

RETAIL PROPERTY FOR SALE

5440 Yadkin Road

Fayetteville, NC 28303



for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Sale Price:	\$349,000
Lot Size:	0.3 Acres
Building Size:	2,405 SF
Zoning:	LC
Price / SF:	\$145.11
Market:	Fayetteville

property description

This two-story building on busy Yadkin Road is currently a massage center/spa with 7 rooms, 2 baths, and a kitchen. The tenant pays \$1,200 per month on a month-to-month lease, with the option to increase rent.

The property is ideal for a variety of commercial uses because it has a sizable parking lot and is surrounded by other businesses.

This is a great opportunity for investors or business owners looking for a property with income potential and room for growth. Investors can purchase building individually or in conjunction with 5434 Yadkin Road.

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,055	54,885	138,026
Average Age	38	36	36
Average Age (Male)	36	35	35
Average Age (Female)	39	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,159	23,238	54,370
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$73,197	\$69,902	\$72,445
Average House Value	\$147,141	\$167,530	\$182,087

Demographics data derived from AlphaMap



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