

INDUSTRIAL PROPERTY FOR LEASE

4017 DUNN ROAD  
Eastover , NC 28312



*for more information*

SUSAN EVANS

Broker

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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](http://www.grantmurrayre.com)



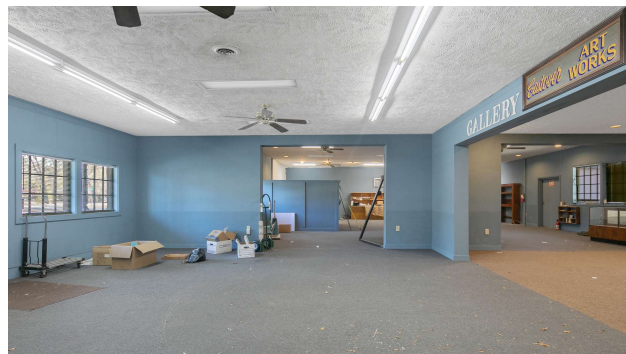
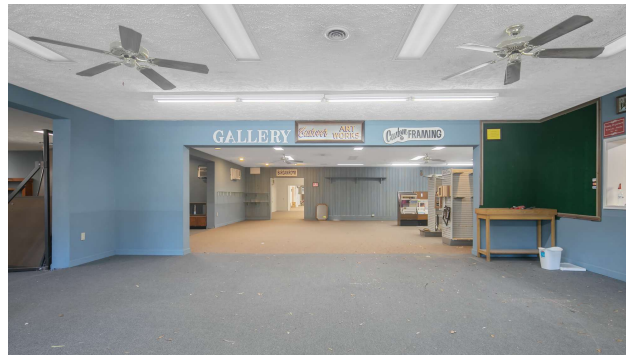
## PROPERTY OVERVIEW

<b>Available SF:</b>	22,000 SF
<b>Lease Rate:</b>	\$4.00 - 8.00 SF/yr (MG)
<b>Lot Size:</b>	3.5 Acres
<b>Year Built:</b>	1976
<b>Building Size:</b>	31,578 SF
<b>Zoning:</b>	C (P)

### Property Overview:

This former furniture store in Eastover, a community off I-95, offers approximately 22,000 square feet of space. The layout includes large rooms previously used for furniture sales and artwork, making it suitable for various purposes. The property is flexible, potentially serving as Class B retail space, sales and service, sales and storage, or even classrooms. Currently, there's one bathroom, but expansion is possible. The space can be subdivided into around 6,000 +/- square feet. Lease rates range from \$4.00 to \$8.00 per square foot. For more details or to schedule showings, you can contact Susan or Neil.

ADDITIONAL PHOTOS



*for more information*

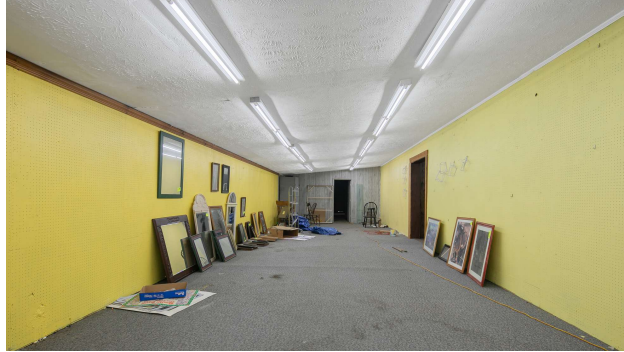
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ADDITIONAL PHOTOS

**4017 Dunn Road, Eastover**



SUBMITTED BY David Hayter  
 davidhayterjr@yahoo.com

LIVING AREA: 24327.51 sq ft - FLOORS: 1

▼ **Ground Floor**

**THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. BROKER OR PHOTOGRAPHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS. While we do our best at being accurate we cannot guarantee square footage calculations. While we are providing measurements and a floorplan ultimately the real estate agent is responsible to make sure it's accurate. If you see a discrepancy let us know immediately!**



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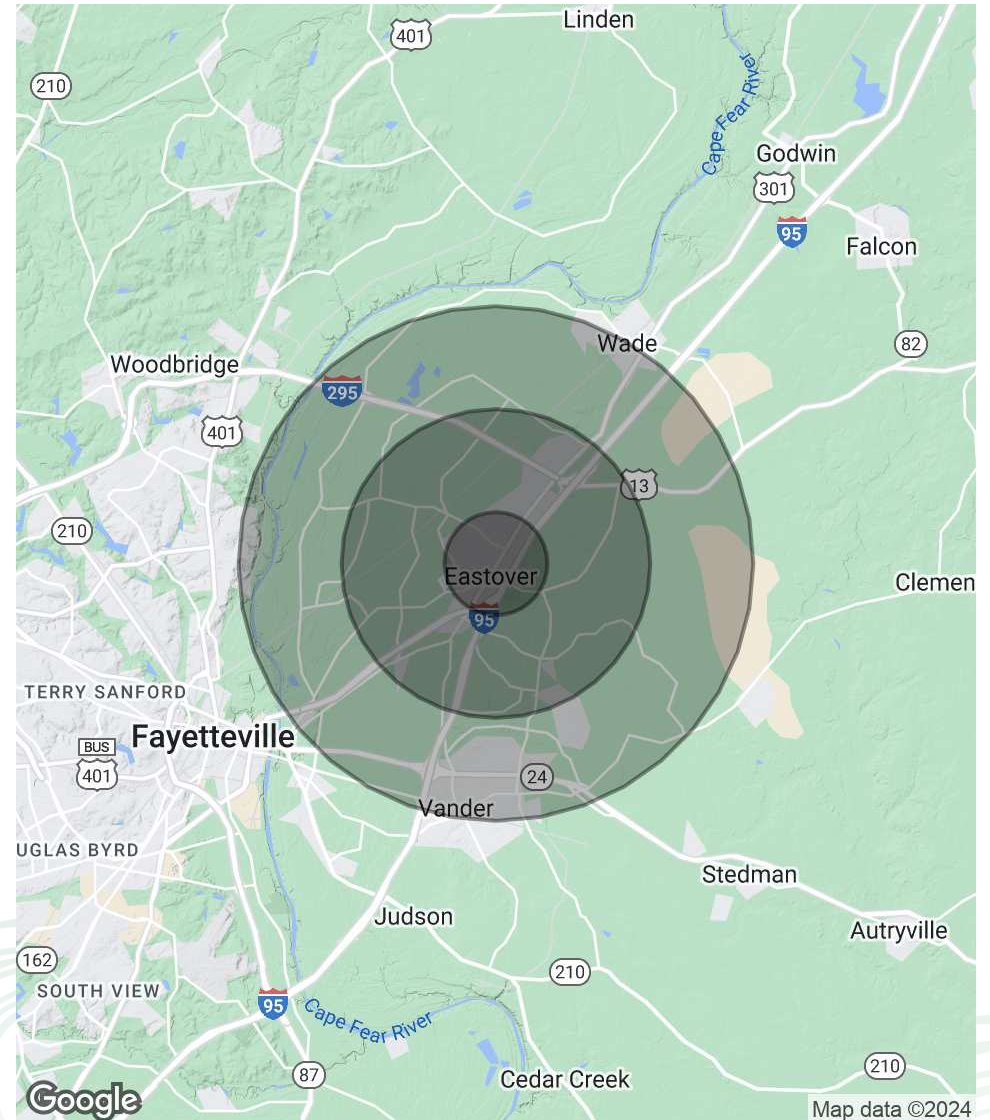
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	775	5,011	15,296
Average Age	42.4	40.5	38.7
Average Age (Male)	34.0	33.7	34.4
Average Age (Female)	48.3	45.7	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	308	2,015	6,535
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$62,139	\$65,996	\$59,726
Average House Value	\$213,050	\$219,940	\$188,231

\* Demographic data derived from 2020 ACS - US Census



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