



220 Gridley Ln, Raeford, NC 28376

Undisclosed

220 Gridley Ln

Retail | 2,000 SqFt

Broker/Agent of Record: Chrysoula Bantsolas (License: NC 334482)



Chrysoula M Bantsolas
NC NC334482
910.583.4483

Listing Added: 03/17/2023

Listing Updated: 01/22/2026



Building Details

Property Type	Retail, Office	Subtype	Traditional Office, Executive Office, Medical Office, shopping center
Tenancy	Multiple	Total Building SqFt	10,000
Minimum Divisible SqFt	2,000	Max Contiguous SqFt	2,000
Total Building Suites	2	Vacant SqFt	2,000
Land Acres	1	Class	A
Year Built	2017	Year Renovated	2023
Buildings	1	Stories	1
Ceiling Height	12'	Total Parking Spaces	51
Power	South River	Cross Street	NC Hwy 401
Zoning	Highway Commercial	Submarket	Raeford - Fayetteville, NC
Submarket Cluster	Hoke County, NC		

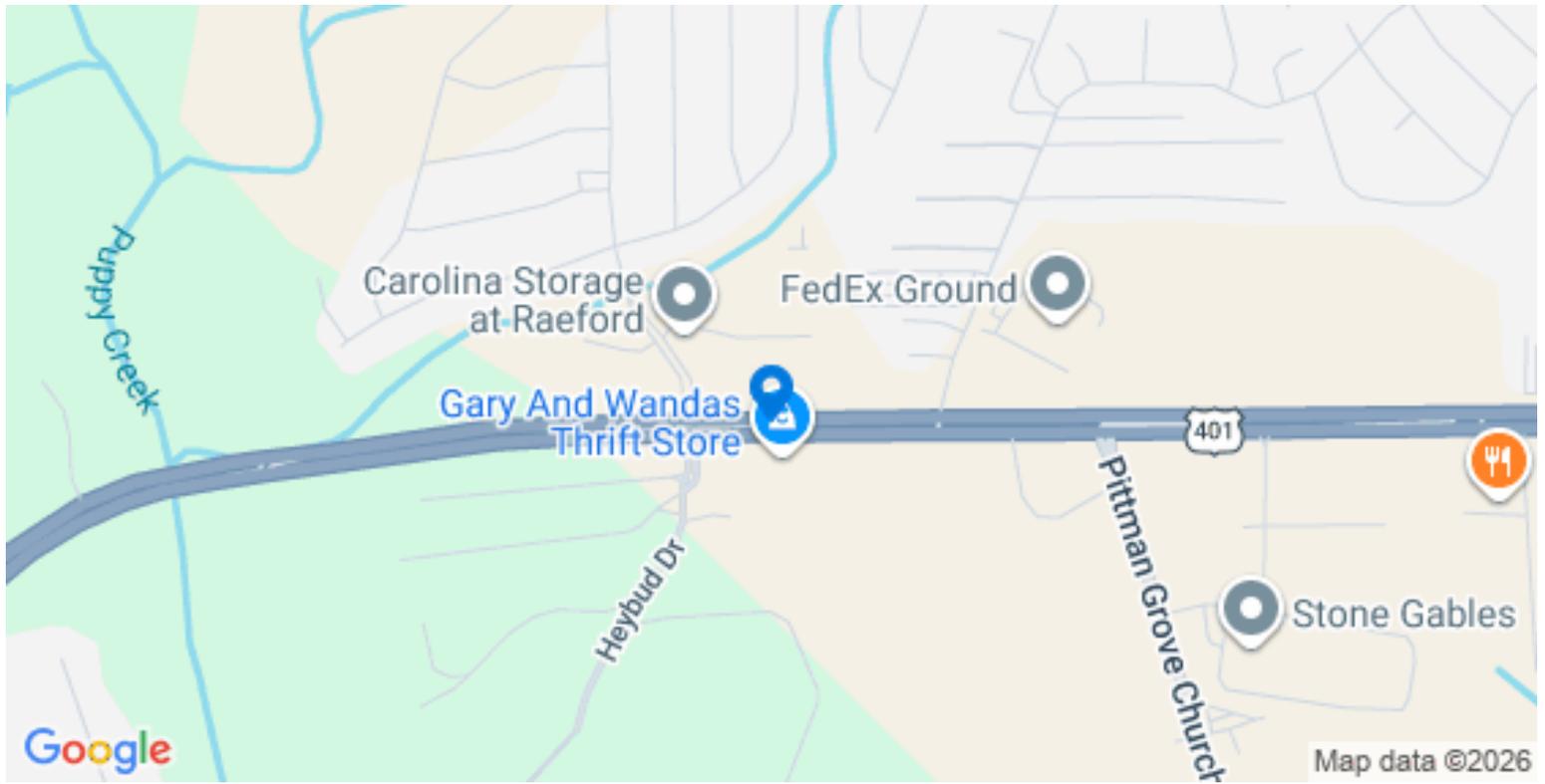
Building Description**Prime Retail/Office Opportunity – Ideal for National Tenant or Medical/Professional Office**

High-visibility retail space located in a thriving commercial corridor. This premier location adjacent to Ft. Bragg and Fayetteville, NC offers exposure on busy NC Hwy 401 in Raeford, NC (Hoke County) with 29k vehicles per day. Brand new 2,000 sq ft office or retail space available in a 10,000 sq ft building. The other tenant in the building is a thriving child therapy business. This is modern, flexible space with high ceilings, expansive storefront glass and prominent signage opportunities.

Landlord may turn space over to Tenant in "shell" condition (concrete floor, walls paint-ready, dropped ceiling with fluorescent lighting and HVAC, handicapped-accessible restroom) OR Landlord may work with the tenant on buildout and upfit, depending on strength of tenant credit and likelihood of success as well as the terms/length of the lease. The space is a blank slate ready to meet your specific needs. There is plenty of parking all around the building; space is new (never used); \$18/sq ft nnn. Rent is \$3,000/mo plus NNN charges are \$647.96/mo. Call to schedule a showing (no lockbox). Call Soula Bantsolas, JNB Commercial Properties, 910-583-4483



Building Location (1 Location)



220 Gridley Ln Details

Brand new space in office/retail building; Landlord may turn over to Tenant in "shell" condition or Landlord may work with tenant on upfit/finishes, depending on strength of tenant and terms of the lease. The space is a blank slate to be upfitted to meet your specific needs. Plumbed for a handicap accessible restroom.

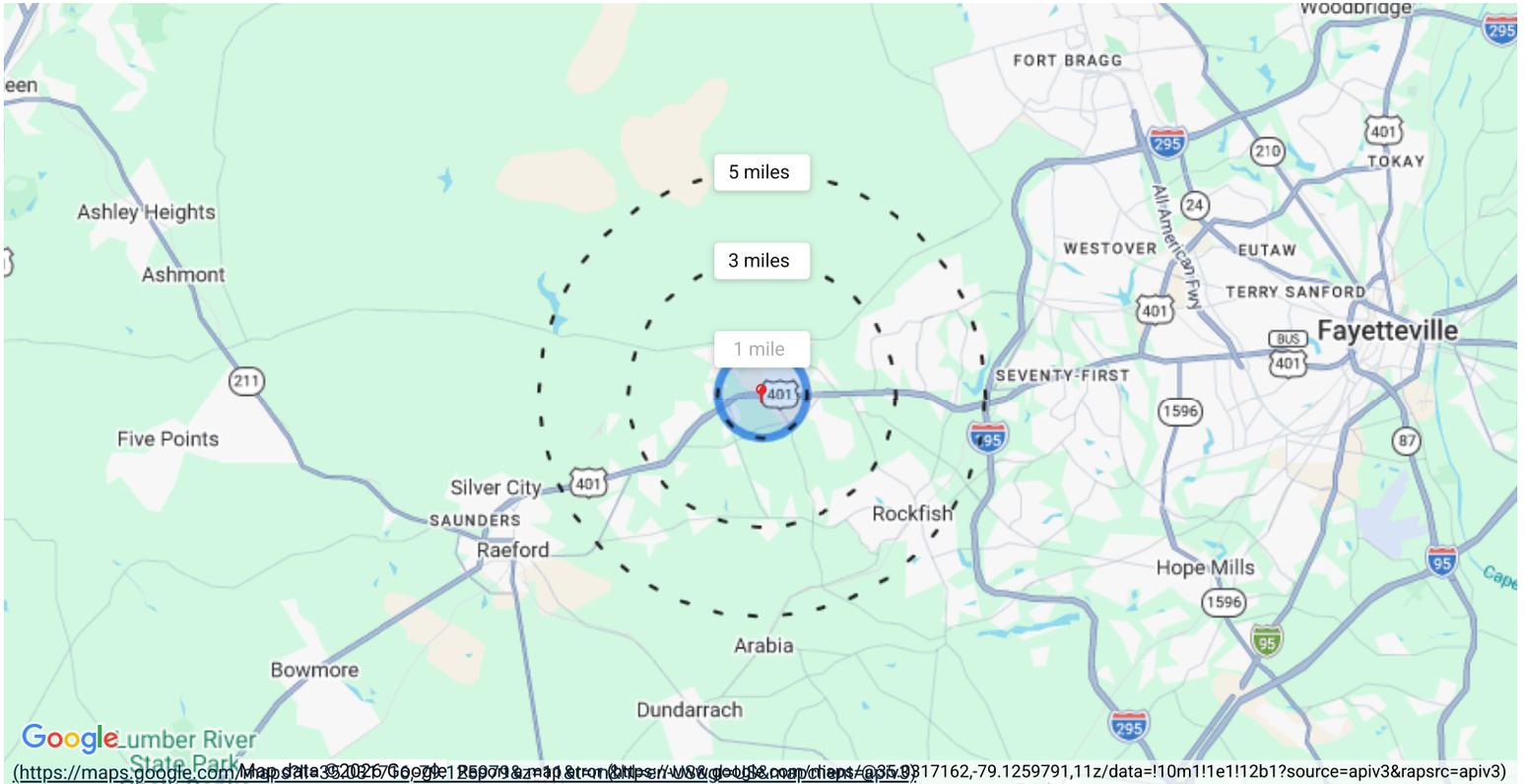
Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Medical Office
RSF	2,000 SF	USF	2,000 SF
Min Contiguous SF	2,000 SF	Max Contiguous SF	2,001 SF
Space Available	3/1/25	Parking	50
Rate (Per SF)	\$18 / SF / YR	Lease Type	NNN
Lease term	2-4 years	Total CAM (Per SF/YR)	\$3.88
Total Rate (Per SF/YR)	\$21.88	Total Monthly Rent	\$3,646.67
Days on Market	1056 days		



Property Photos (9 photos)



Demographic Insights



1 mile

3 miles

5 miles

Population

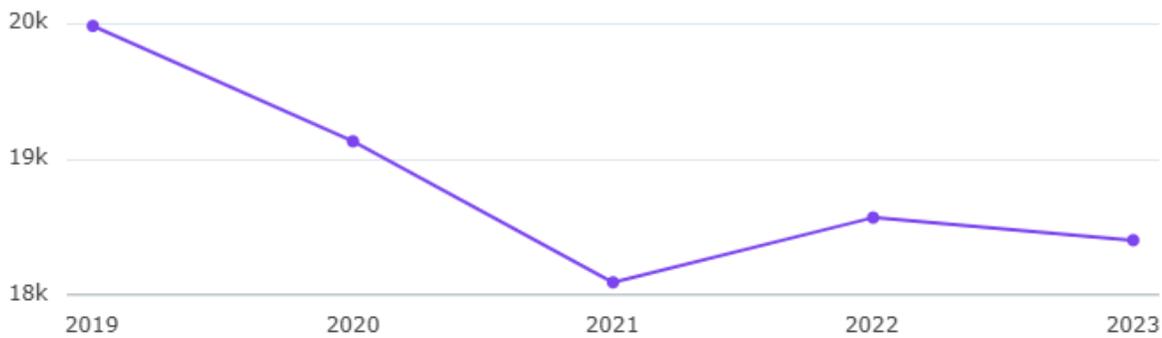
18.4k

0%

Compared to 18.6k in 2022

↓ 7%

Compared to 20k in 2019



Household Income

\$78.7k

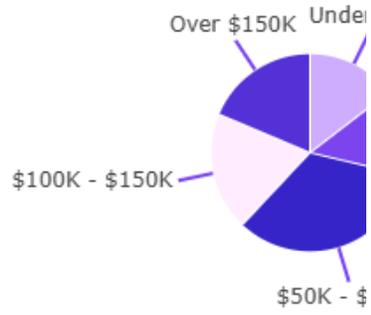
Median Income

\$79.2k

2028 Estimate

↑ 1%

Growth Rate



Age Demographics

32

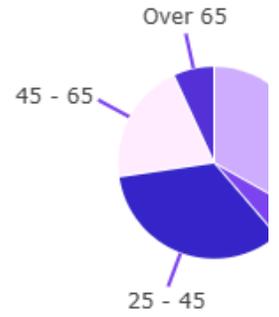
Median Age

33

2028 Estimate

↑ 3%

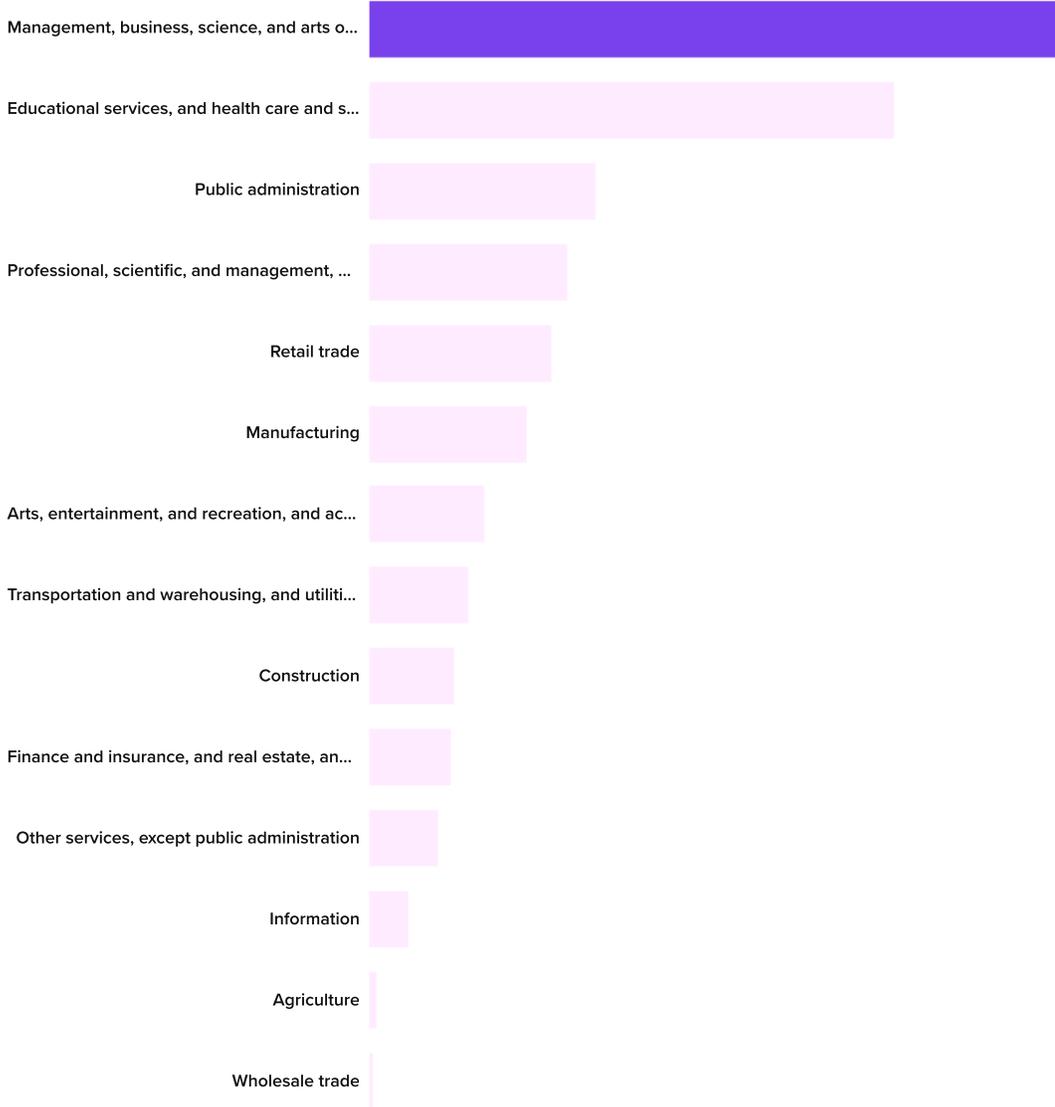
Growth Rate



Number of Employees

13.2k

Top Employment Categories



Housing Occupancy Ratio

13:1

9:1 predicted
by 2028



Renter to Homeowner Ratio

1:2

1:2 predicted
by 2028

