

RETAIL PROPERTY FOR SALE/LEASE

301 Robeson St

Fayetteville, NC 28301



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



PROPERTY OVERVIEW

Available SF:	11,700 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Sale Price:	\$ 1,399,000
Lot Size:	1.78 Acres
Year Built:	1956
Building Size:	11,700 SF
Zoning:	CC
Market:	Fayetteville
Submarket:	Downtown Fayetteville

Property Description

Located at 301 Robeson Street, this highly visible 11,700 sq. ft. concrete and brick masonry building presents a versatile opportunity for a variety of business or redevelopment projects. The building's expansive open floor plan allows flexibility for retail, sales and services, or other commercial operations. Key features include two dedicated restrooms and a receiving dock equipped with a 8-foot rollup door and leveler, ensuring easy access for deliveries and shipments.

Well positioned on a 1.78-acre lot with 600 feet of road frontage, the property maximizes exposure to heavy traffic flows, boasting more than 17,000 AADT. With more than ample on-site parking spaces for both employees and visitors.

Situated in downtown Fayetteville, this property is within walking distance of Hay Street, the Fayetteville Woodpeckers stadium, and the future Crown Theater. Its high visibility and proximity to major attractions make it ideal for a Quick Service Restaurant (QSR), retail gas station, or multi-family development.

Over 4,000 people work in the downtown area. Contact us today for more details or to schedule a viewing.

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ADDITIONAL PHOTOS



for more information

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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	219	1,195	4,635
Average Age	43	41	42
Average Age (Male)	42	39	39
Average Age (Female)	45	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	96	409	1,951
# of Persons per HH	2.3	2.9	2.4
Average HH Income	\$56,662	\$72,807	\$79,327
Average House Value	\$264,270	\$355,253	\$318,314

Demographics data derived from AlphaMap



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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