

RETAIL PROPERTY FOR LEASE

# Retail Space For Lease Near Cape Fear Valley Hospital

1400 Walter Reed Rd, Fayetteville, NC 28304



*for more information*

NEIL GRANT

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**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)





## PROPERTY OVERVIEW

Available SF:	1,400 SF
Lease Rate:	Negotiable
Year Built:	2000
Building Size:	18,812 SF

### property description

This vacant retail space is located next to Fayetteville's largest employer, Cape Fear Valley Hospital, at a busy intersection. It comes with convenient features like plenty of parking, a large covered sidewalk, and two handicap bathrooms. The open layout with ceramic tile floors allows for flexible business setups. The surrounding area includes popular brands like Starbucks and Zaxby's, along with doctors' offices and other retailers. With its 20 by 70 dimensions, this space is well-positioned for businesses targeting hospital traffic and the broader community.

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All American Crossings  
1400 WALTER REED RD, FAYETTEVILLE, NC 28304

ADDITIONAL PHOTOS



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# All American Crossings

## 1400 WALTER REED RD, FAYETTEVILLE, NC 28304

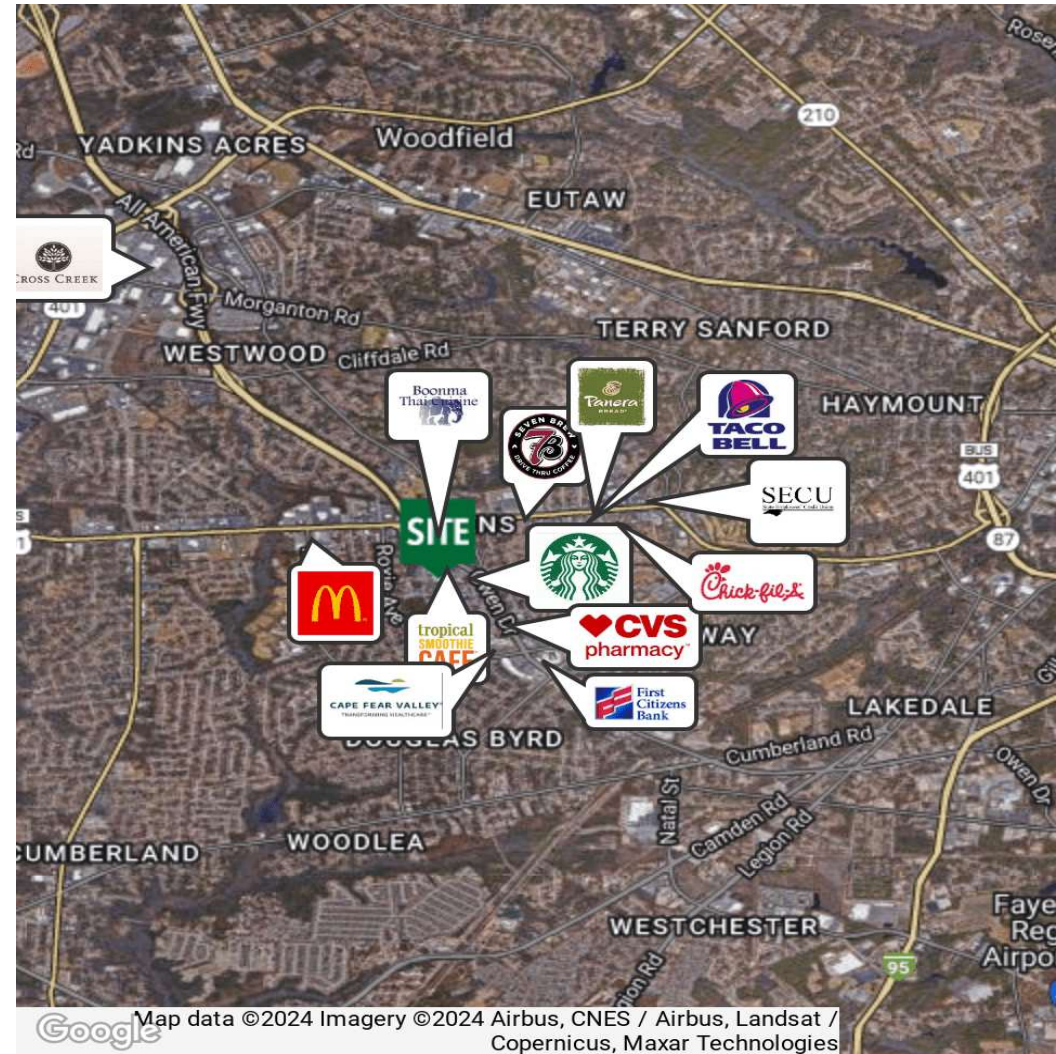
### DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,992	60,222	152,240
Average Age	40.5	36.5	33.1
Average Age (Male)	38.3	36.0	32.0
Average Age (Female)	41.6	36.6	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,651	25,843	62,136
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$66,680	\$60,208	\$54,160
Average House Value	\$116,212	\$102,162	\$109,344

2020 American Community Survey (ACS)



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