

OFFICE BUILDING FOR SALE

9,870 SF Office Building on Major Retail Corridor

1995 Skibo Rd, Fayetteville, NC 28314



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Sale Price:	\$2,500,000
Lot Size:	0.55 Acres
Year Built:	2008
Building Size:	9,870 SF
Zoning:	CC
Price / SF:	\$253.29
Traffic Count:	42,500

property description

OFFICE OPPORTUNITY OR REDEVELOPMENT at the heart of Fayetteville's retail corridor at the intersection of Skibo Rd and Cliffdale Rd. The office building is 9,800+ SF located on 0.55 acres zoned CC. The second floor is fully vacant, the first floor is leased. The furniture shown in the photos is not included in the sale, but is negotiable if desired. Each office suite has a professional, efficient layout with a reception area, multiple private offices, break room, networking room, and private restrooms. Building has one elevator in the common lobby. The short length of the tenant's lease could also make this an excellent redevelopment opportunity for another use, especially if combined with adjacent parcels.



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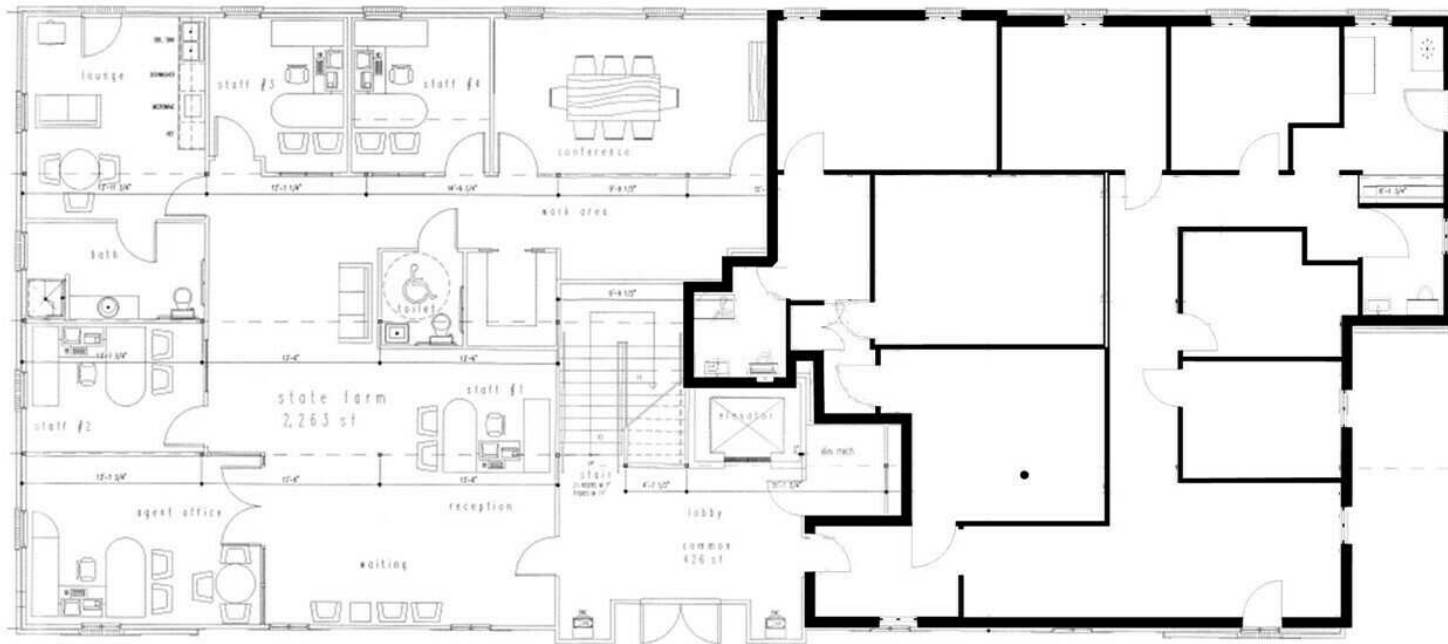
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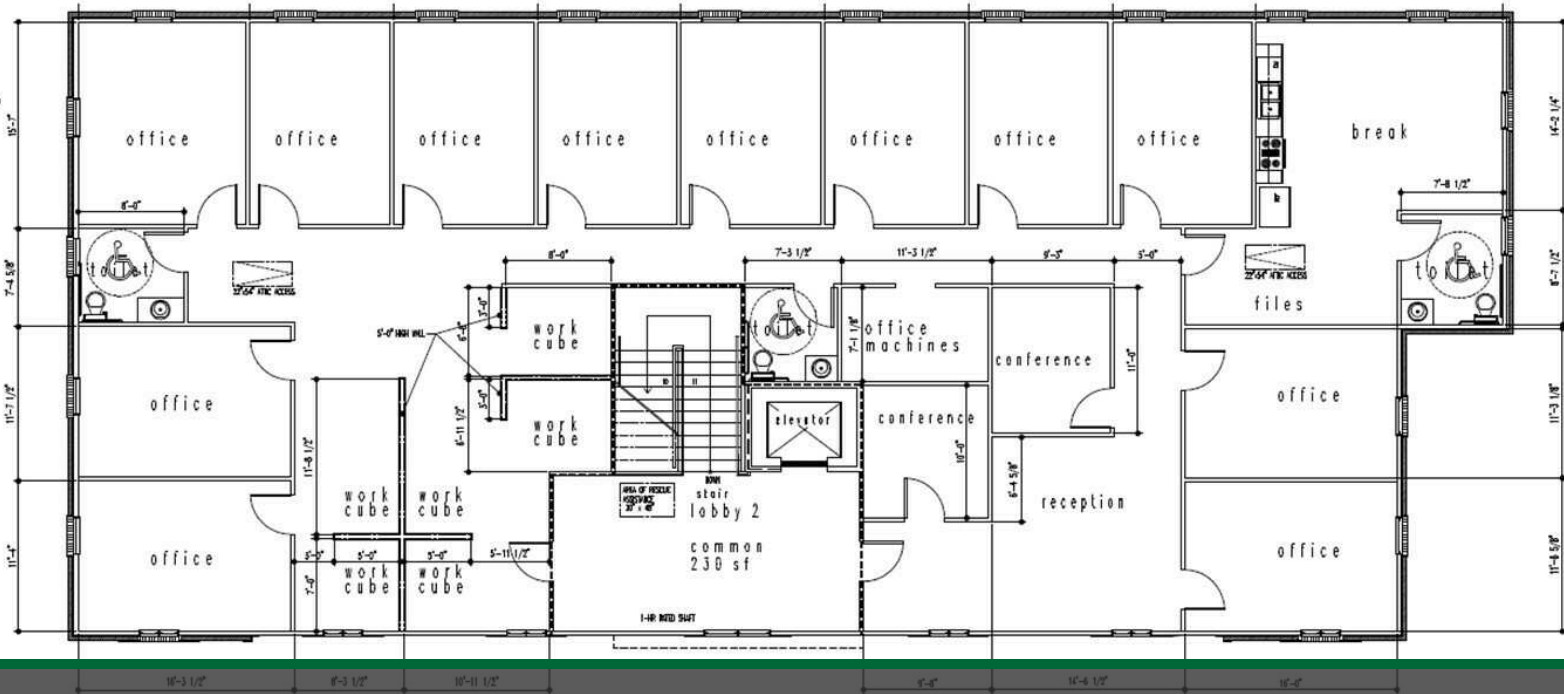
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1st Floor



2nd Floor



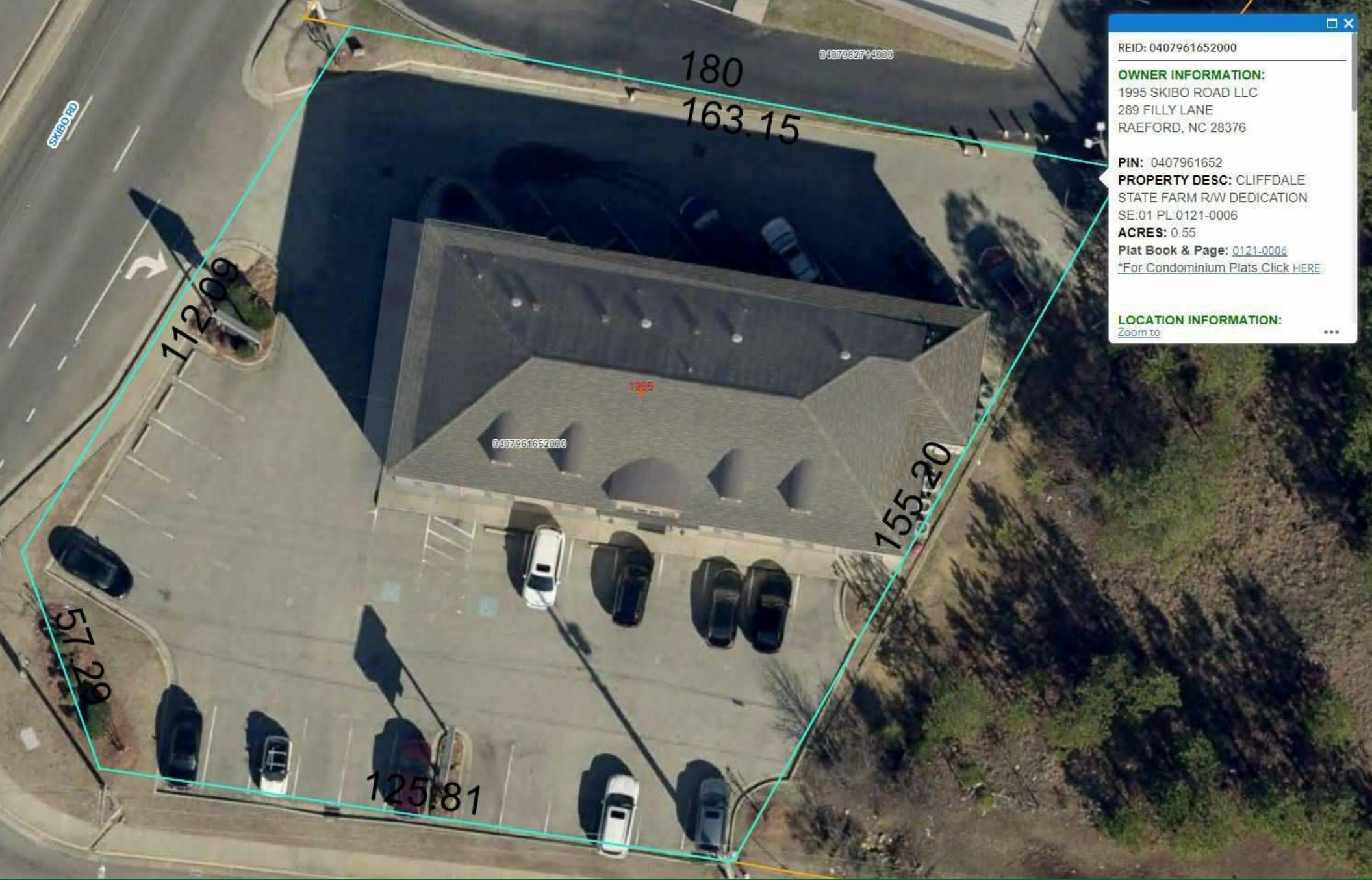
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REID: 0407961652000

OWNER INFORMATION:
 1995 SKIBO ROAD LLC
 289 FILLY LANE
 RAEFORD, NC 28376

PIN: 0407961652
PROPERTY DESC: CLIFFDALE STATE FARM R/W DEDICATION
 SE:01 PL:0121-0006
ACRES: 0.55
Plat Book & Page: [0121-0006](#)
 *For Condominium Plats Click [HERE](#)

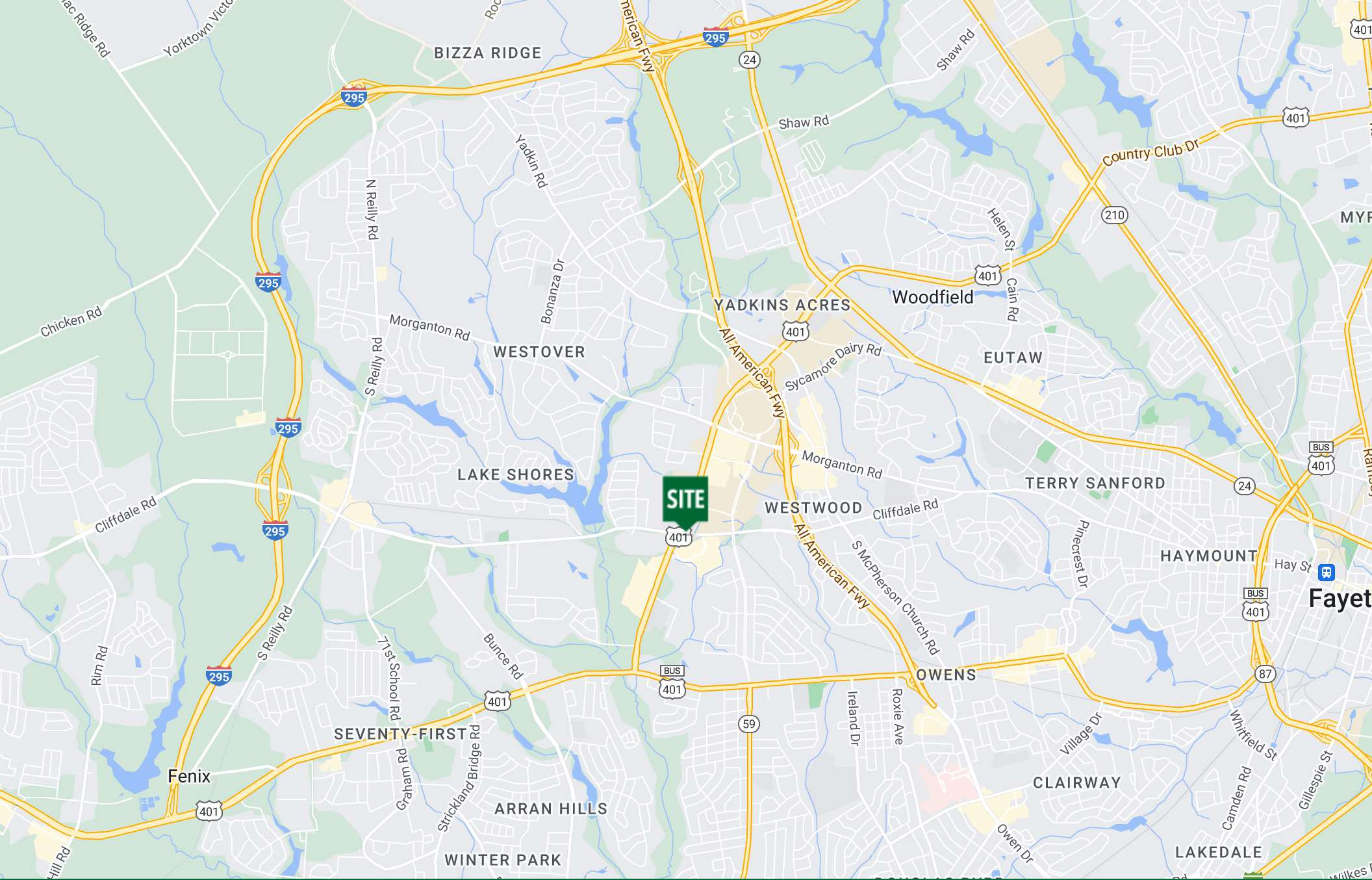
LOCATION INFORMATION:
[Zoom to](#) ...

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Map data © 2024

- #2 Best Place in America to Invest in Real Estate (Fortune, 2020)
- Top 50 Most Diverse Cities in America (Niche, 2020)
- Best Places for Business and Careers (Forbes, 2019)
- Top 50 Cheapest Places to Retire MSN Money, 2018)
- Most affordable housing in the USA for first-time home buyers (WalletHub, 2017)
- Vibrant downtown featuring museums, live music, & award-winning performing arts and cultural events
- Home of the International Folk Festival, Bi-Annual Dogwood Festival, When Pigs Fly All-American BBQ Festival, & more
- 520 Restaurants, breweries, wine bars, & more
- Professional & collegiate sporting events
- World-class golf courses



Why Fayetteville?

408,763

30-minute trade area

\$9.9B

total consumer spending

\$77,340

avg household income

6M+ SF

retail in area submarket

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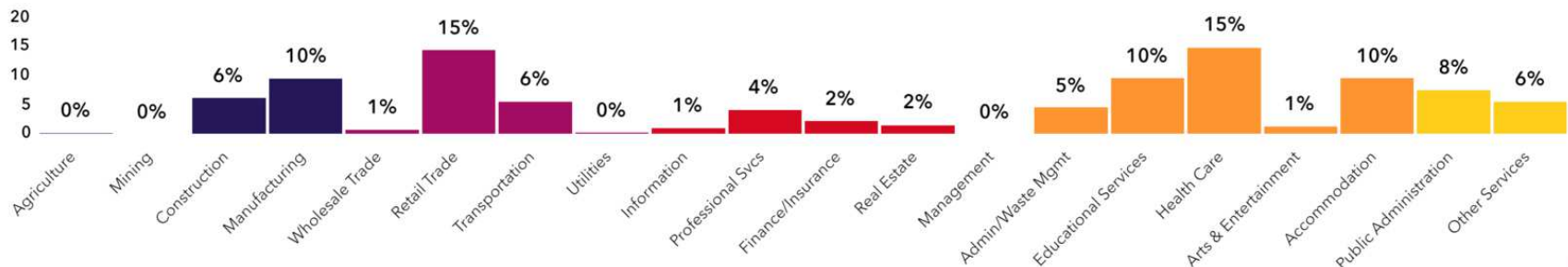
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73,963
Total Population



Population



95,663
Daytime Population

\$50,481
Median HH Income



Income



\$30,783
Per Capita Income

32,445
Total Households



Housing



35,844
Total Housing Units

\$156,643
Median Home Value



Homes



40.3%
Home Ownership

33.8
Median Age



People



Bright Young Professionals
Tapestry Segment

Demographics

1995 Skibo Road, Fayetteville, North Carolina, 28314



7%

No HS Diploma



24%

HS Graduate



39%

Some College



30%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2023), Esri (2023).

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