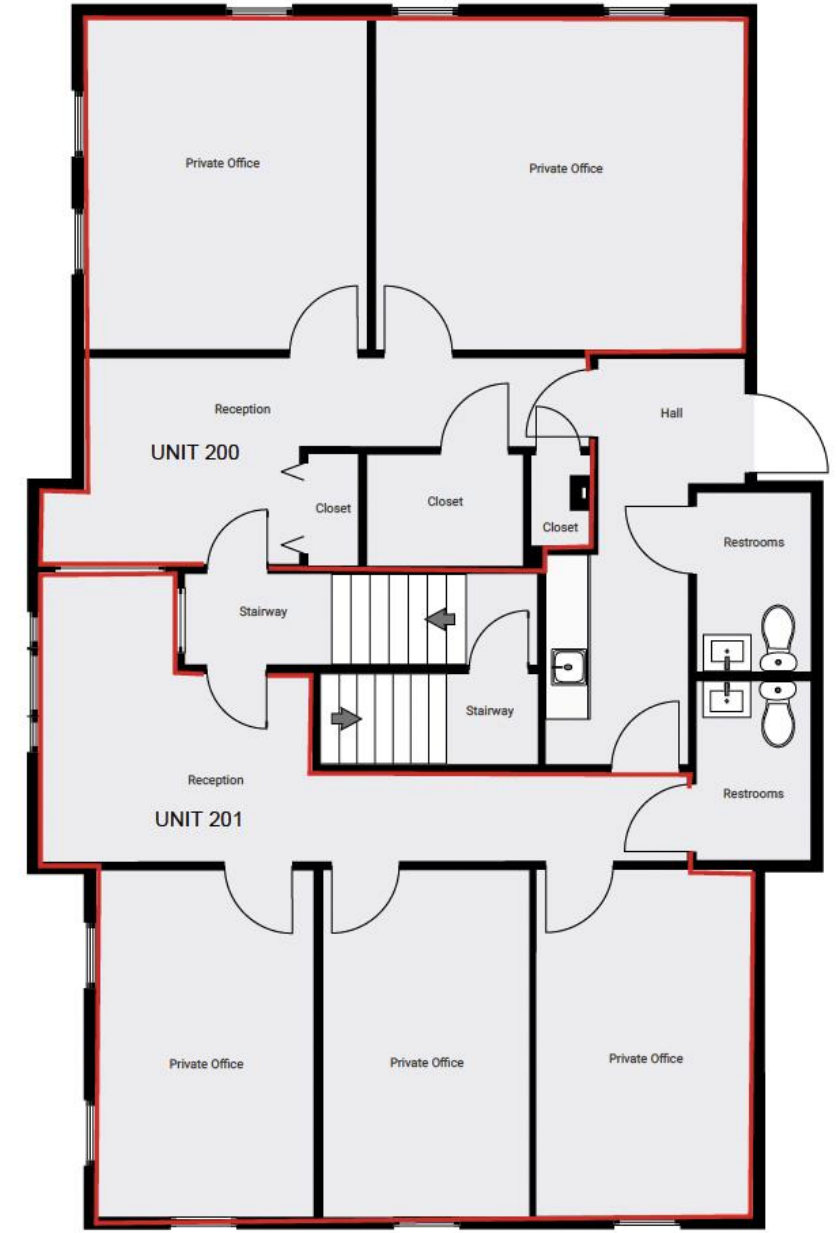


Attic Not Included
in any Square
Footage Totals

Ground Floor



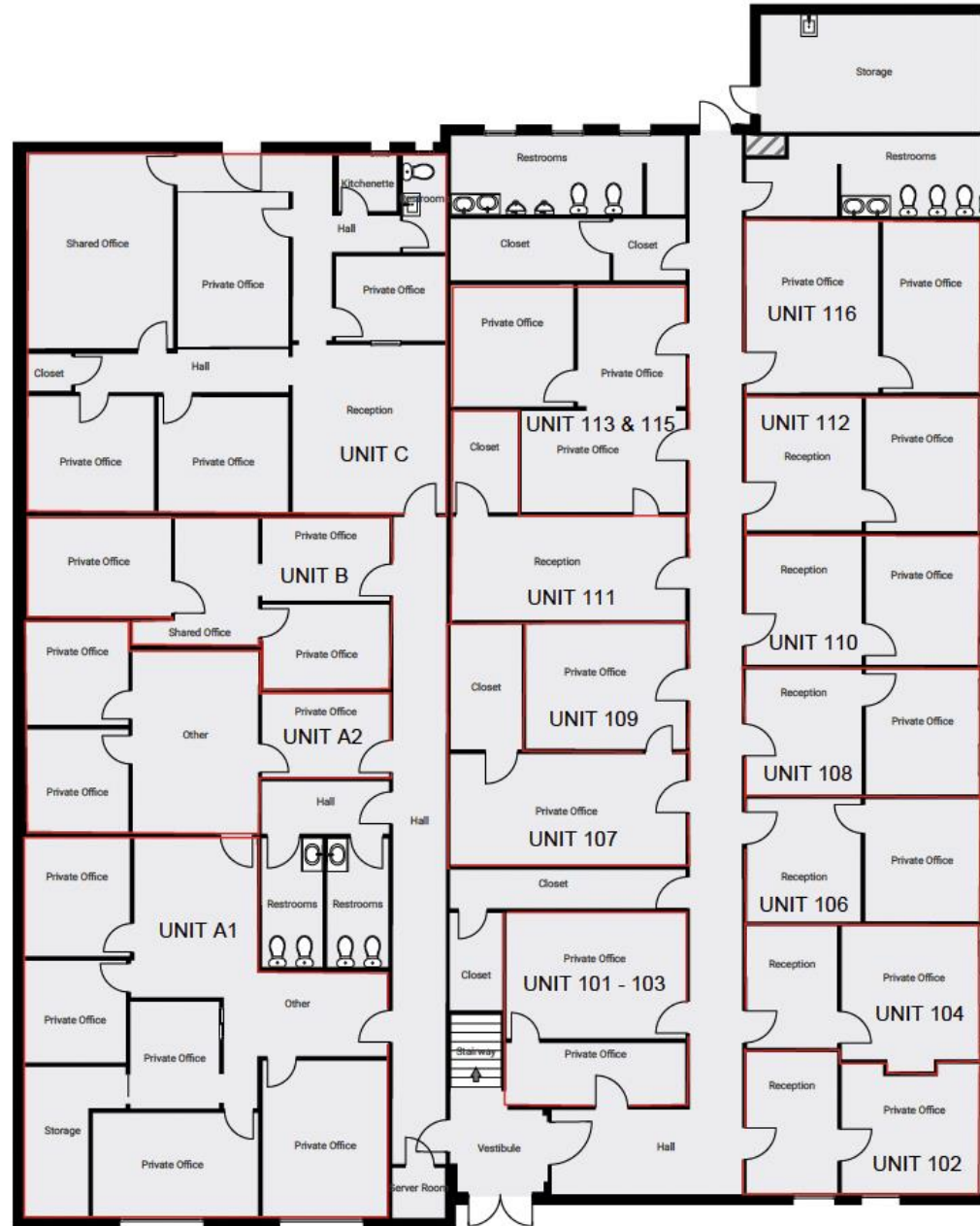
Second Floor



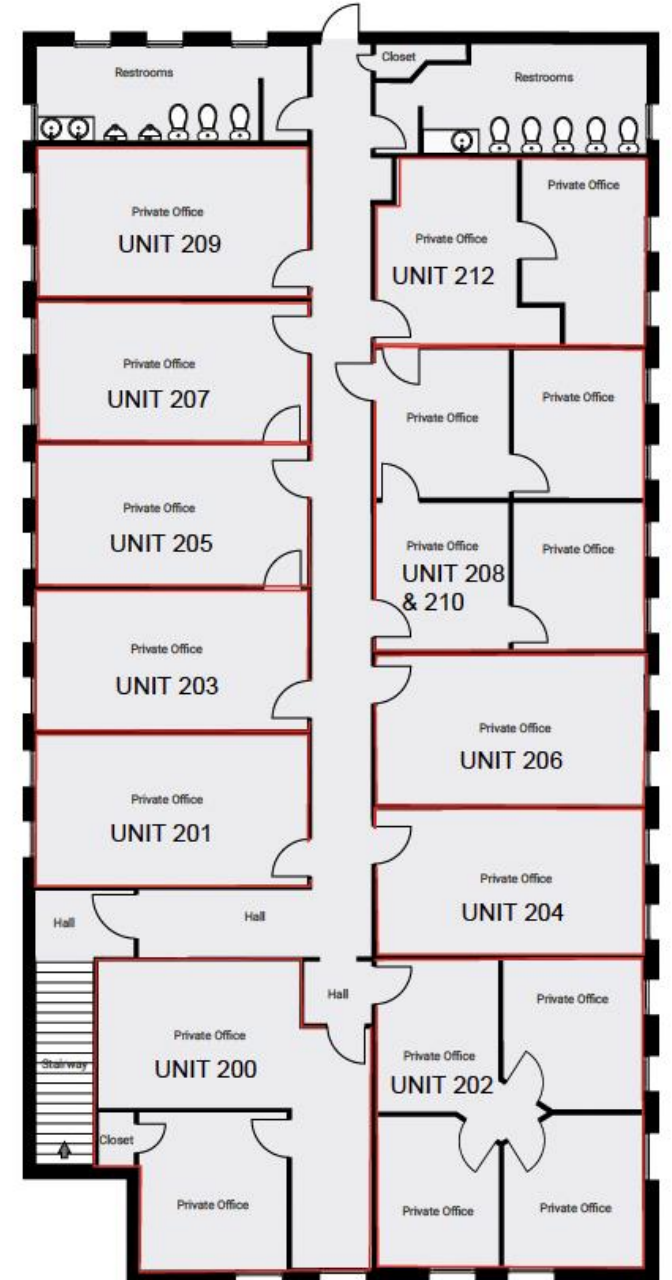
Floor Plans

2504 Raeford Rd

Ground Floor



Second Floor





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Principal/Broker
910.818.3252
neil@grantmurrayre.com

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