



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

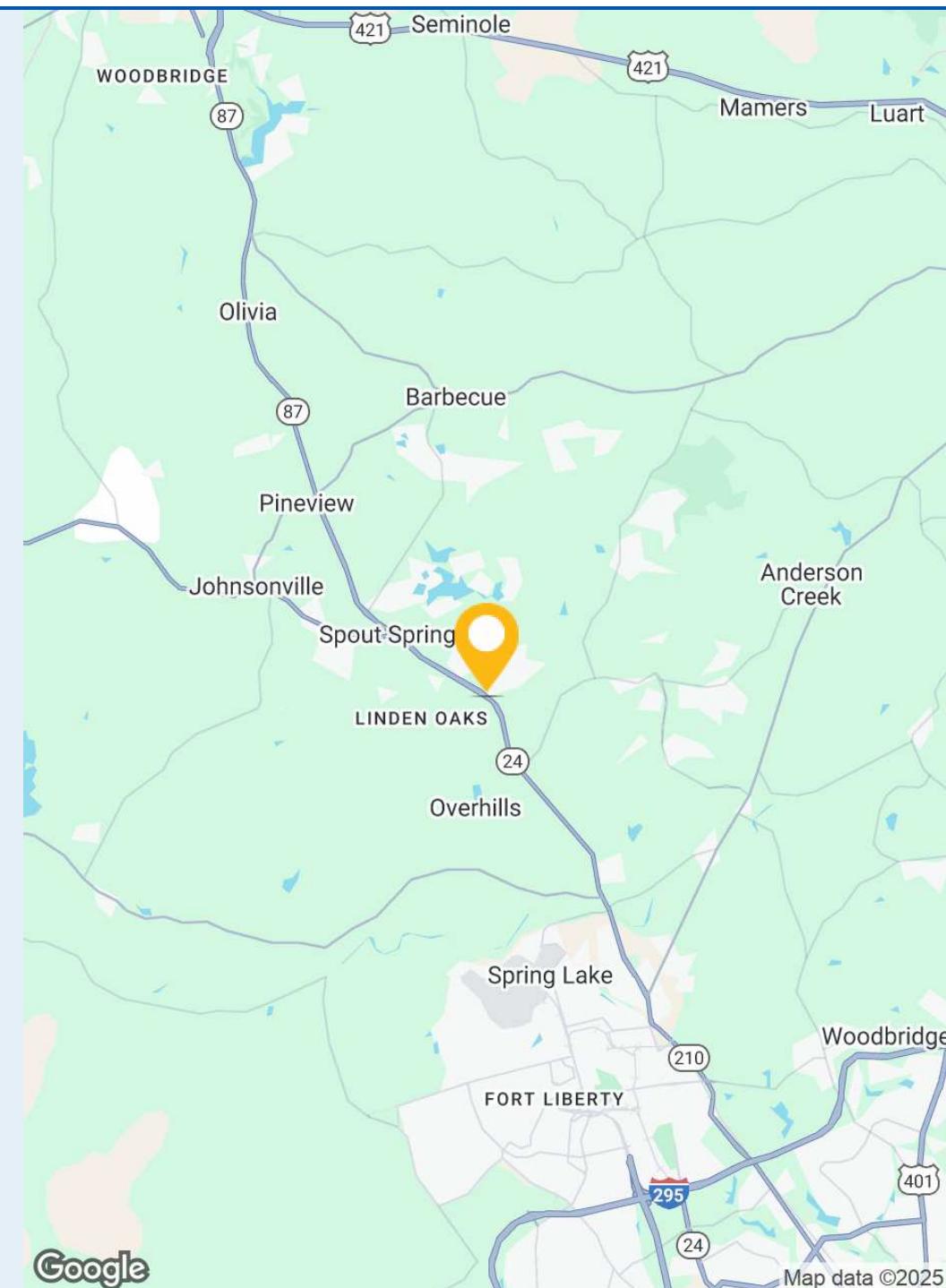
- Sprout Springs is a growing market between Sanford, NC and Fayetteville, NC with numerous residential developments planned or under construction around the site
- 9 miles North of Fort Bragg military base (54,000 military personnel)
- Strong medical, QSR, or retail opportunity
- Unique opportunity 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.)

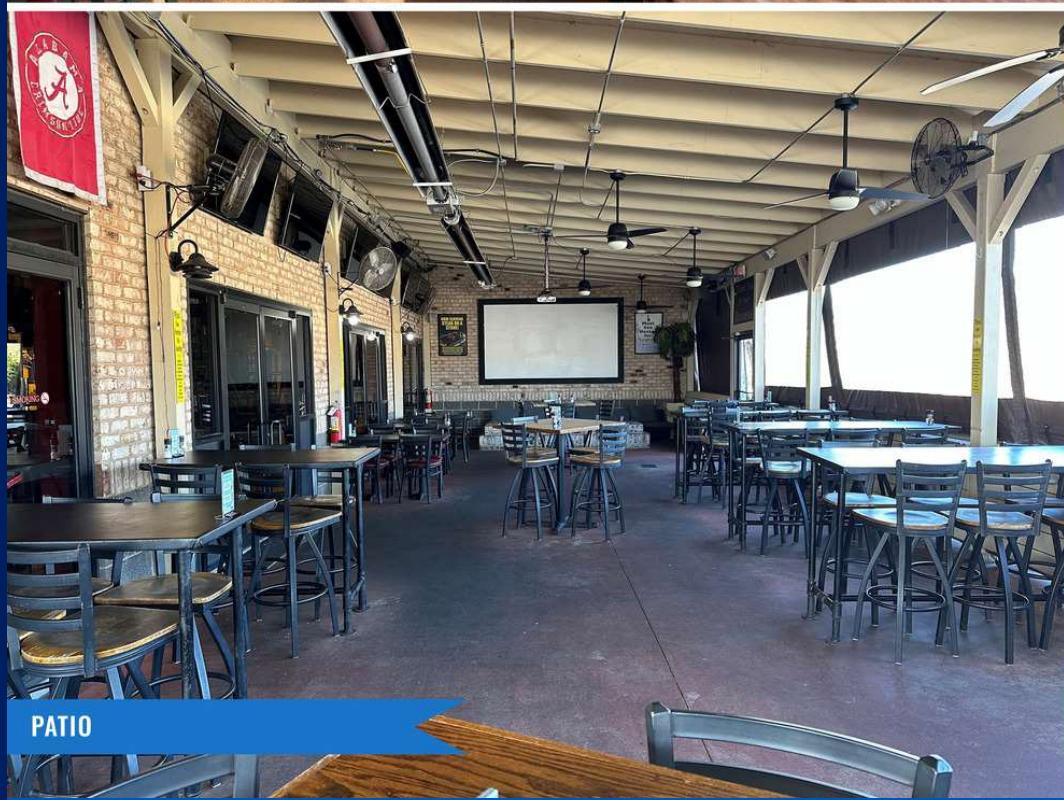
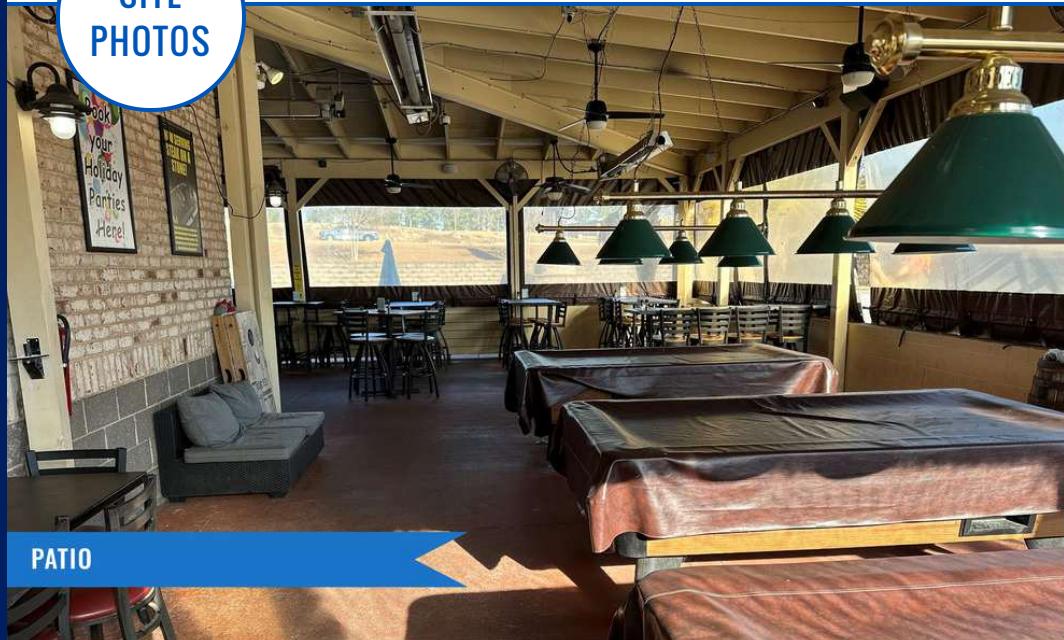
DEMOGRAPHICS

	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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AERIAL



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