

INVESTMENT OPPORTUNITY



228-230 WINSLOW STREET

Fayetteville, North Carolina

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±5,067 SF OFFICE/WAREHOUSE AVAILABLE



TYSON

COMMERCIAL REAL ESTATE

CONFIDENTIAL OFFERING MEMORANDUM

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PROPERTY OVERVIEW

Located in downtown Fayetteville, NC, this location features convenient access to surrounding businesses and amenities in the Central Business District. The property is zoned DT-2, under the City of Fayetteville's Unified Development Ordinance, allowing for a variety of uses.

Built in 1953, the 230 Winslow Street building underwent renovations in 2017. This 2,364 sq ft, 1-story building, has frontage on Winslow Street and features a large open multi-purpose space, a conference room, a common area, 2 private offices, a break area including a bathroom and closet, shared office space at the rear of the building, and shared access to a fenced in courtyard located between 228 and 230 Winslow Street.

The warehouse located at 228 Winslow Street, Suite B, was also built in 1953. This 2,703 sq ft warehouse features high exposed ceilings, two drive-in doors, a private office, restrooms, a large multi-purpose space, and shared access to the fenced-in courtyard, shared with 228 and 230 Winslow.

PROPERTY HIGHLIGHTS

- Zoned DT-2, allowing for a variety of uses
- Multiple exterior access points
- Major building upgrades and renovations in 2017
- Shared, fenced-in courtyard
- 2 drive-in doors
- High exposed ceilings



Sale Price | **\$1,250,000**

PROPERTY INFORMATION

PROPERTY PHOTOS



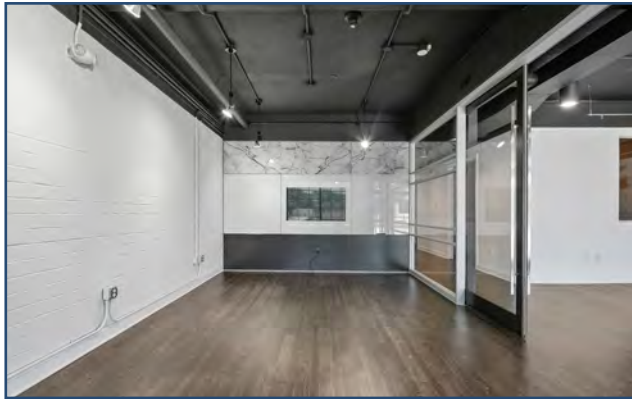
PROPERTY INFORMATION

PROPERTY PHOTOS



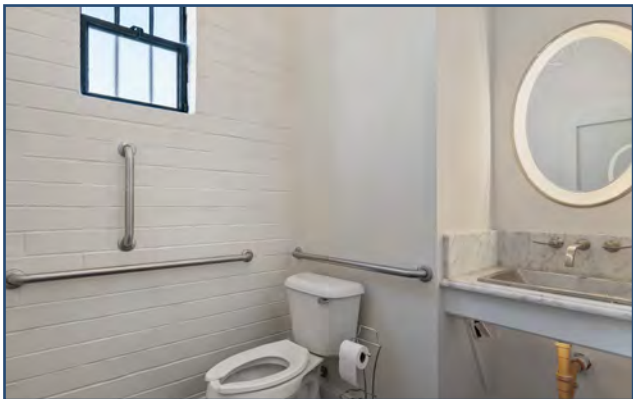
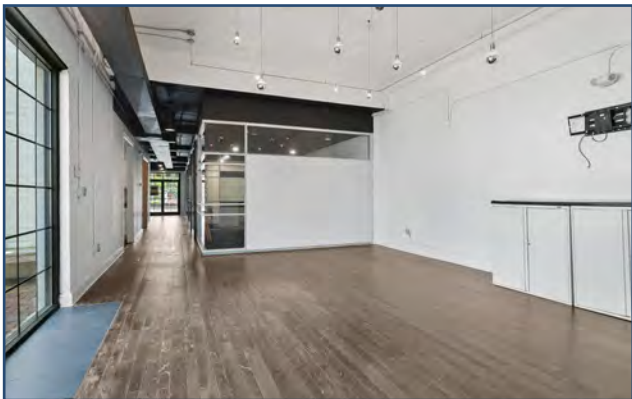
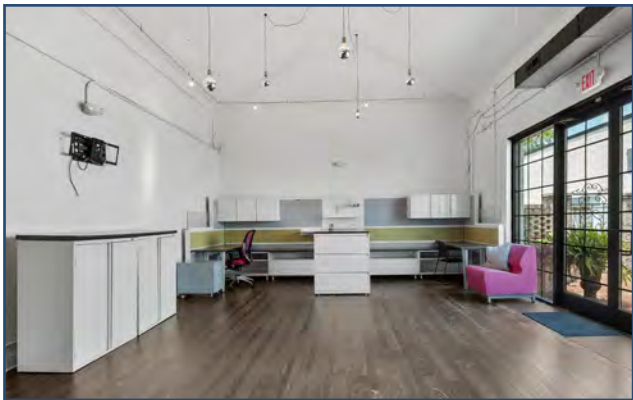
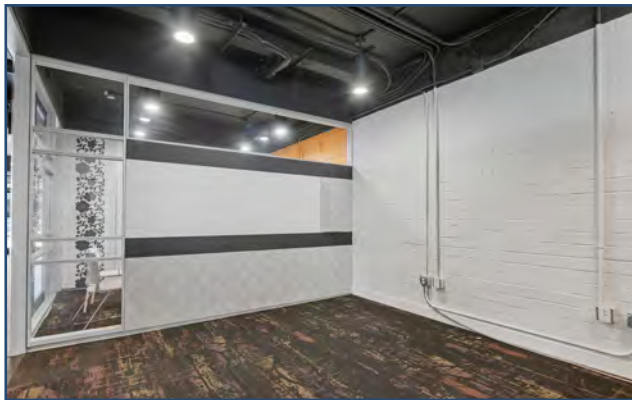
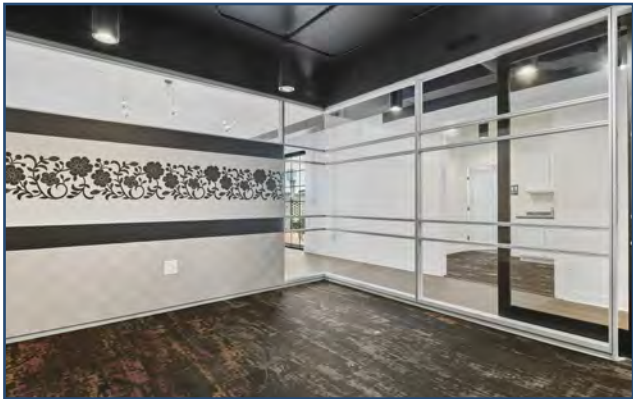
PROPERTY INFORMATION

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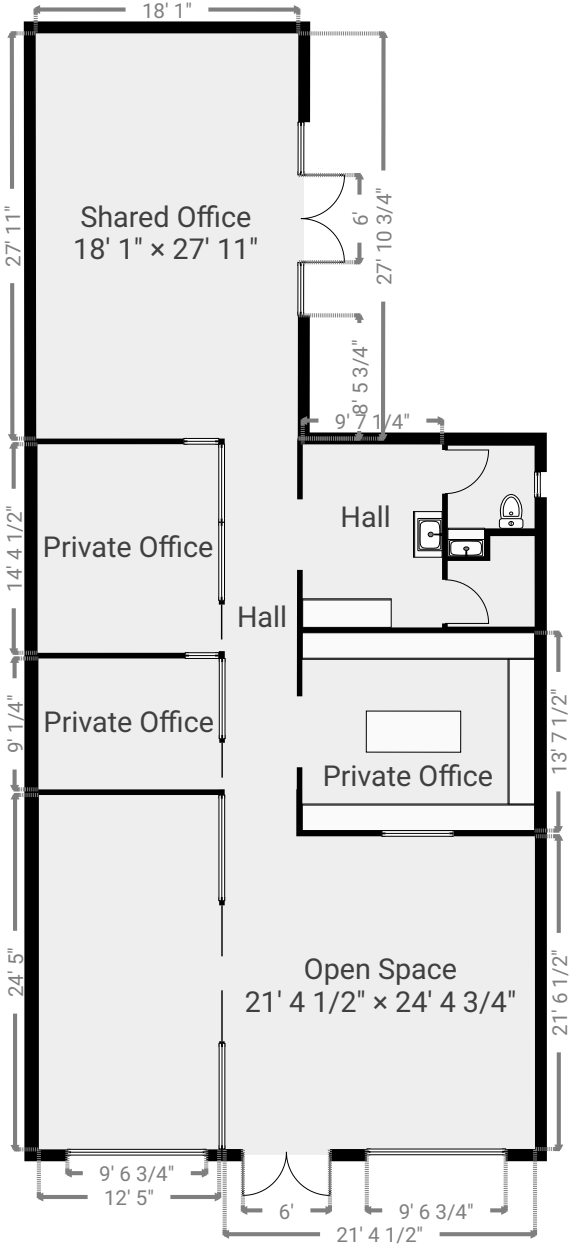


PROPERTY INFORMATION

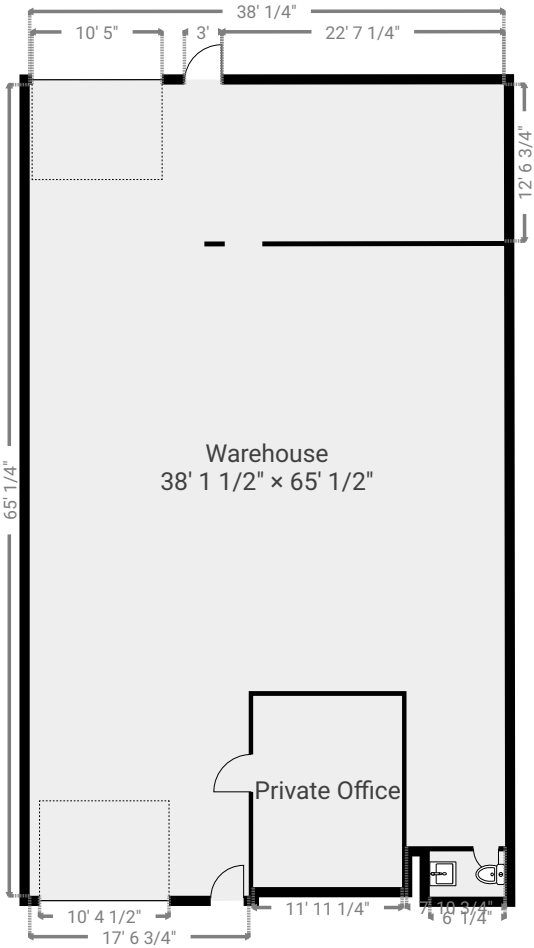
FLOOR PLAN



230



228



PROPERTY INFORMATION

SITE AERIAL



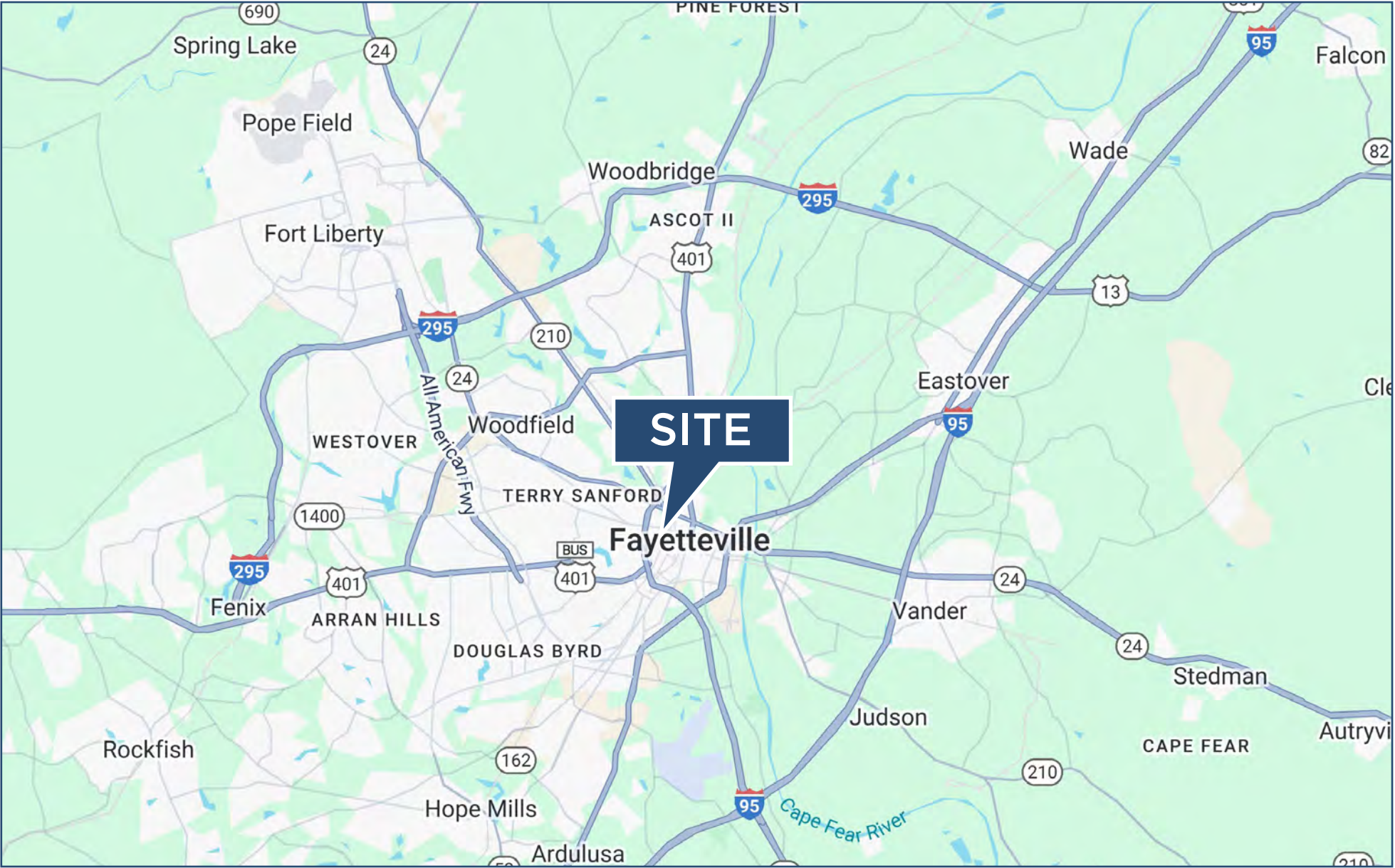
LOCATION OVERVIEW

AREA AERIAL



LOCATION OVERVIEW

AREA MAP

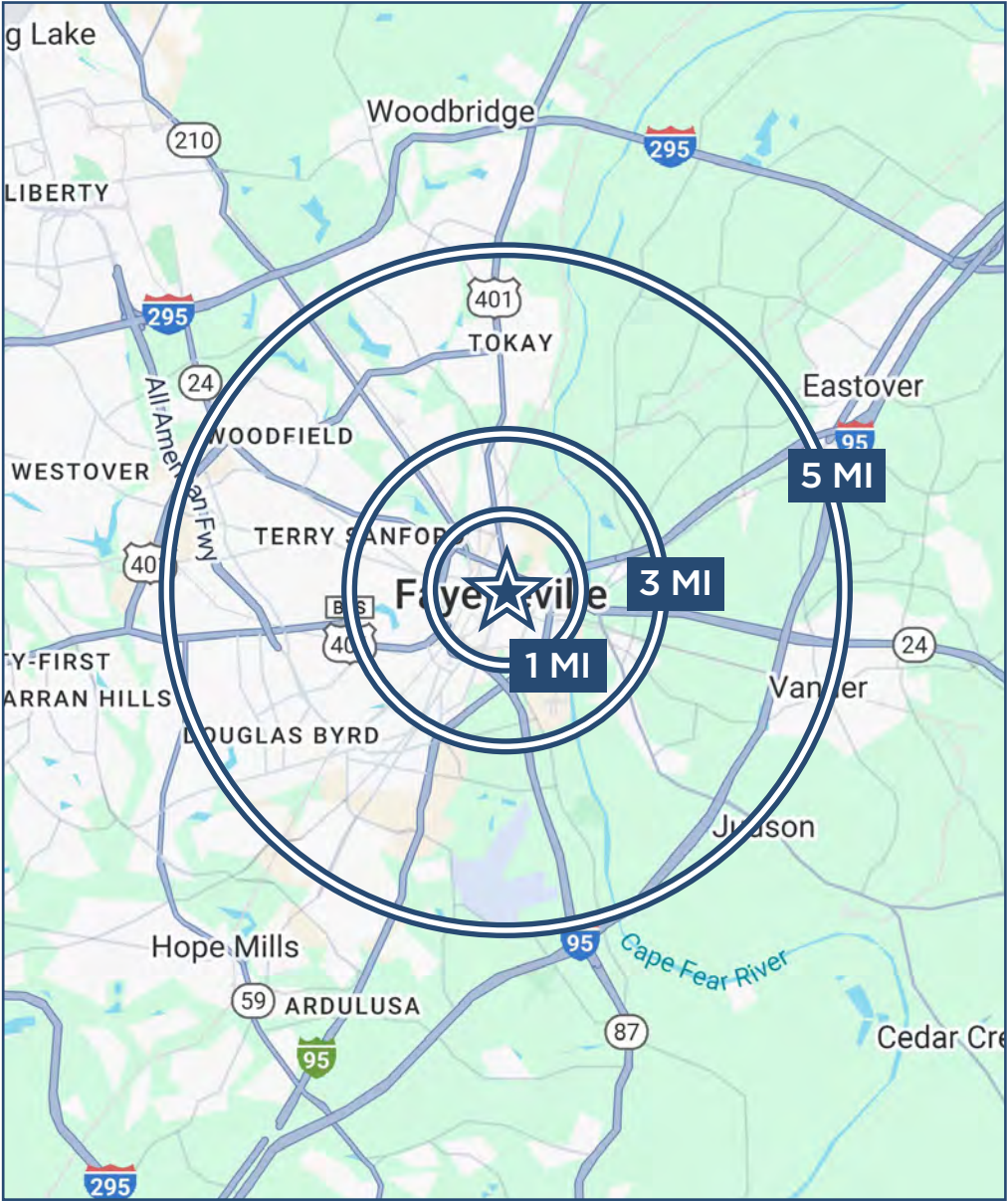


MARKET OVERVIEW

DEMOGRAPHICS



	1 MI	3 MI	5 MI
2024 Population	5,493	39,282	99,471
2029 Population	5,616	39,757	99,839
Pop Growth 2024-2029	2.24%	1.21%	0.37%
Average Age	39.70	39.00	38.20
2024 Total Households	2,355	16,611	41,958
HH Growth 2024-2029	2.38%	1.19%	0.36%
Median HH Income	\$52,476	\$40,897	\$43,826
Avg Household Size	2.00	2.20	2.20
Median Home Value	\$219,364	\$172,901	\$150,624



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