



CAMERON, NC (SPOUT SPRINGS)

54 MELODY LANE

5,572 SF AVAILABLE FOR LEASE OR BTS



PROJECT DETAILS

54 MELODY LANE • 5,572 SF AVAILABLE FOR LEASE OR BTS • RETAIL

PROPERTY HIGHLIGHTS

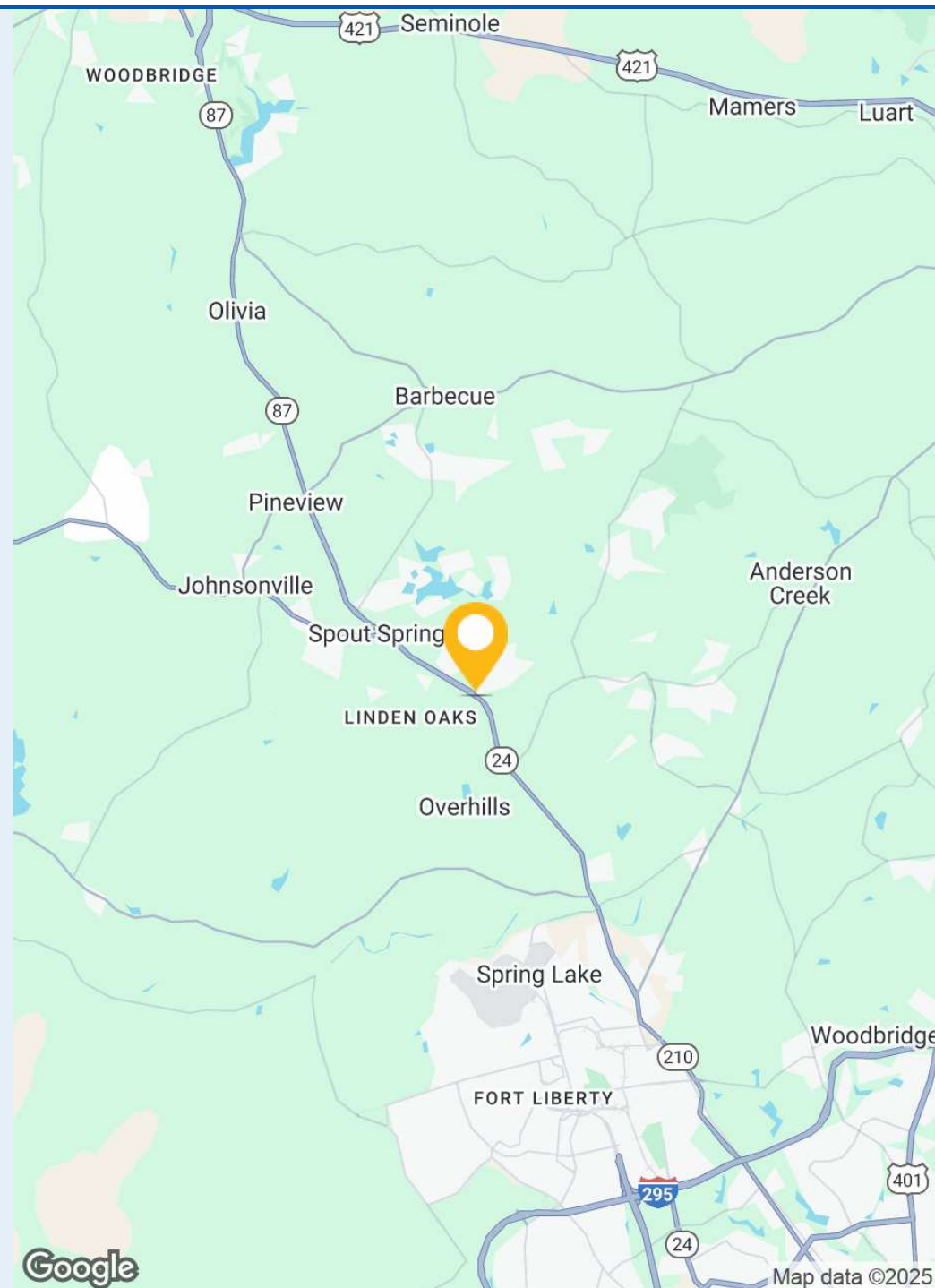
- Sprout Springs is a growing market between Sanford, NC and Fayetteville, NC with numerous residential developments planned or under construction around the site
- 9 miles North of Fort Bragg military base (54,000 military personnel)
- Strong medical, QSR, or retail opportunity
- Unique opportunity to backfill an existing property
- Landlord has the ability to enclose the 2,500 SF patio to get extra sq footage
- Ownership is open to splitting the building to create space for multiple users
- Price: \$2,250,000 for real estate and business

OFFERING SUMMARY

LEASE RATE	Negotiable
SALE PRICE	\$2,250,000 (for real estate and business)
AVAILABLE SF	5,572 SF (Does not include approximately 2,500 SF patio that can be converted to usable SF.)

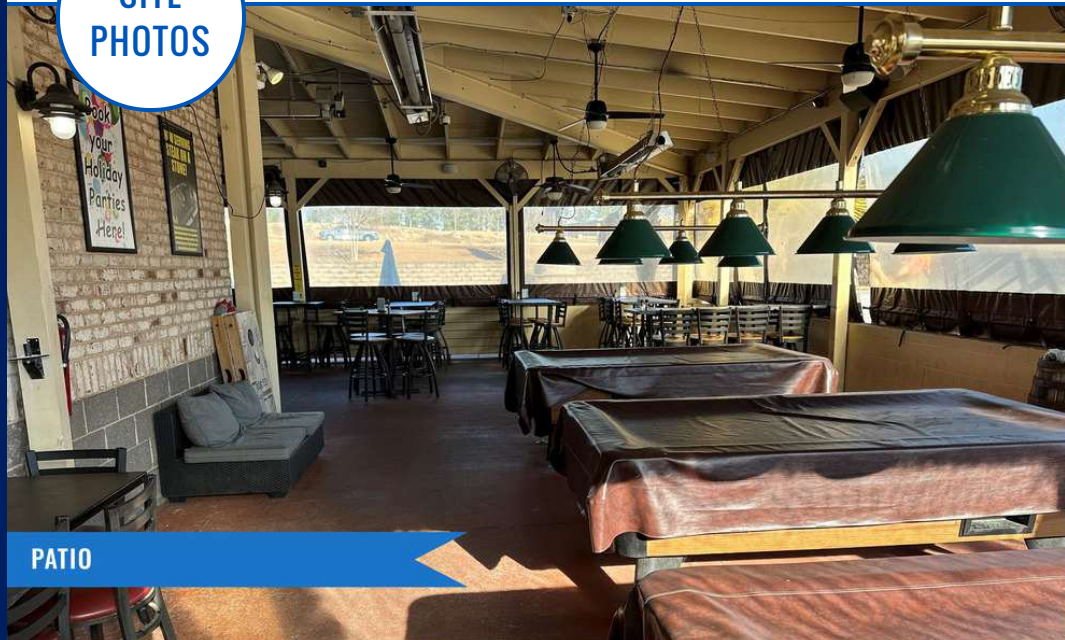
DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,211	3,332	5,846
POPULATION	4,402	12,219	20,048
AVERAGE HH INCOME	\$104,449	\$103,684	\$109,220

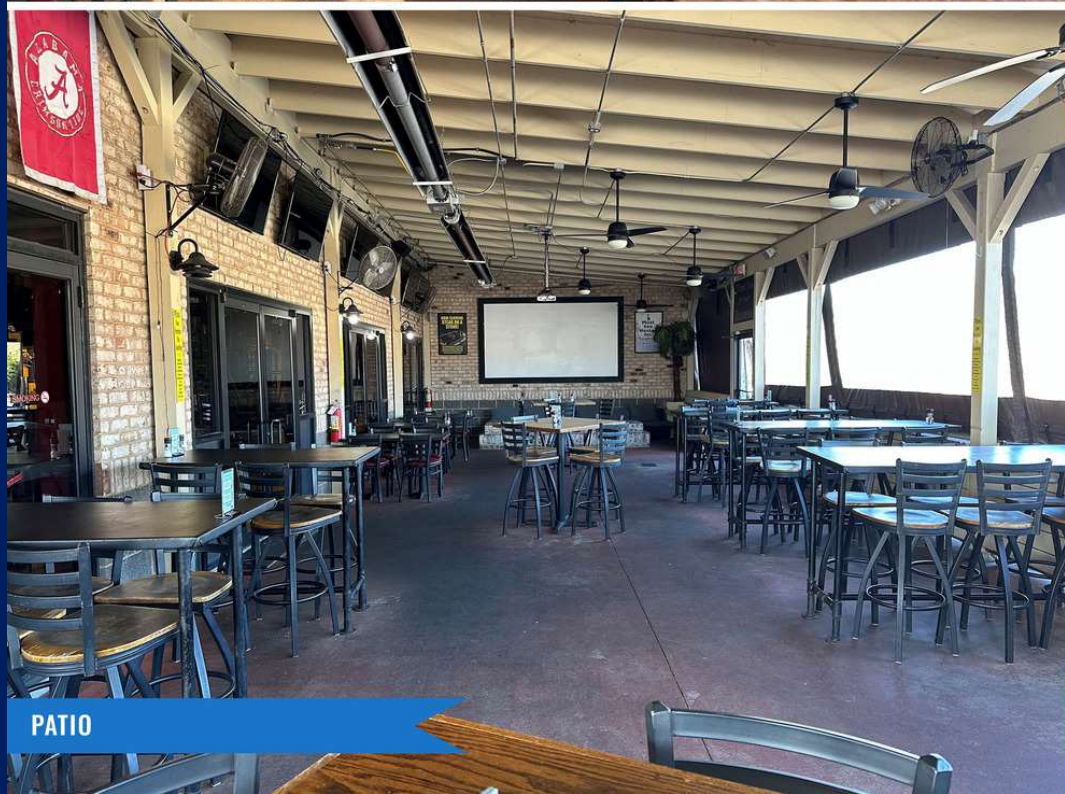


**SITE
PHOTOS**

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PATIO



PATIO



KITCHEN

AERIAL

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AERIAL

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REID DILLON
704.954.8929
RDILLON@ATLANTICRETAIL.COM

BEN GOULD
704.697.1905
BGOULD@ATLANTICRETAIL.COM



CHARLOTTE
THREE MORROCROFT CENTRE
6801 MORRISON BOULEVARD, SUITE 420
CHARLOTTE, NC 28211
704.697.1900

ALBANY
ATLANTA
BOSTON
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