

GLENSFORD COMMONS

OUTPARCEL FOR GROUND LEASE

115 Glensford Dr., Fayetteville, NC 28303

CROSS CREEK MALL



AVAILABLE



BARNES & NOBLE

OLD NAVY

Kirkland's



FOR MORE INFORMATION:

PALMER WILLIAMS | PWILLIAMS@C-SPROP.COM | 910.864.1125

C-SPROP.COM





PROPERTY OVERVIEW

- Situated in the heart of Fayetteville's major retail corridor and next to Cross Creek Mall which draws over 5.4M annual visitors
- Accessibility from the All American Fwy, the highway that connects I-295 and Fayetteville's western suburbs to Fort Bragg
- Heavily traveled corner

PROPERTY OFFERING

- 6,899 SF building with 847 SF covered patio available for Ground Lease within the busy Glensford Commons Shopping Center
- 1.51-acre lot
- Proposed \$220,000 Annual Base Rent
- Ample parking
- Dedicated pylon sign

DEMOGRAPHICS

Radius	5 Miles
Total Population	149,693
Avg HH Income	\$75,185

TRAFFIC COUNT

55,000 VPD across nearby corridors including Morganton Rd and the All American Fwy

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GLENSFORD COMMONS SHOPPING CENTER

Master Site Plan



Fort Bragg

CROSS CREEK MALL

ROSS
DRESS FOR LESS®

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

SKIBO RD.

IMC
THEATRES

macy's

belk
MODERN. SOUTHERN. STYLE.

US. CHEF'S STORE
FOODS GREAT FOOD. WHOLESALE PRICES.

Office DEPOT

chili's

Red Robin
GOURMET BURGERS & BEERS

ULTA
BEAUTY

T.J. Maxx

SITE

MORGANTON RD.

OLD NAVY

Kirkland's

ALL AMERICAN FWY

LOWE'S

THE FRESH
MARKET

FITNESS
CONNECTION

KOHL'S

BJ's

Panera BREAD

DUNKIN' DONUTS

the apple crate
NATURAL MARKET

Mill City
EST. 1999

C&S
COMMERCIAL
PROPERTIES

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