

FOR LEASE



# 6200 RAMSEY STREET

Fayetteville, North Carolina

**Henry Tyson**

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**346 SF - 3,500 SF OF OFFICE SPACE AVAILABLE**





# PROPERTY OVERVIEW



Located on the north side of Fayetteville, NC, this 1.43-acre tract features convenient access to I-295, along with multiple businesses and amenities. This property is zoned CC under the City of Fayetteville's Unified Development Ordinance, allowing for a variety of uses, and is located within the Cape Fear River Overlay District.

Built in 1992, this recently renovated three-story brick building has frontage on Ramsey Street. The building features multiple points of entry, two separate driveways, a large parking area, and elevator accessibility on all three floors. The first floor interior features a large entryway and common restrooms. Suite 119 features two private offices. The second floor also features common restrooms. Suite 202 includes a large reception area, a kitchenette, two private restrooms, a conference room, multiple private offices, a storage area, an exterior access point, and three separate doors with access to the common space. The third floor features two private suites, 312 and 320, with access to common bathrooms located on the first and second floors. Suite 312 includes a large open multipurpose space with a storage closet. Suite 320 features a large open space, partition walls between 4 desks, and a storage closet.

The following uses are restricted under agreement with other tenants in the building: Abortion offices/facilities; Alcohol/Drug rehabilitation offices/facilities; Off-track betting establishments; Offices or entities that sell, barter, trade, buy, or dispenses marijuana, for medical use or otherwise; or Probation/parole offices.

The following uses are restricted within 50 feet under agreement with other tenants in the building: Dance studios or Karate studios; Psychological counseling offices/facilities; Unemployment or Social Security offices; Tattoo shops/body art/piercing tenants; Beauty/Hair salons, Cosmetology Services, or Nail Salons (excluding high end spa tenant); Gun and Weapon shops; Gym/Workout facility; Same day cash/loan shops; Police substations; or Military recruiting offices. This list is representative, not exhaustive. For a full list, contact the broker.

## PROPERTY HIGHLIGHTS

- Zoned CC, allowing for multiple uses
- Recent interior renovations
- Multiple exterior access points
- Large parking area
- ADA-compliant elevators and restrooms



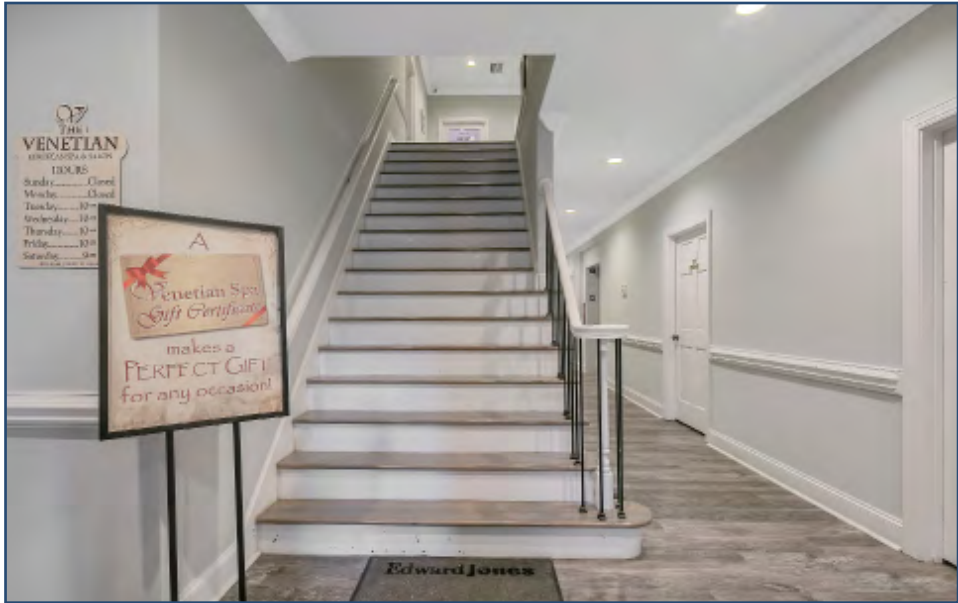
## AVAILABLE SPACE

- Suite 119 (346 SF) \$15/SF NNN
- Suite 202 (3,500 SF) \$15/SF NNN
- Suite 312 (800 SF) \$15/SF NNN
- Suite 320 (800 SF) \$15/SF NNN

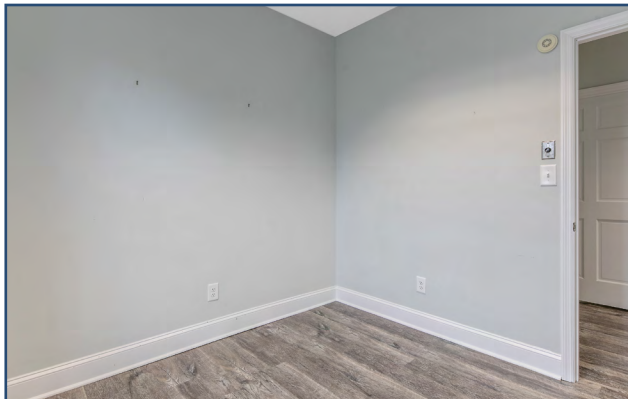
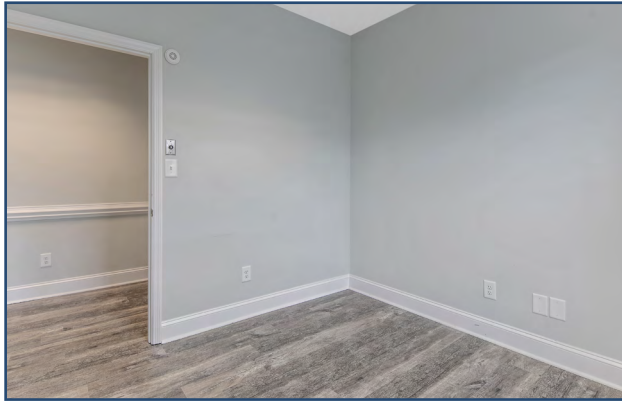
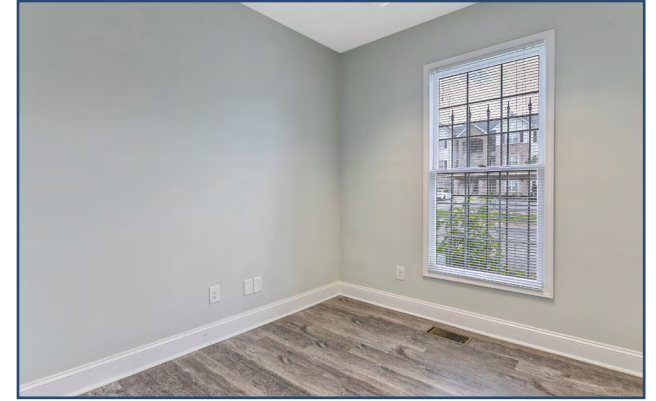
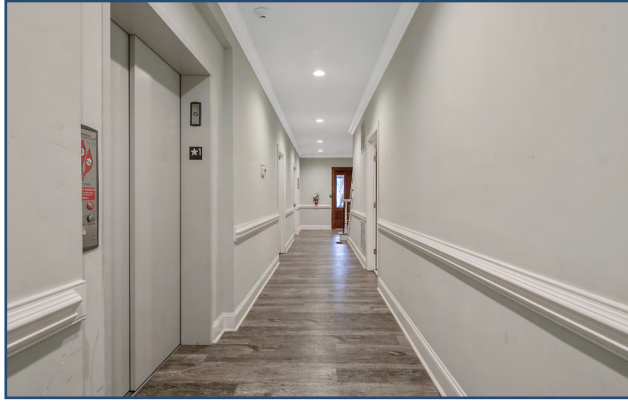








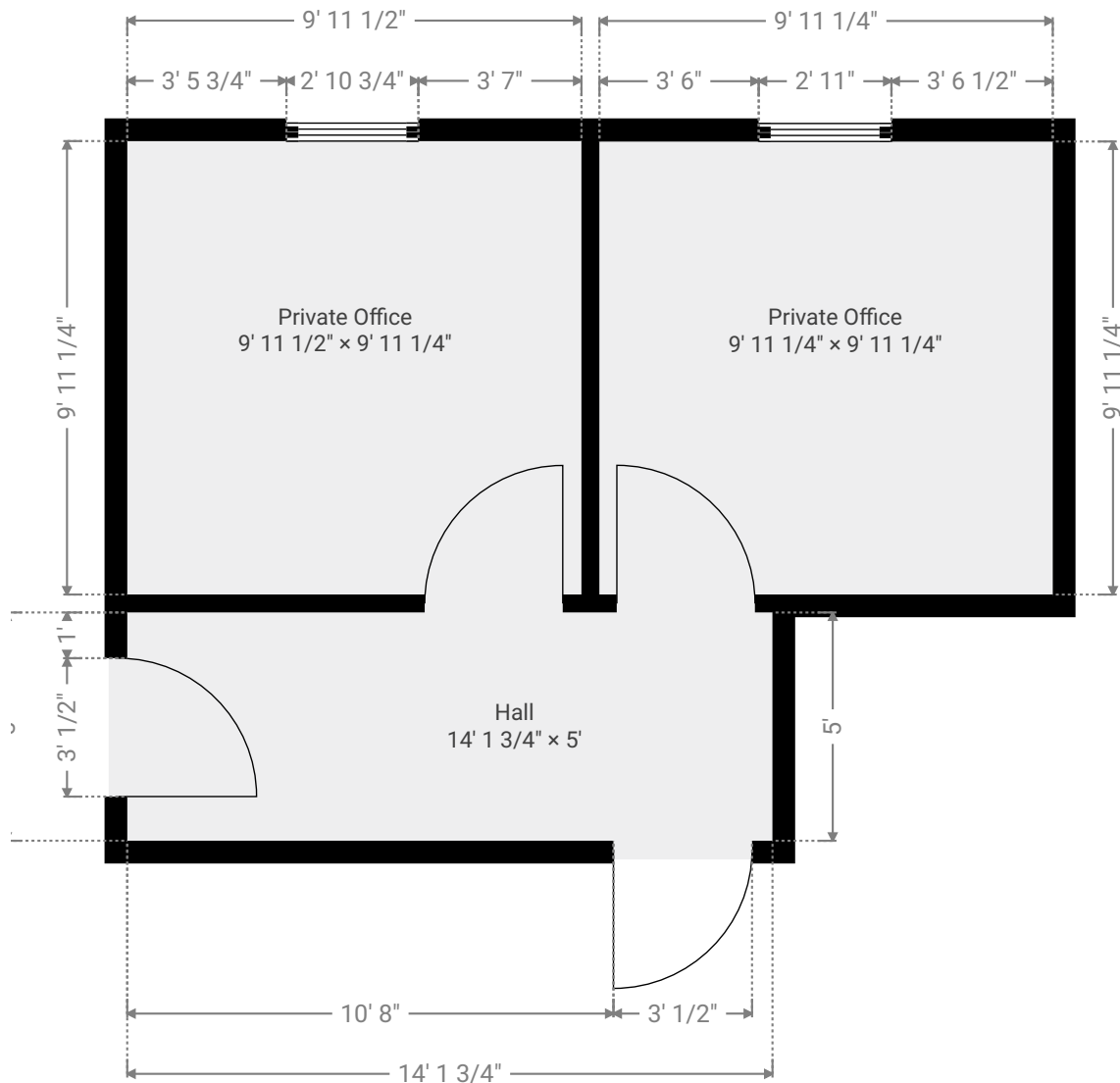




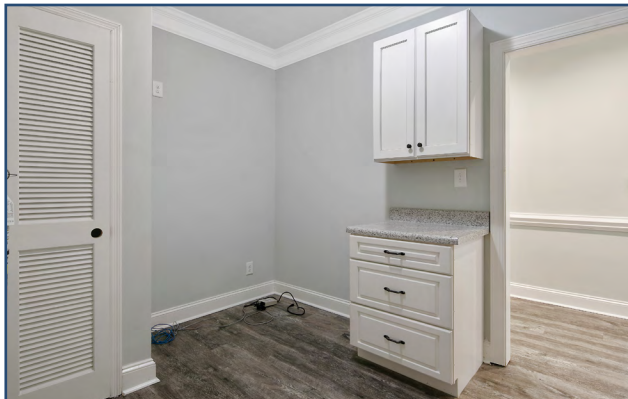
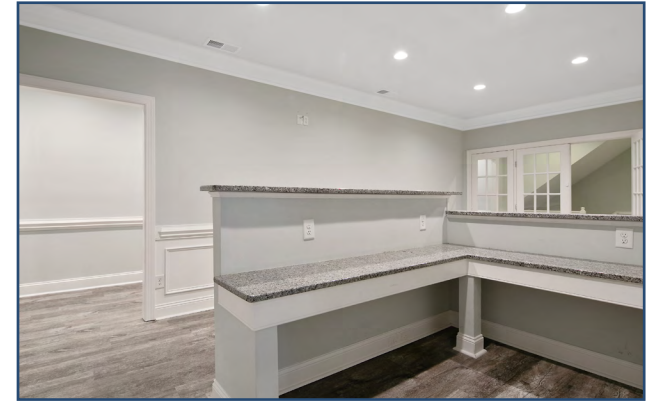
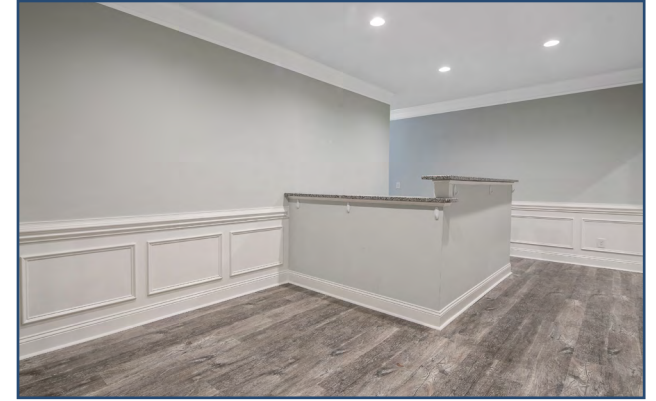
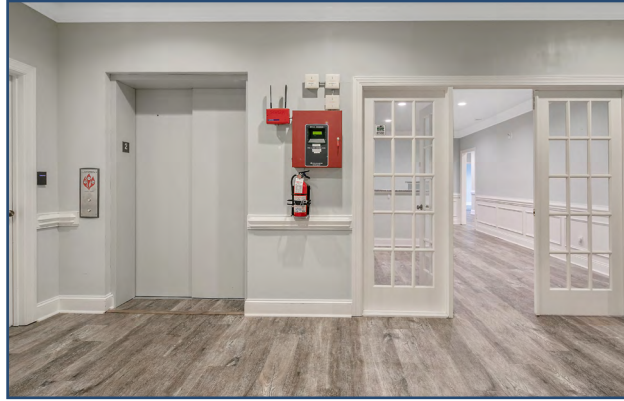
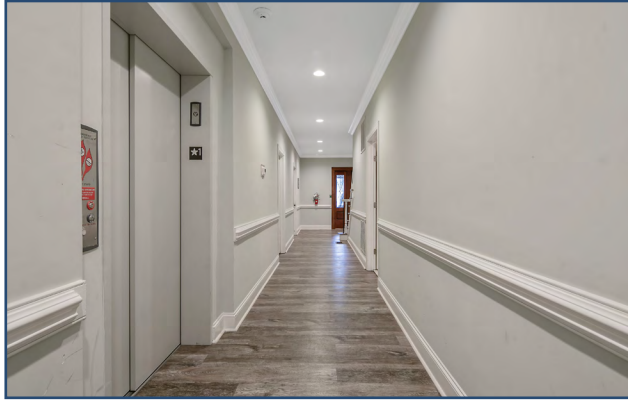


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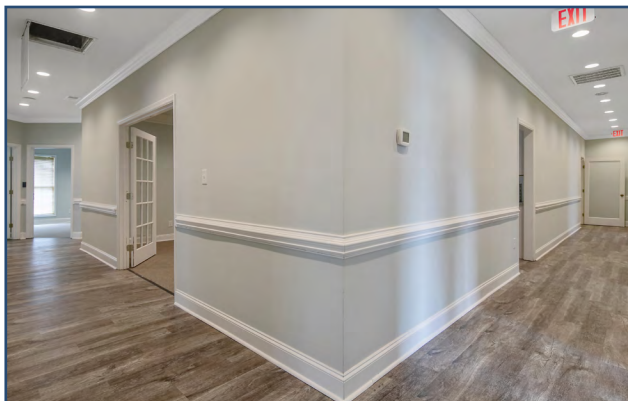
SUITE 119 FLOOR PLAN (346 SF) \$15/SF NNN



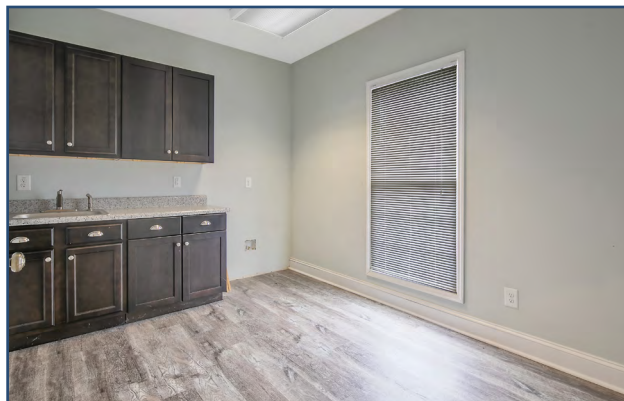








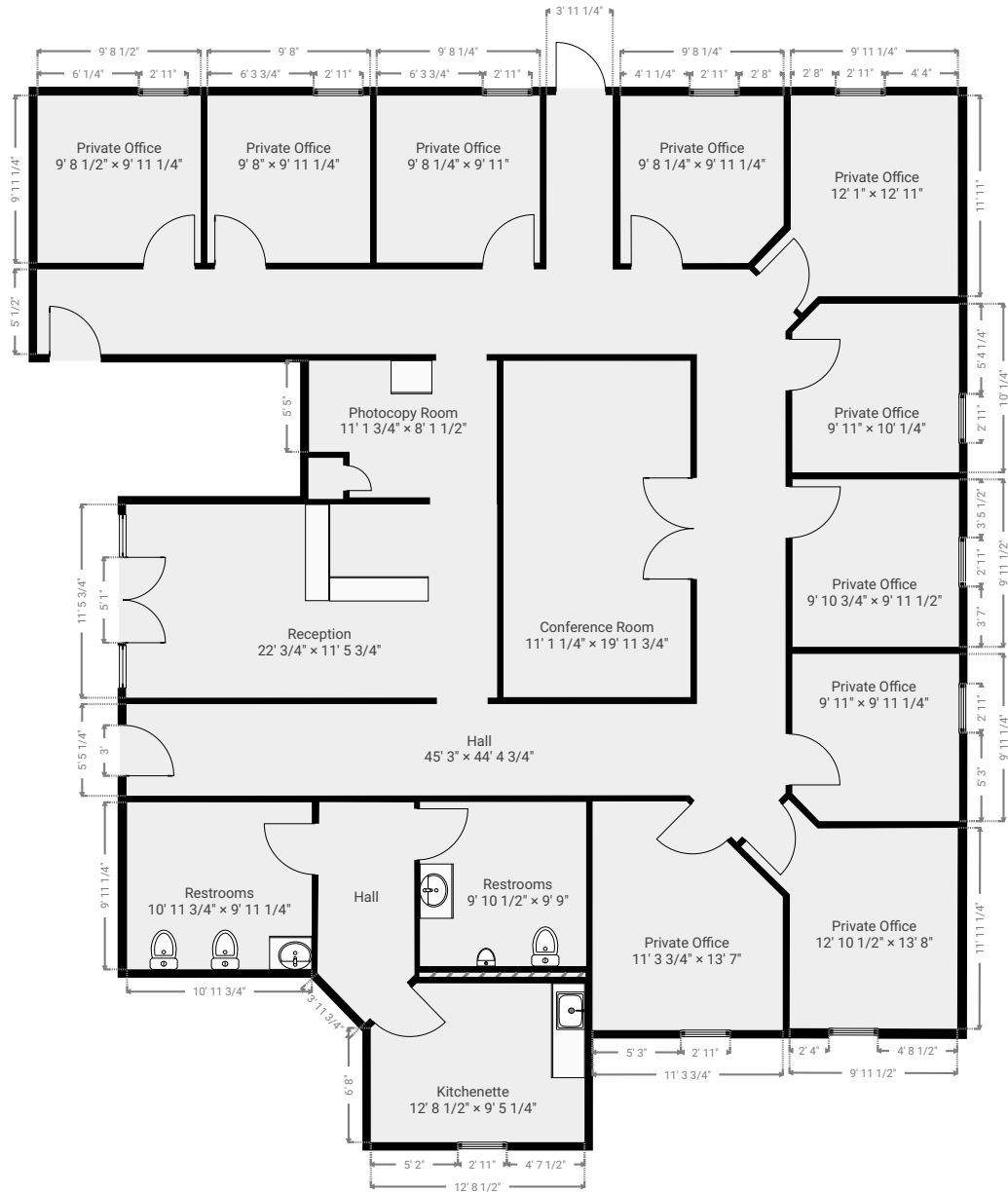




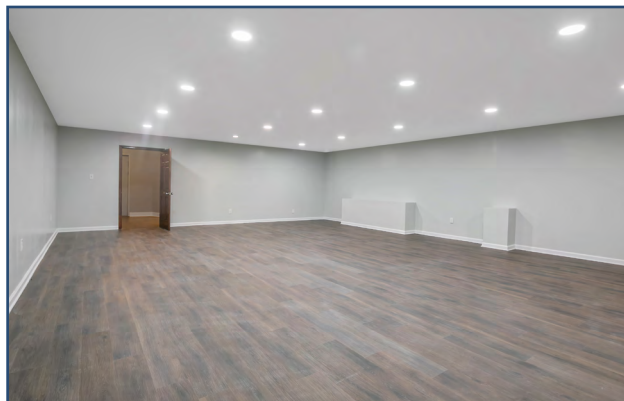
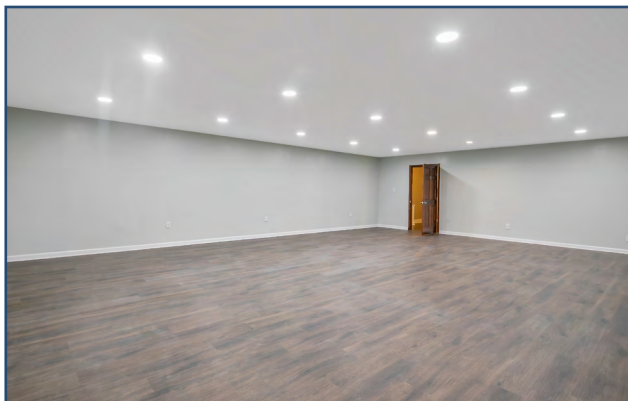
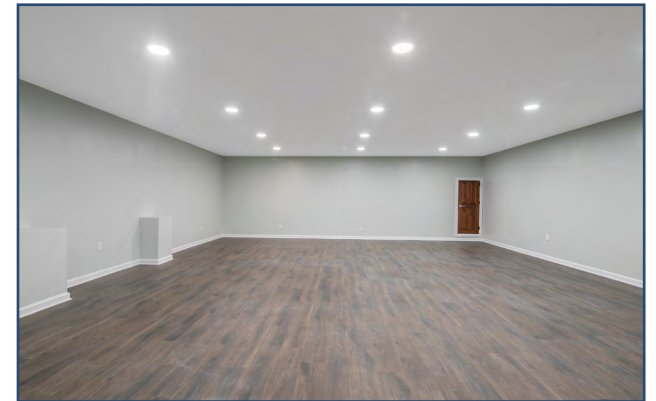
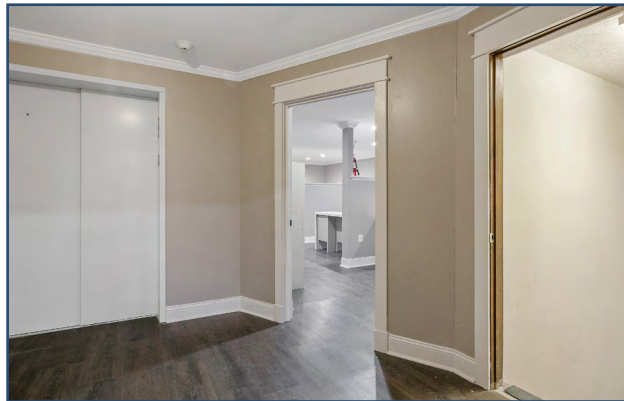
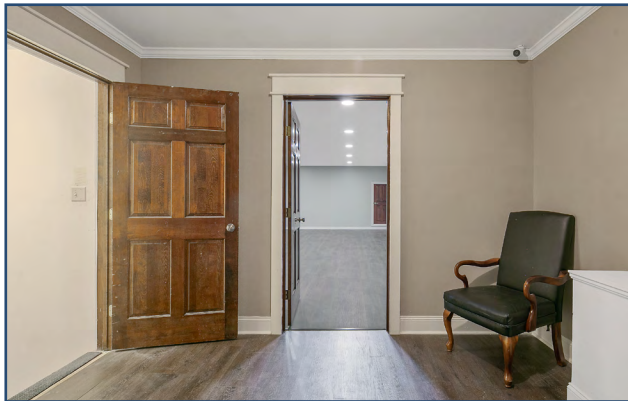
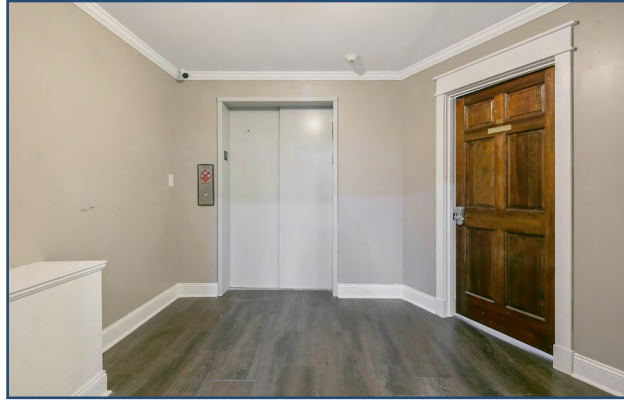
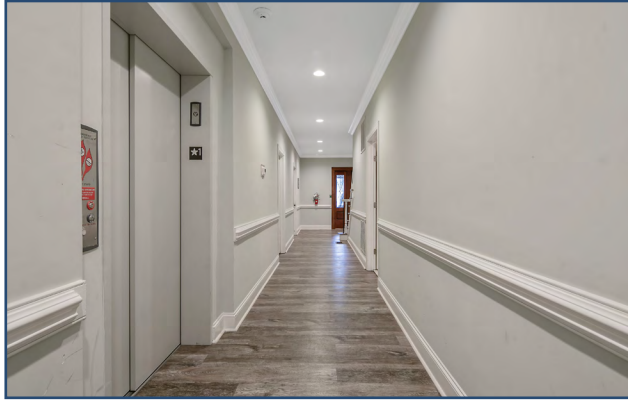


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# SUITE 202 FLOOR PLAN (3,500 SF) \$15/SF NNN

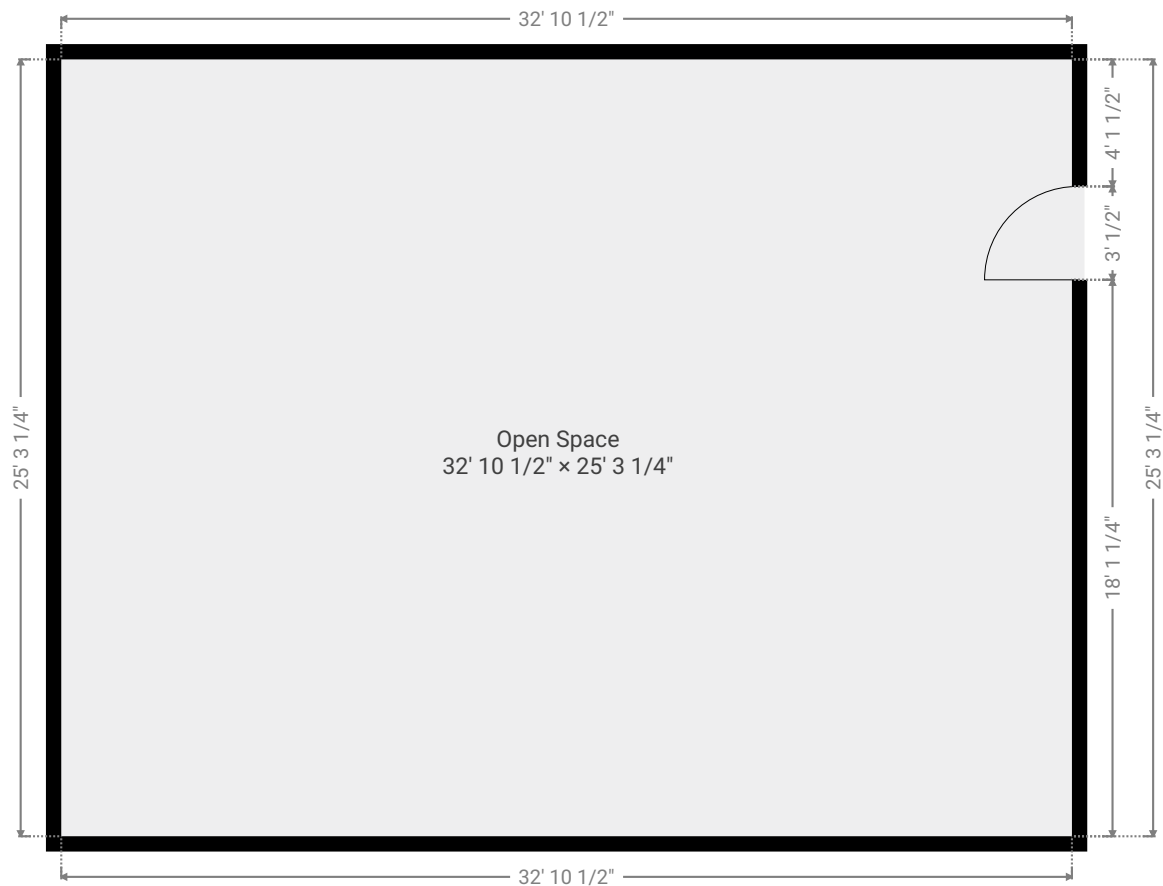




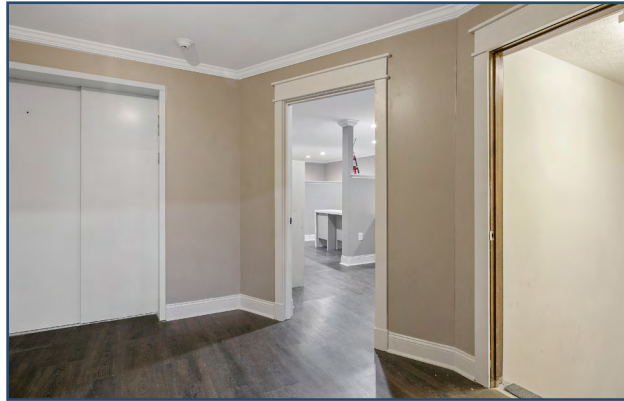
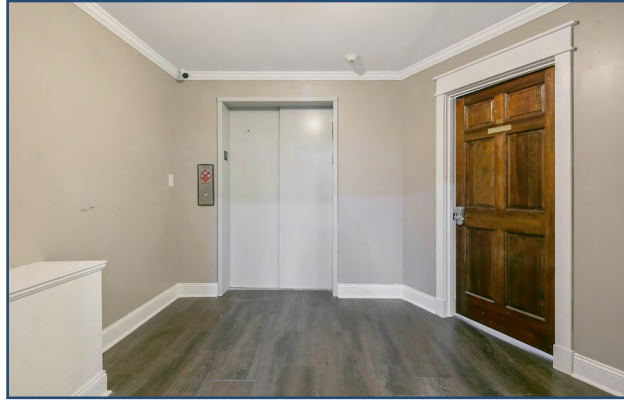
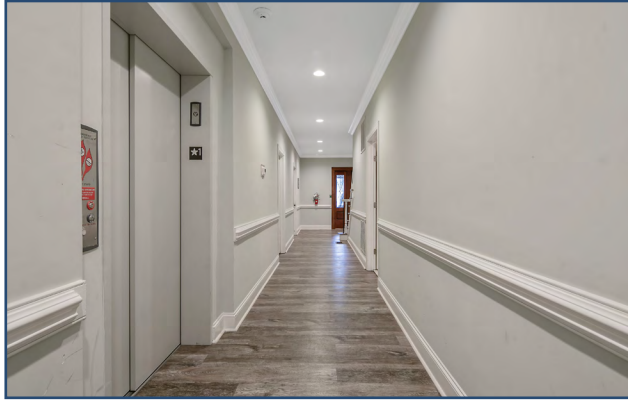




SUITE 312 FLOOR PLAN (800 SF) \$15/SF NNN



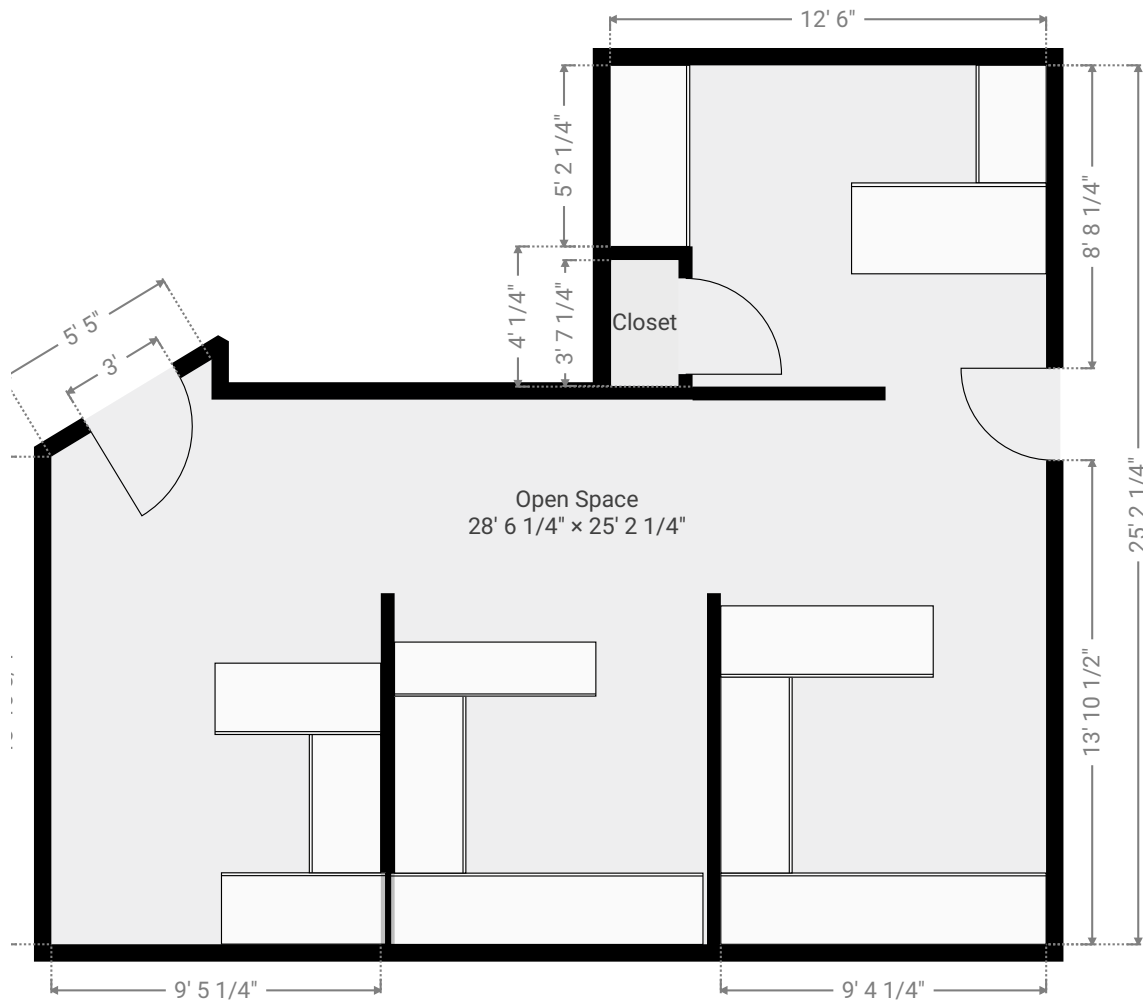






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# SUITE 320 FLOOR PLAN (800 SF) \$15/SF NNN









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# AREA AERIAL











	1 MI	3 MI	5 MI
2024 Population	5,435	24,831	47,073
2029 Population	5,341	24,559	46,884
Pop Growth 2024-2029	-1.73%	-1.10%	-0.40%
Average Age	34.60	36.20	37.20
2024 Total Households	2,405	10,158	19,220
HH Growth 2024-2029	-1.75%	-1.14%	-0.45%
Median HH Income	\$60,847	\$60,704	\$50,676
Avg Household Size	2.20	2.40	2.30
Median Home Value	\$225,856	\$184,921	\$169,276

