

RETAIL PROPERTY FOR SALE/LEASE

301 Robeson St

Fayetteville, NC 28301



for more information

NEIL GRANT

Principal / Broker

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ROGER MARX

Broker

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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 SF: | 11,700 SF |
| Lease Rate: | \$12.00 SF/yr (NNN) |
| Sale Price: | \$ 1,399,000 |
| Lot Size: | 1.78 Acres |
| Year Built: | 1956 |
| Building Size: | 11,700 SF |
| Zoning: | CC |
| Market: | Fayetteville |
| Submarket: | Downtown Fayetteville |

Property Description

Located at 301 Robeson Street, this highly visible 11,700 sq. ft. concrete and brick masonry building presents a versatile opportunity for a variety of business or redevelopment projects. The building's expansive open floor plan allows flexibility for retail, sales and services, or other commercial operations. Key features include two dedicated restrooms and a receiving dock equipped with a 8-foot rollup door and leveler, ensuring easy access for deliveries and shipments.

Well positioned on a 1.78-acre lot with 600 feet of road frontage, the property maximizes exposure to heavy traffic flows, boasting more than 17,000 AADT. With more than ample on-site parking spaces for both employees and visitors.

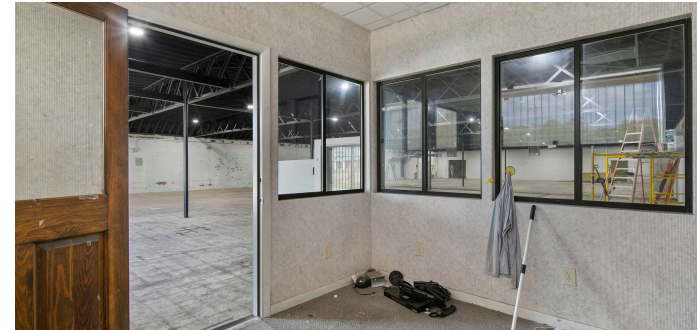
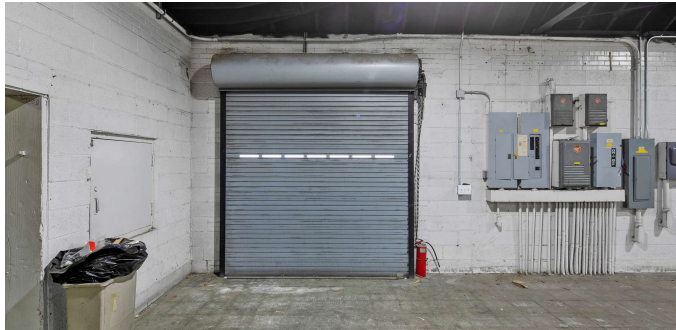
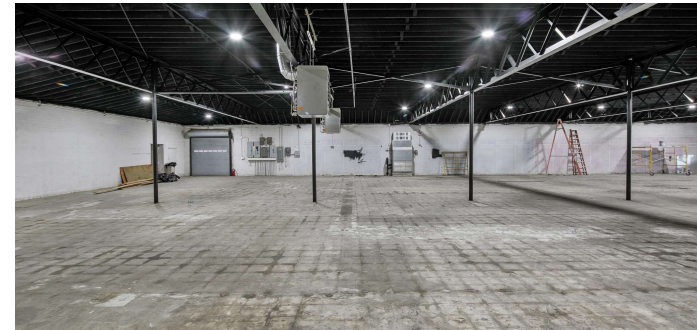
Situated in downtown Fayetteville, this property is within walking distance of Hay Street, the Fayetteville Woodpeckers stadium, and the future Crown Theater. Its high visibility and proximity to major attractions make it ideal for a Quick Service Restaurant (QSR), retail gas station, or multi-family development.

Over 4,000 people work in the downtown area.

Contact us today for more details or to schedule a viewing.

301 Robeson St
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ADDITIONAL PHOTOS



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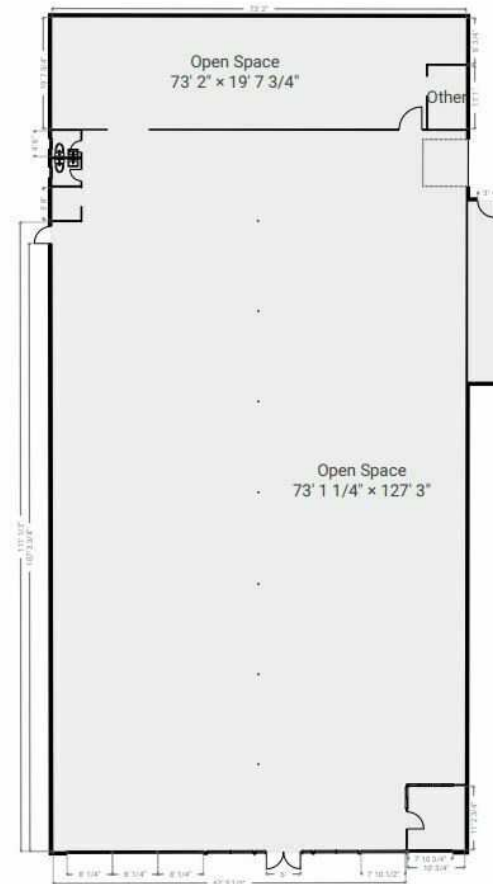
301 Robeson St, Fayetteville



LIVING AREA: 11273.67 sq ft • FLOORS: 1

SUBMITTED BY David Hayter
davidhayterjr@yahoo.com

▼ Ground Floor



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DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 219 | 1,195 | 4,635 |
| Average Age | 43 | 41 | 42 |
| Average Age (Male) | 42 | 39 | 39 |
| Average Age (Female) | 45 | 46 | 45 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 96 | 409 | 1,951 |
| # of Persons per HH | 2.3 | 2.9 | 2.4 |
| Average HH Income | \$56,662 | \$72,807 | \$79,327 |
| Average House Value | \$264,270 | \$355,253 | \$318,314 |

Demographics data derived from AlphaMap



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