



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



OFFICE BUILDING FOR LEASE

1901 BRAGG BLVD
Fayetteville , NC 28303

for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1600SF
Lease Rate:	\$1,500.00 per month
Lot Size:	0.45 Acres
Year Built:	1939
Building Size:	5,000
Renovated:	2024
Zoning:	OI
Market:	Fayetteville
Submarket:	North Fayetteville

PROPERTY OVERVIEW

1901 Bragg Blvd is a one-story vinyl-sided building and is approximately 1600 square feet. The one-story building is currently vacant.

The property has a new roof, new asphalt, and good parking. Zoning is an office or institution. Great space for any business professional. The lease rate is \$1500, modified gross.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1901 Bragg Blvd	\$1,500 per month	1,600 SF

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ADDITIONAL PHOTOS

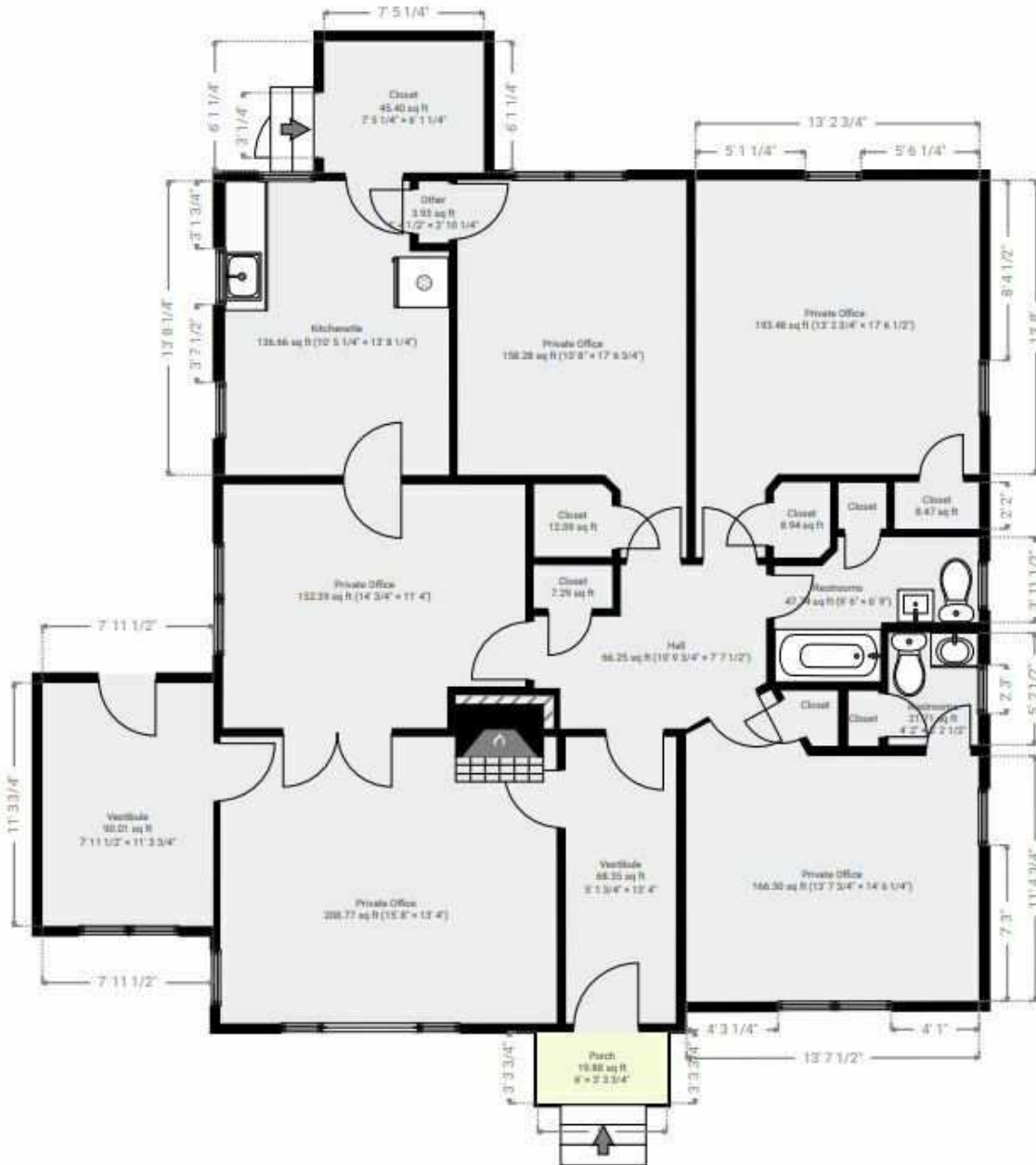
1901 Bragg Blvd, Fayetteville

TOTAL AREA: 1599.49 sq ft • LIVING AREA: 1606.49 sq ft • FLOORS: 1 • ROOMS: 8



▼ **Ground Floor**

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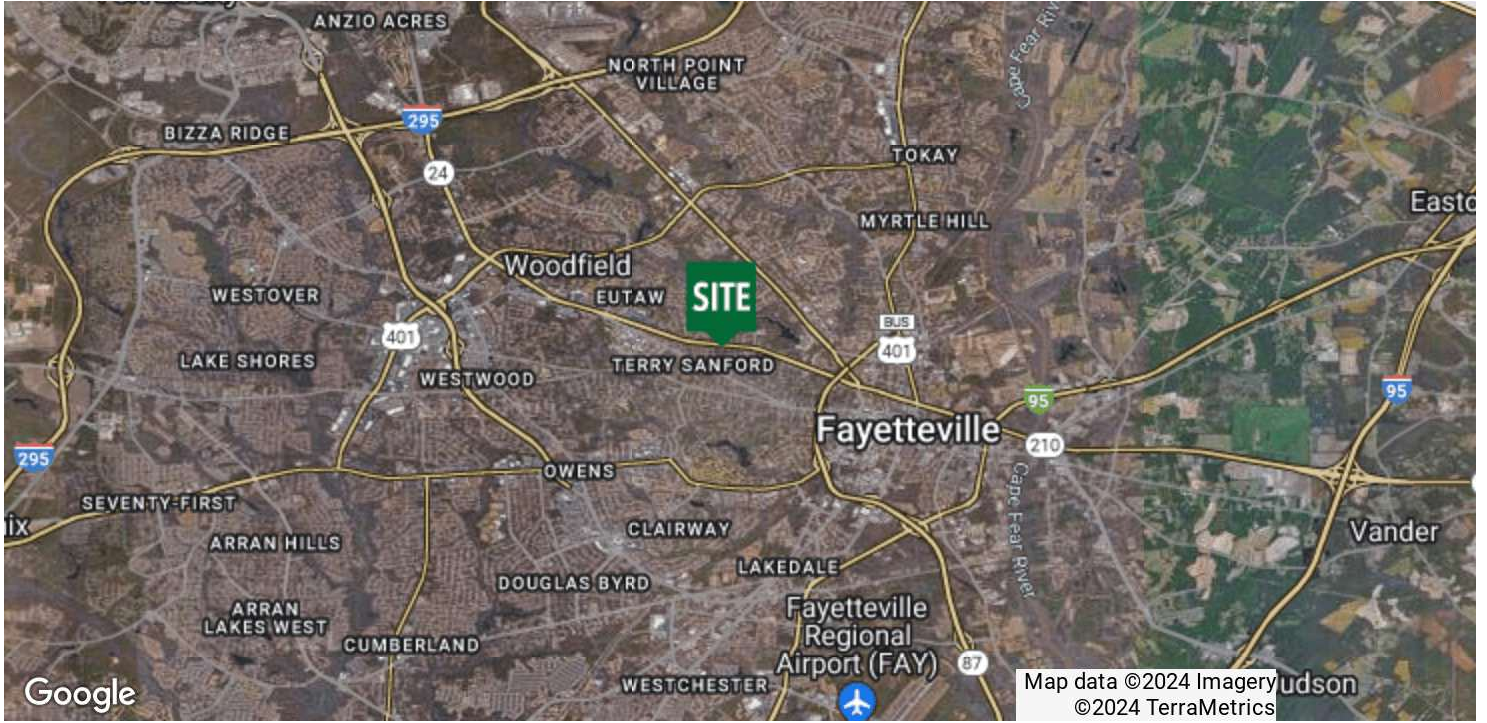
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,179	8,251	16,376
Average Age	43	42	41
Average Age (Male)	40	39	39
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,098	3,737	7,081
# of Persons per HH	2	2.2	2.3
Average HH Income	\$72,202	\$75,490	\$76,577
Average House Value	\$247,305	\$257,374	\$266,022

Demographics data derived from AlphaMap

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