

FAYETTEVILLE, NORTH CAROLINA

NORTHGATE

SHOPPING CENTER



THE VISION

Northgate Shopping Center is an established retail center located along Ramsey Street, one of the primary commercial corridors serving north Fayetteville. The property is undergoing a strategic redevelopment and tenant mix refresh designed to reposition the center as a stronger value oriented retail destination for the surrounding trade area.

The west portion of the property is being redeveloped to accommodate a major national anchor, supported by a growing lineup of complementary retailers including Five Below and additional national tenancy in process. The redevelopment focuses on improving merchandising, visibility, and overall curb appeal while retaining the accessibility and traffic advantages of the existing center.

Northgate benefits from its position along the Ramsey Street retail corridor, connecting established residential neighborhoods with major employment drivers including Fort Liberty, Methodist University, and the broader Fayetteville market. With refreshed tenancy and targeted improvements, the center is being repositioned as a stronger neighborhood retail destination within this established corridor.

Limited shop space remains available, including one existing vacancy of approximately 5,500 SF and an additional 2,400 SF space planned through reconfiguration this year.

**3837 RAMSEY ST
FAYETTEVILLE, NC 28311**

NORTHGATE SHOPPING CENTER





FAYETTEVILLE OVERVIEW

Fayetteville, North Carolina is one of the largest and most stable markets in the state, anchored by Fort Liberty, the largest military installation in the United States by population. The base supports more than 50,000 active-duty soldiers along with thousands of civilian employees and contractors, creating a large and consistent customer base that drives daily retail demand throughout the region.

North Fayetteville, where Northgate Shopping Center is located, has emerged as a key retail corridor serving the residential communities surrounding Ramsey Street and the nearby campus of Methodist University. The corridor benefits from steady traffic tied to military households, students, and civilian workers moving between Fort Liberty and surrounding neighborhoods.

Military relocation cycles create a uniquely resilient housing and retail market. Thousands of service members and families rotate through Fort Liberty each year, supporting consistent demand for value-oriented retail, everyday services, and national brands. This steady population turnover keeps the retail trade area active and replenishes the consumer base on a continual basis.

Fayetteville continues to see new housing and commercial development as the regional economy expands alongside defense investment and infrastructure improvements tied to the installation. As a result, the Ramsey Street corridor remains an important retail node serving the daily needs of the surrounding community and the broader Fayetteville trade area.



MARKET STATS

\$2.8B+

Retail Spending Opportunity

Households in Cumberland County generate billions in annual retail spending across grocery, apparel, and general merchandise categories, supported by the large military population and surrounding residential communities.

Source: ESRI Consumer Spending Reports

337,000+

Cumberland County Population

Cumberland County continues to grow steadily, supported by Fort Liberty employment, military relocation cycles, and regional economic development.

Source: <https://www.census.gov/quickfacts/cumberlandcountync>

50,000+

Fort Liberty Military Soldier Population

Fort Liberty is the largest U.S. Army installation by population and one of the largest military installations in the world.

Source: U.S. Army / Fort Liberty

\$10B+

Annual Economic Impact

Fort Liberty Regional Impact - Defense spending tied to Fort Liberty generates billions annually in regional economic activity and supports tens of thousands of jobs across the Fayetteville region.

Source: North Carolina Department of Commerce

\$233,000

Median Home Value

Home values in Fayetteville continue to rise as demand remains supported by military housing needs and continued regional investment.

Source: Zillow Home Value Index

\$55,000+

Median Household Income

Housing Stability - Household incomes in Cumberland County remain supported by military salaries, civilian employment, and defense contracting.

Source: U.S. Census Bureau American Community Survey

20,000+

STUDENTS

Local Higher Education Presence - Fayetteville is also supported by several higher education institutions including Fayetteville State University and Methodist University, which contribute additional population and workforce demand.

Source: Riversity Enrollment ReportsAlachua

ACCESS & LOCATION

Northgate Shopping Center sits along Ramsey Street, a primary retail corridor serving north Fayetteville. The site benefits from strong visibility and convenient access to surrounding residential neighborhoods and the nearby employment drivers of Fort Liberty. Its position along this corridor captures consistent daily traffic from military households, students, and civilian workers across the Fayetteville market.

50K+

- 1** ACTIVE DUTY SOLDIERS AND THOUSANDS OF CIVILIAN EMPLOYEES.
FORT LIBERTY MILITARY INSTALLATION
- 2** AMAZON FULFILLMENT AND REGIONAL LOGISTICS FACILITIES
GROWING INDUSTRIAL EMPLOYMENT BASE
- 3** CAPE FEAR VALLEY HEALTH SYSTEM
MAJOR REGIONAL HEALTHCARE EMPLOYER
- 4** CUMBERLAND COUNTY GOVERNMENT AND REGIONAL EMPLOYERS
PUBLIC SECTOR EMPLOYMENT DRIVERS SUPPORTING THE LOCAL ECONOMY

Methodist University

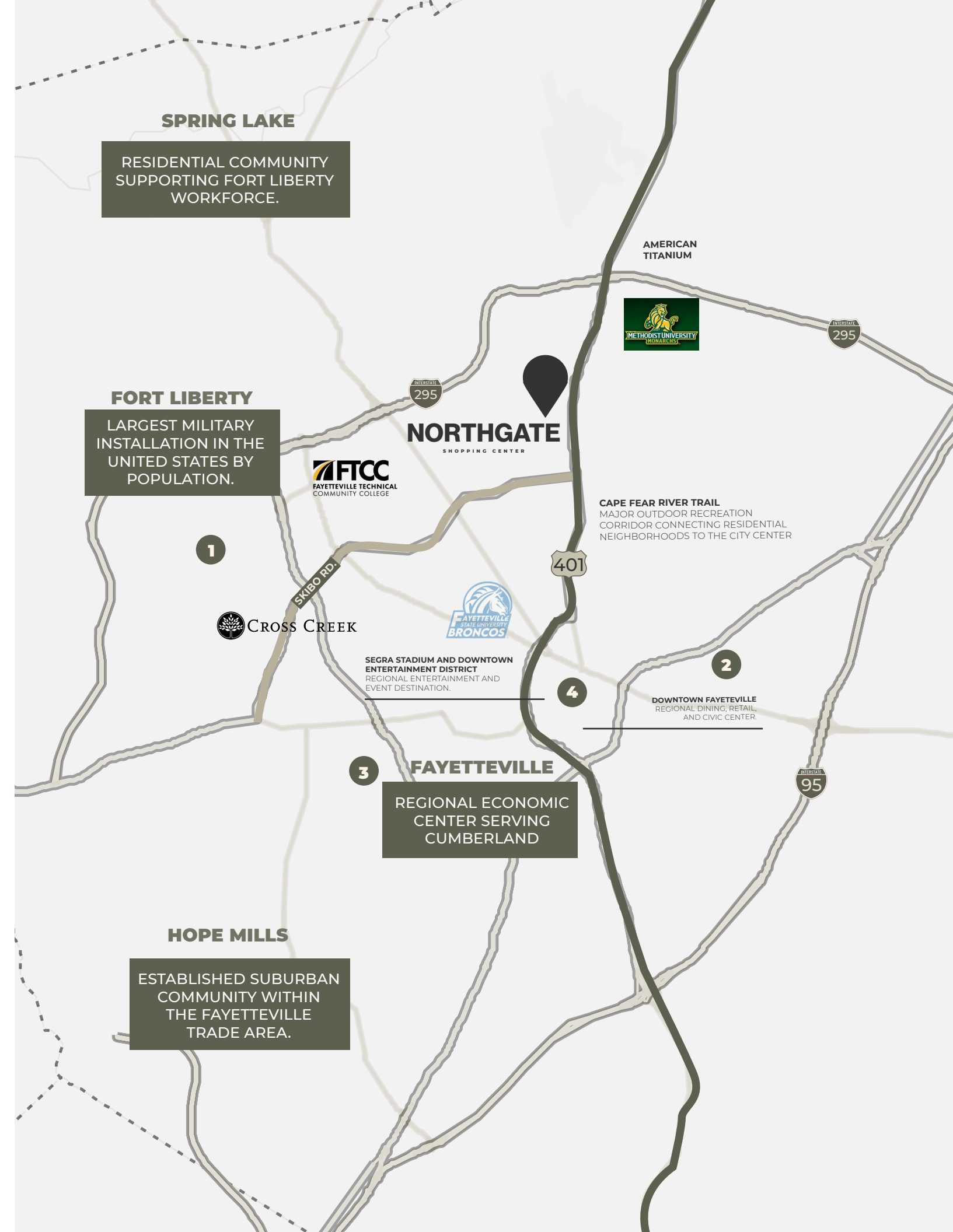
2,300+ Students and Faculty located along the Ramsey Street corridor.

Fayetteville State University

Major regional university serving over 6,000 students.

Fayetteville Technical Community College

Regional workforce and technical education hub serving more than 30,000 students annually.



SITE PLAN



AVAILABILITY



Suite	SF	Tenant Type
1	142,558	PROPOSED ANCHOR
2	6,000	City Gear
3	2,399	AVAILABLE
4	6,800	Five Below
5	2,000	Heaven Nails & Spa
6	1,600	Salon Glow
7	1,200	Riya's Threading
8	1,200	The UPS Store
9	1,200	Subway
10	1,500	GNC
11	25,000	Ross
12	6,000	Shogun Steak & Sushi House
13	1,117	Smitty's Cleaners
14	1,117	Fresh Rolls
15	1,117	Papa Johns
16	1,117	Nationwide Insurance
17	6,550	MiCasita
18	3,150	Little China Restaurant
19	30,000	Ollie's
20	5,000	Rent-A-Center
21	5,000	AVAILABLE
1-A	2,807	AVAILABLE
1-B	2,759	AVAILABLE
1-C	6,000	Advanced Auto
OP-2	1.25 AC	AVAILABLE
OP-3	1.01 AC	AVAILABLE
OP-4	1.06 AC	AVAILABLE
OP-5	10,500 SF	COMING SOON

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