

RETAIL PROPERTY FOR SALE

3601

Fayetteville  
Road

Raeford, NC 28376



*for more information*

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com

ROGER MARX

Broker

O: 910.829.1617

C: 910.603.5557

roger.marx@grantmurrayre.com



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>Sale Price:</b>	\$749,000
<b>Lot Size:</b>	2.91 Acres
<b>Year Built:</b>	2000
<b>Building Size:</b>	5,800 SF
<b>Zoning:</b>	RA-20
<b>Number of Units:</b>	1
<b>Price / SF:</b>	\$129.14

## Property Description

This versatile light industrial property, currently operating as a well-maintained body shop, offers a fantastic opportunity for various business uses. Located on a 2.91-acre parcel with 300 feet of road frontage, the property ensures excellent visibility and easy access.

The main building is a 4,000 +/- square foot prefabricated warehouse, built in 2000. It features three (3) 10'x10' roll-up doors and one (1) 12'x10' roll-up door at the rear, providing convenient access for loading and unloading. Inside, the warehouse includes air-conditioned spaces, such as an office, lobby, bathroom, and breakroom, offering a comfortable work environment. A recently constructed 1,800 square feet of air-conditioned warehouse space, with two (2) 10'x12' roll-up doors at the front and rear, making it ideal for various industrial uses. Large concrete pads in the front and rear further enhance the property's utility.

The property also includes a paint booth and a car lift, perfect for automotive businesses. While currently used as a body shop, the space is suitable for many other uses, such as a car lot, retail, or farm supply.

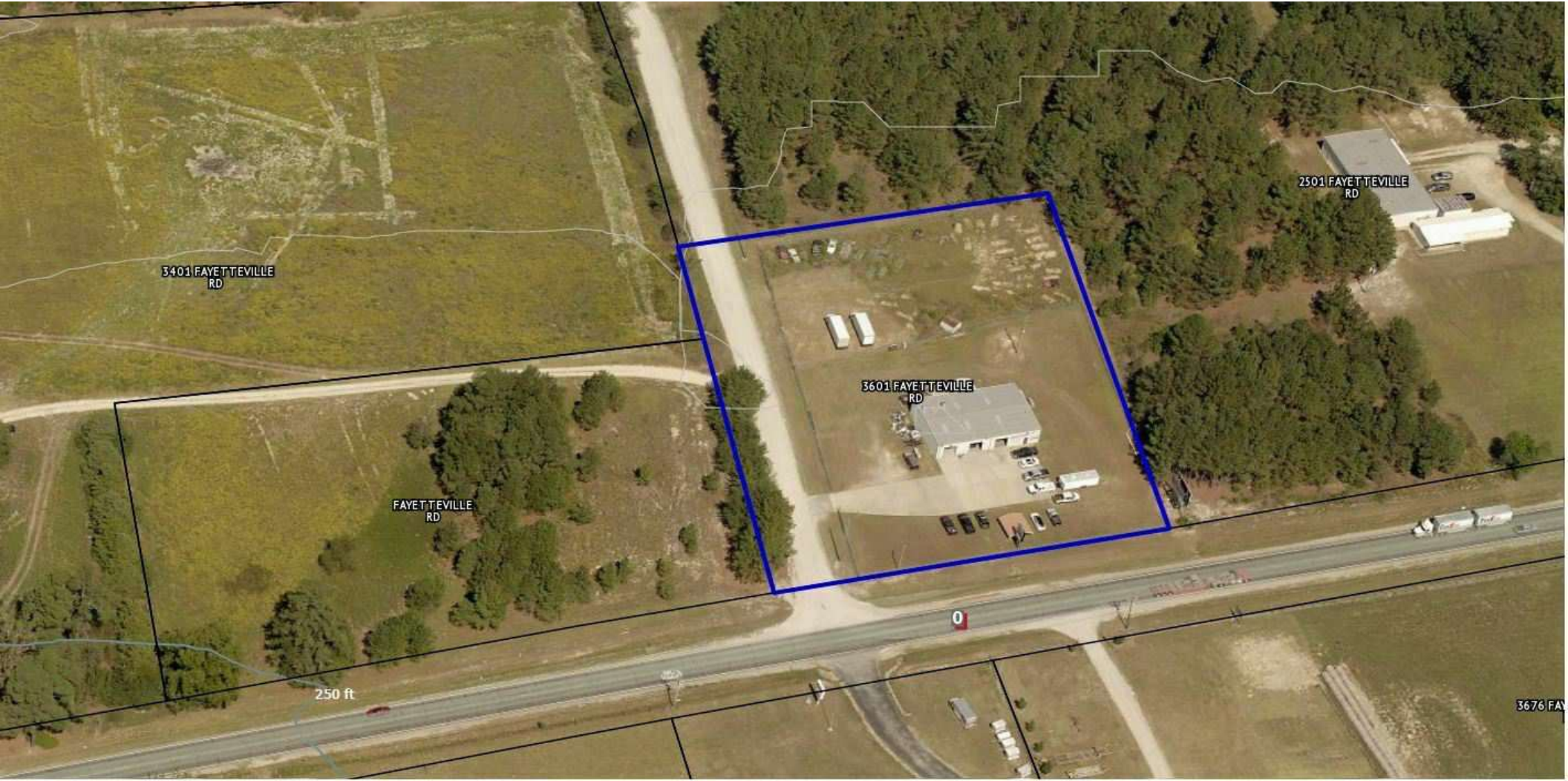
The entire property is securely fenced and divided into two areas, allowing for future development or use as a laydown area. With plenty of room for expansion and additional construction, this property is a valuable investment in a prime location.

Don't miss out on this opportunity to own a versatile and well-kept industrial property with excellent road frontage.



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PROPERTY AERIAL



for more information

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ADDITIONAL PHOTOS



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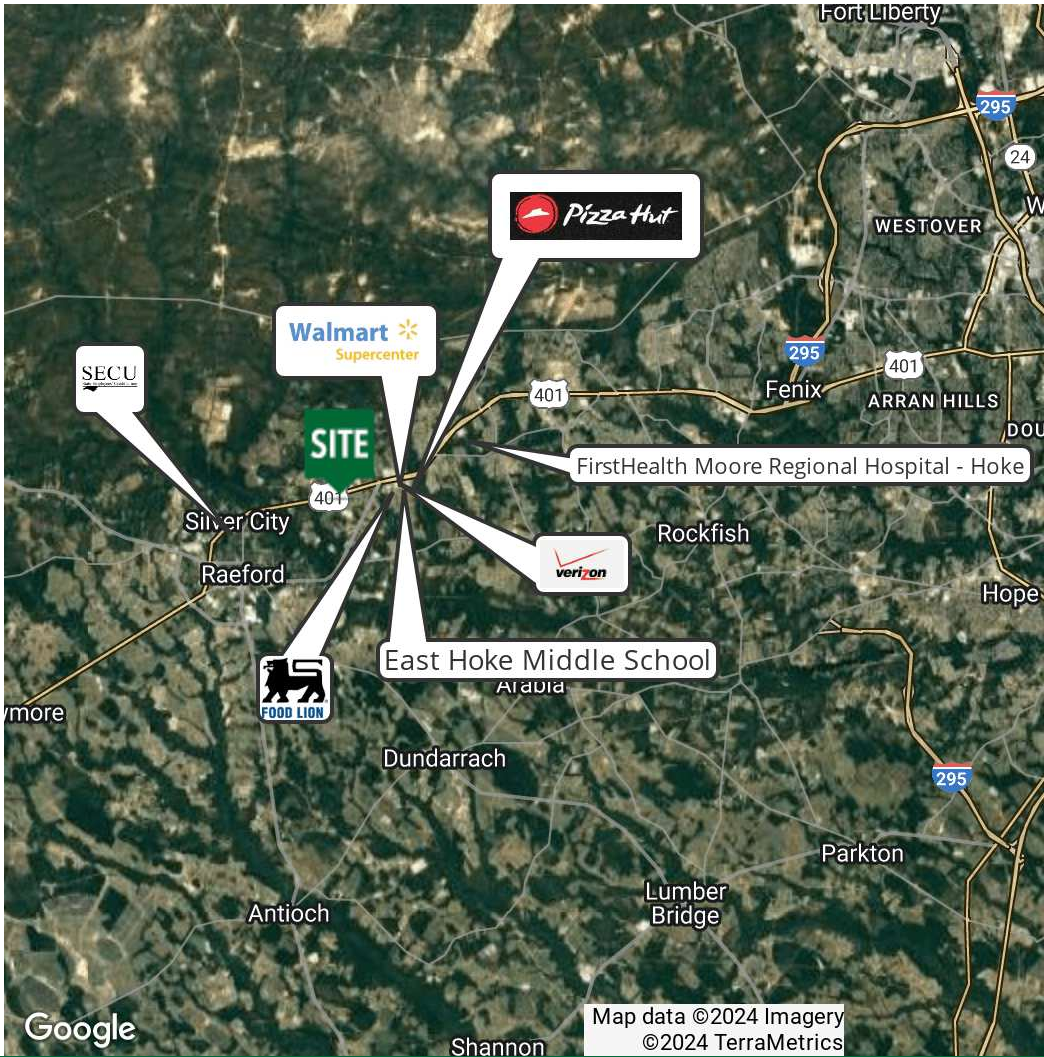
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	51	257	1,278
Average Age	36	35	34
Average Age (Male)	34	33	33
Average Age (Female)	38	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	18	89	435
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$60,961	\$63,241	\$63,679
Average House Value	\$190,272	\$206,215	\$195,215

TRAFFIC COUNTS	
From NCDOT 16,000 AADT	/day

*Demographics data derived from AlphaMap*



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