

RETAIL PROPERTY FOR SALE

Signalized Corner Redevelopment | QSR or Gas Station Site

1886 N Bragg Blvd, Spring Lake, NC 28390



for more information

NEIL GRANT

Principal / 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

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PROPERTY DETAILS & HIGHLIGHTS

Building Name	Signalized Corner Redevelopment QSR or Gas Station Site
Property Type	Retail
Property Subtype	Convenience Store, QSR, Street Retail
APN	0502-36-7028
Building Size	2,600 SF
Lot Size	1.58 Acres
Year Built	1985
Number of Floors	1
Traffic Count	46,500 VPD

This former Circle K site occupies an oversized 1.58-acre parcel with approximately 776 feet of frontage, offering a scale and layout rarely available for this asset type. The shell building remains in decent condition, allowing for efficient reuse or repositioning without starting from the ground up. Fuel pumps and canopy have been removed, creating flexibility for redevelopment while preserving the option to return the site to a gas and convenience format. The property's size supports a wide range of alternative uses, including subdivision into two parcels for QSR, automotive, or other high-traffic retail concepts. Direct entry from a four-way signalized intersection enhances circulation, visibility, and site planning potential.

The property is located at a four-way signalized intersection along two major highways, delivering exceptional exposure, multiple access points, and traffic counts exceeding 46,500 vehicles per day per NCDOT. The site is within a 15-minute drive of Fort Bragg, home to approximately 54,000 active-duty military personnel, providing a strong and consistent demand base. Surrounding commercial development, residential neighborhoods, and daily-service retailers reinforce sustained consumer activity. Population within a 10-mile radius totals just under 195,000 residents, supporting a broad mix of retail and service-oriented users. Regional connectivity and commuter flow continue to drive long-term relevance for this corridor.



- Former Circle K location
- 1.58-acre parcel
- Approx. 776 feet of frontage
- Four-way signalized intersection
- 46,500+ vehicles per day (NCDOT)
- Shell building in good condition

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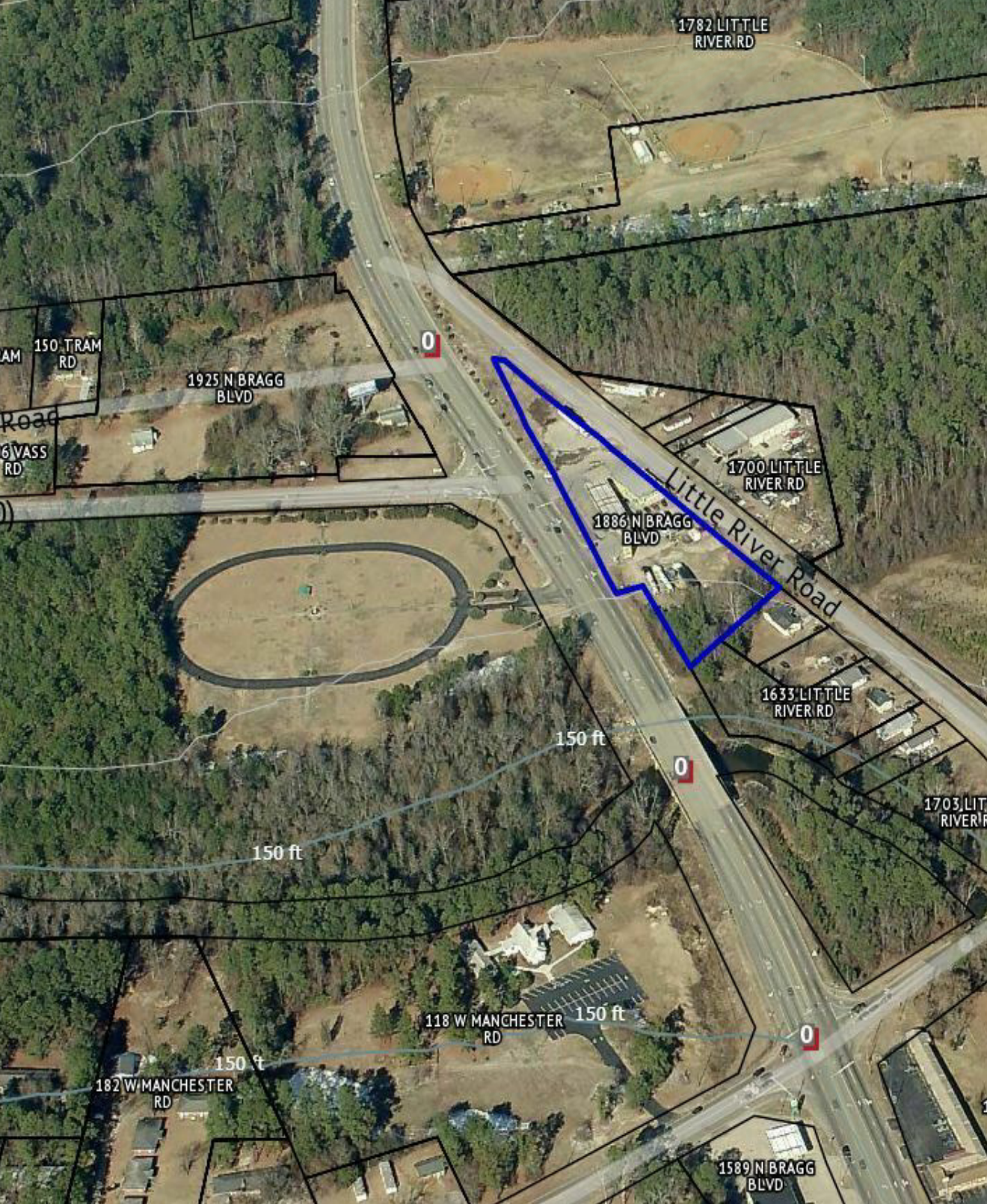
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PROPERTY OVERVIEW

Sale Price:	\$995,000
Lot Size:	1.58 Acres
Year Built:	1985
Building Size:	2,600 SF
Zoning:	C-P
Traffic Count:	46,000 + VPD
Market:	Spring Lake

property description

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ADDITIONAL PHOTOS



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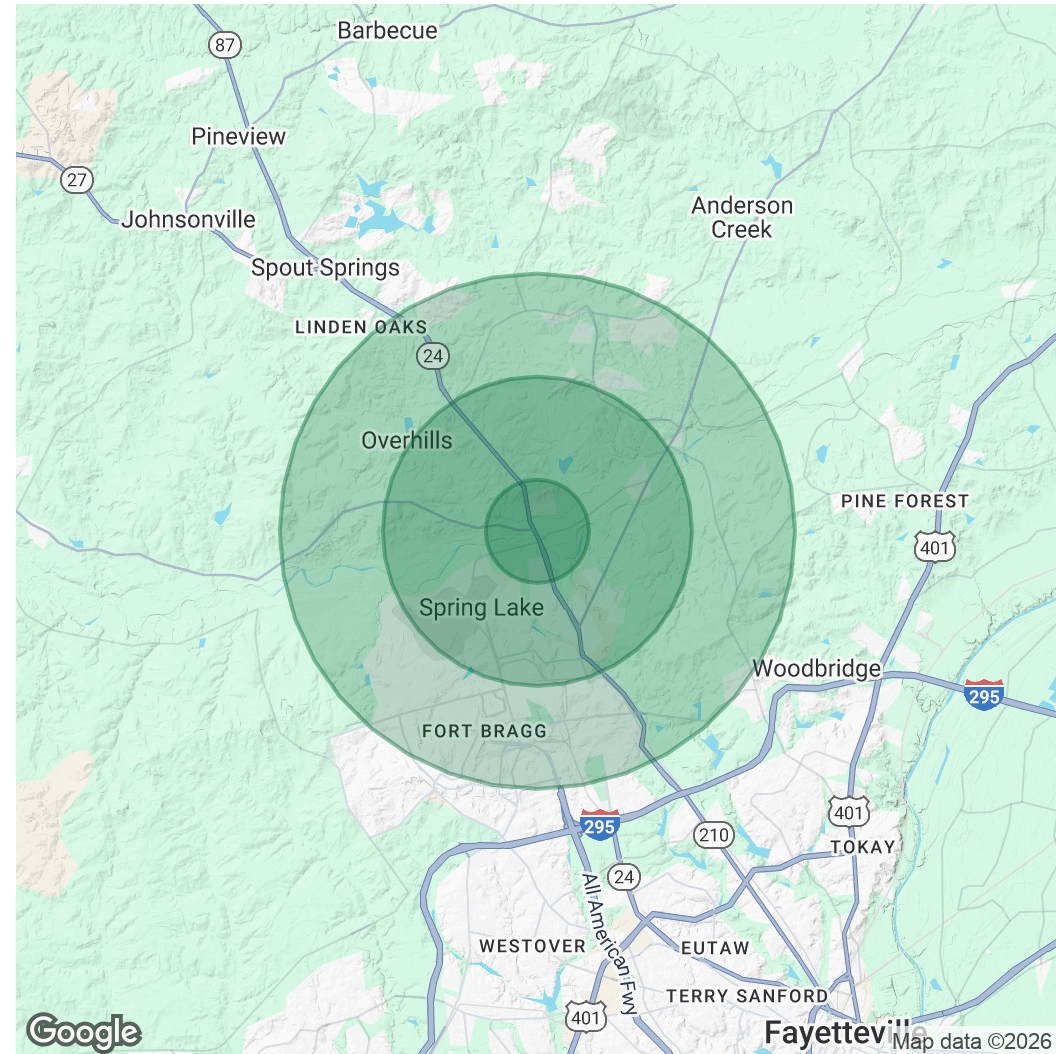
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,162	15,098	42,131
Average Age	37	32	29
Average Age (Male)	35	31	28
Average Age (Female)	38	33	30

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	881	5,613	12,544
# of Persons per HH	2.5	2.7	3.4
Average HH Income	\$54,842	\$62,679	\$73,296
Average House Value	\$138,241	\$126,056	\$167,349

Demographics data derived from AlphaMap



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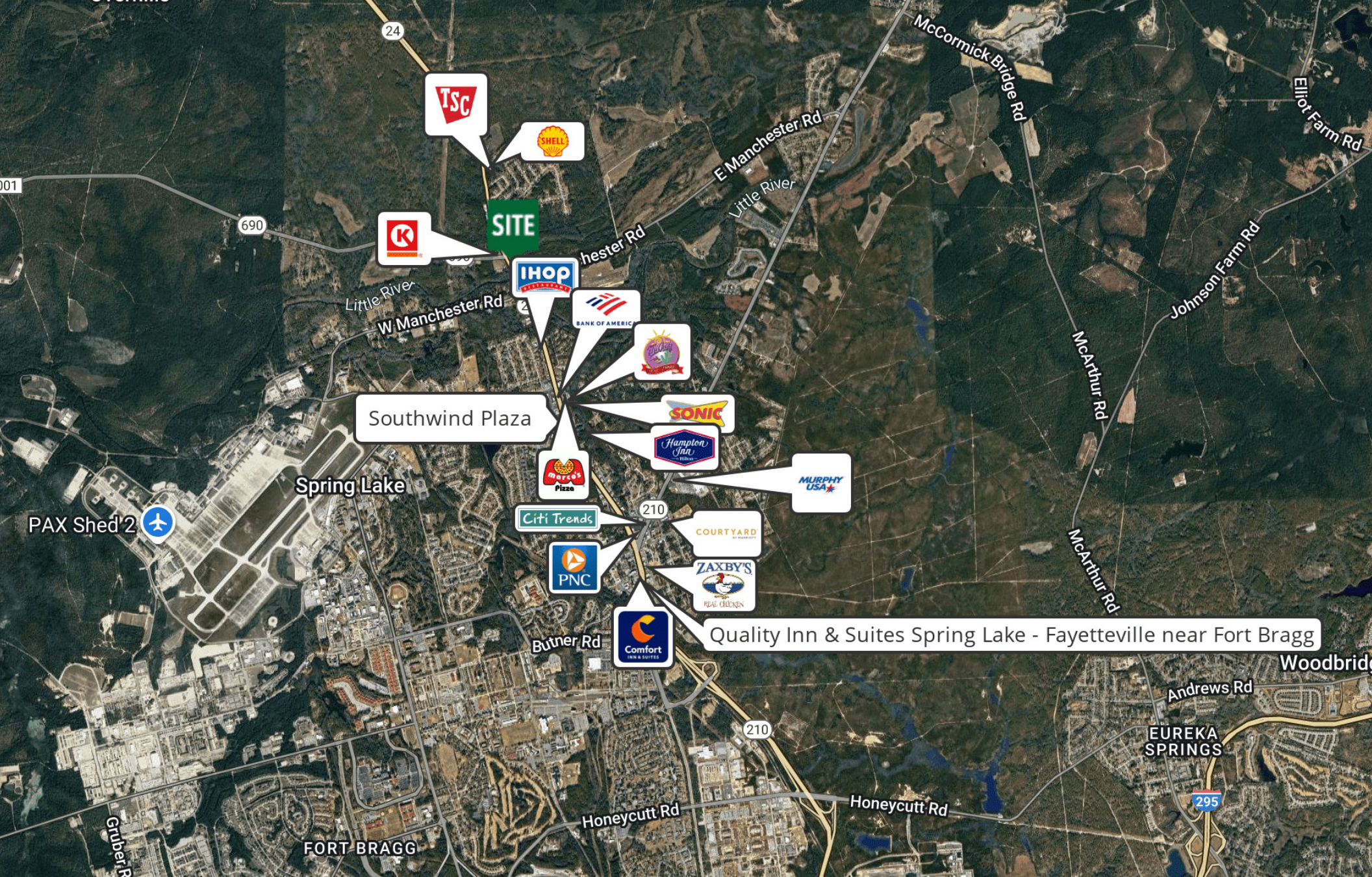
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