

RETAIL PROPERTY FOR SALE

227 S Eastern
Blvd

Fayetteville, NC 28301



for more information

NEIL GRANT

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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

Sale Price:	\$299,000
Lot Size:	0.33 Acres
Year Built:	1955
Building Size:	1,242 SF
Zoning:	CC
Market:	Fayetteville
Submarket:	East Fayetteville

property description

This commercial property sits on a 0.33-acre site with a 1,242-square-foot building. Zoned as CC (Commercial), it is currently operating as a tobacco store. The property offers great potential for any retail business due to its prime location. Ideal for entrepreneurs looking to establish or expand a retail venture in a well-positioned commercial space.

Property Description:

THIS PROPERTY AT 227 S. EASTERN BLVD. IS IN A GREAT SPOT, CLOSE TO DOWNTOWN FAYETTEVILLE, AND SURROUNDED BY VARIOUS BUSINESSES. IT'S SUPER CONVENIENT, WITH EASY ACCESS TO BOTH I-95 BUSINESS AND HIGHWAY 24. THE LOCATION OFFERS VISIBILITY ON EASTERN BLVD., MAKING IT EASILY NOTICEABLE, AND THE PROXIMITY TO MAJOR HIGHWAYS ENSURES STRAIGHTFORWARD TRAVEL. THIS COMMERCIAL PROPERTY SITS ON A 0.33-ACRE SITE WITH A 1,242-SQUARE-FOOT BUILDING. ZONED AS CC (COMMERCIAL), IT IS CURRENTLY OPERATING AS A TOBACCO STORE. THE PROPERTY OFFERS GREAT POTENTIAL FOR ANY

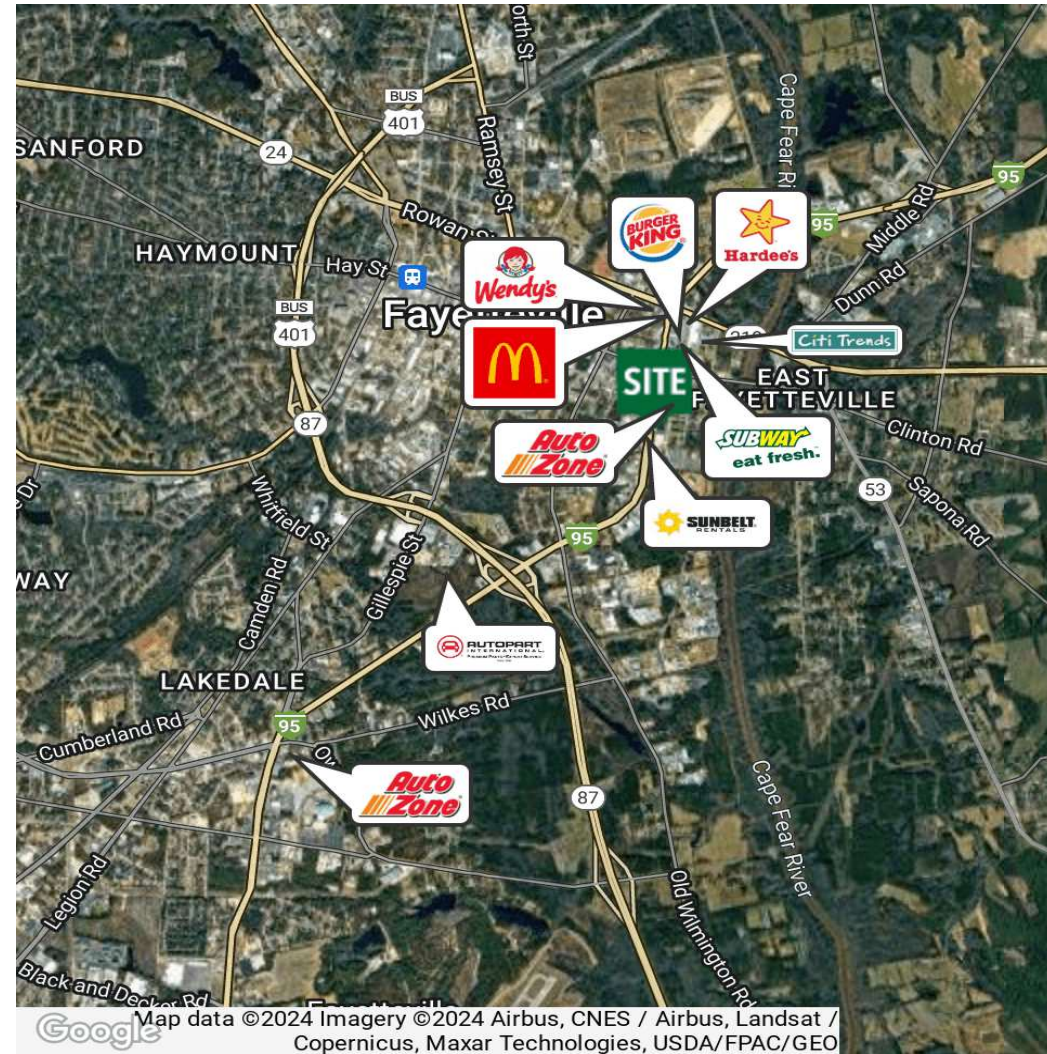
227 S Eastern Blvd
FAYETTEVILLE, NC 28301

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,727	70,870	256,205
Average Age	30.9	37.9	34.4
Average Age (Male)	30.1	34.9	32.3
Average Age (Female)	33.9	40.2	36.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,375	35,377	117,430
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$29,968	\$48,141	\$53,314
Average House Value	\$77,877	\$144,621	\$137,670

2020 American Community Survey (ACS)



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