

RETAIL PROPERTY FOR SALE

# Signalized Corner of Raeford Rd & Owen Dr.

3305 Raeford Rd, Fayetteville, NC 28303



*for more information*

NEIL GRANT

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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# Signalized Corner of Raeford Rd & Owen Dr

## 3305 RAEFORD RD, FAYETTEVILLE, NC 28303

### PROPERTY DETAILS & HIGHLIGHTS

Building Name	Signalized Corner of Raeford Rd & Owen Dr
Property Type	Retail
Property Subtype	Vehicle Related
APN	0417-90-3924-
Building Size	3,452 SF
Lot Size	0.71 Acres
Sale Price:	\$ 1,500,000
Lease Rate	\$ 8000NNN Monthly Rent
Year Built	1966
Year Last Renovated	2018

3305 Raeford Rd. is a versatile 3,452-square-foot facility for sale at \$1,500,000. It was previously used for automotive purposes and suits both owner-users and investors. The property, located near the All American Freeway, provides easy access to Fort Liberty Military Base, Cross Creek Mall, Downtown Fayetteville, and other areas. Potential uses include a car lot lease, fast food, retail space, or dual tenancy. The site is near the recently opened Publix center, and traffic in the area is substantial at 56,000 vehicles per day. However, it's important to note that the Department of Transportation plans to condemn a portion of the corner, as indicated in photos and brochures. Prospective buyers should consider this in their evaluation of the property.



- 56,000± VPD
- Intersection of Raeford Rd & Owen Dr
- Super Play at Investment for Current Lease & Future Hold

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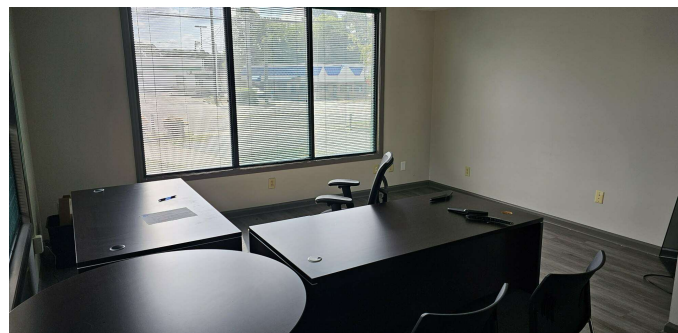
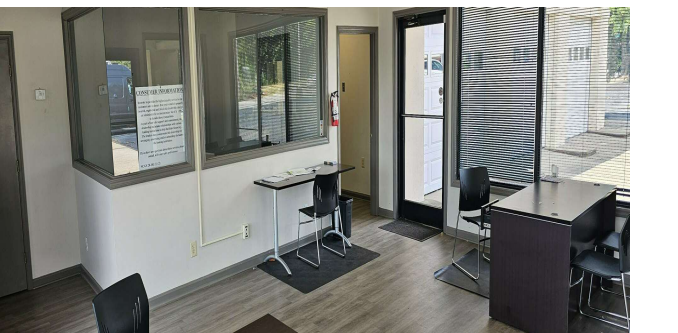
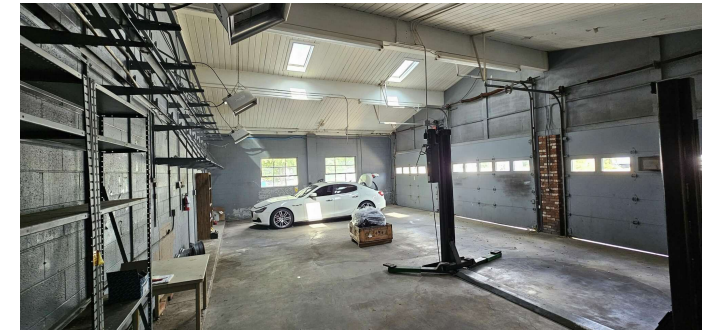
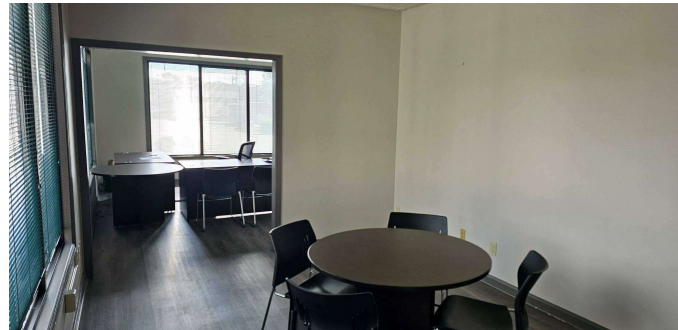
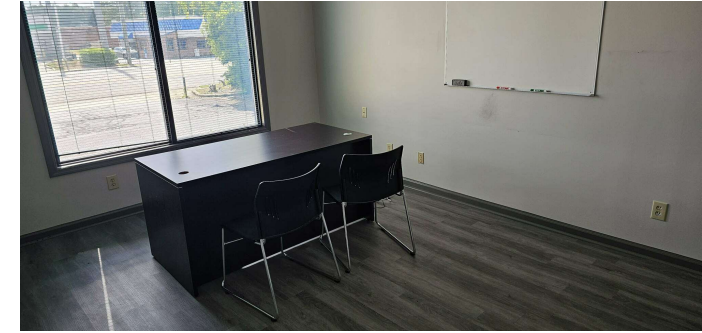
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ADDITIONAL PHOTOS



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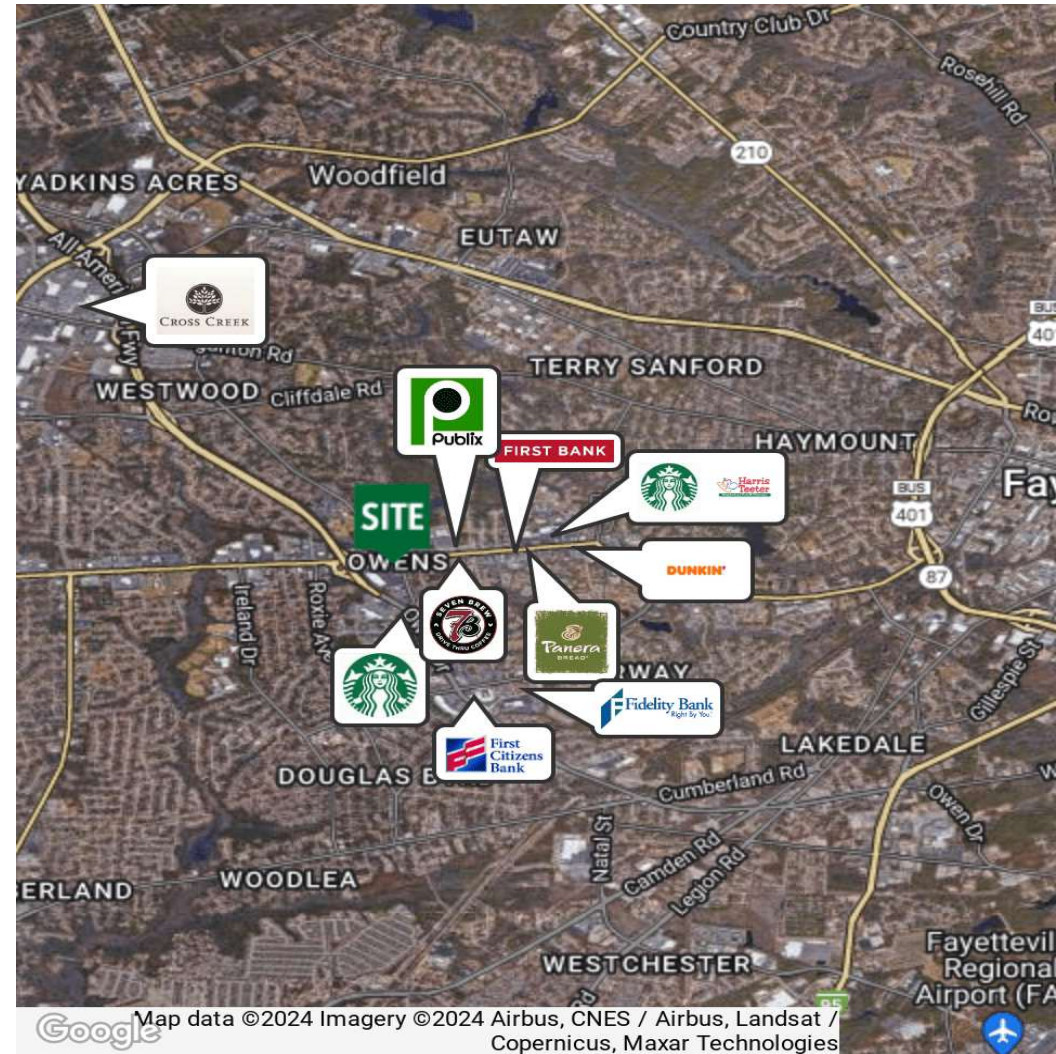
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,217	59,297	153,146
Average Age	42.6	36.8	33.2
Average Age (Male)	40.2	36.2	32.1
Average Age (Female)	43.8	37.0	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,705	25,838	62,784
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$80,799	\$61,086	\$53,581
Average House Value	\$117,617	\$103,599	\$108,421

2020 American Community Survey (ACS)



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