

FOR LEASE



# 1944 CEDAR CREEK ROAD

Fayetteville, North Carolina

**Henry Tyson**

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**TYSON**  
COMMERCIAL REAL ESTATE

# PROPERTY OVERVIEW



Located on the east side of Fayetteville, NC, this location features convenient access to I-95, NC-24, and NC-87, along with many businesses and amenities. The property is zoned CC under the City of Fayetteville's Unified Development Ordinance, which is designed for medium to high-intensity retail, office, service, and mixed-use development located along major corridors to serve the community.

Built in 1982, the building underwent renovations in 2024. This building includes multiple driveways, multiple points of entry, and a large parking area in common with the rest of the tenants. The first floor features four tenant spaces, including: Tenant space A (6,251 sq ft), Tenant space B (3,009 sq ft), Tenant space C (2,108 sq ft), and Tenant space D (2,124 sq ft). Tenant space A includes an open space suited for dining, a quick-serve restaurant, and a coffee shop. It currently features a large kitchen, bar area, and access to common area restrooms. Tenant space B includes an open space suited for an event space, offices, or retail uses, and has access to common area restrooms. Tenant spaces C and D include an open space suited for offices, an event space, or retail, and have access to common area restrooms. The estimated annual operating expenses are \$5.50/square foot/year based upon the base year 2024, and include the prorated share of taxes, insurance, common area maintenance, and utility costs subject to annual reconciliation.



## AVAILABLE SPACE

**Restaurant Space** 6,251 SF

**Suite B** 3,009 SF

**Suite C** 2,108 SF

**Suite D** 2,124 SF



## PROPERTY HIGHLIGHTS

- Located on the east side of Fayetteville, NC, with access to neighboring amenities
- Mixed-use property featuring existing residential and commercial neighbors
- Flexible zoning, allowing for a diverse tenant mix, with a variety of space options
- Multiple space sizes with different amenities to suit tenants' use
- The building recently underwent substantial renovations in 2024

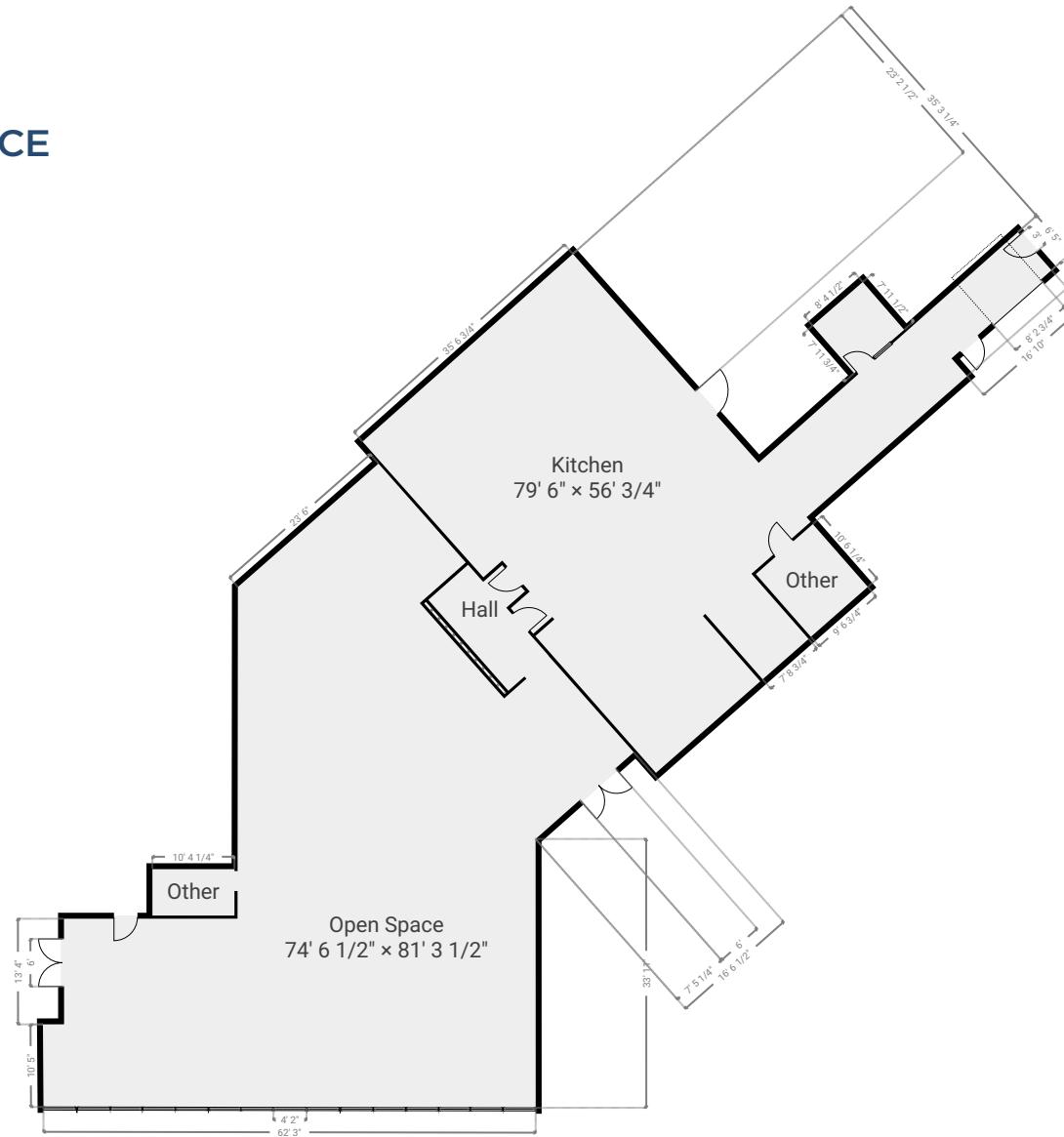
# PROPERTY PHOTOS





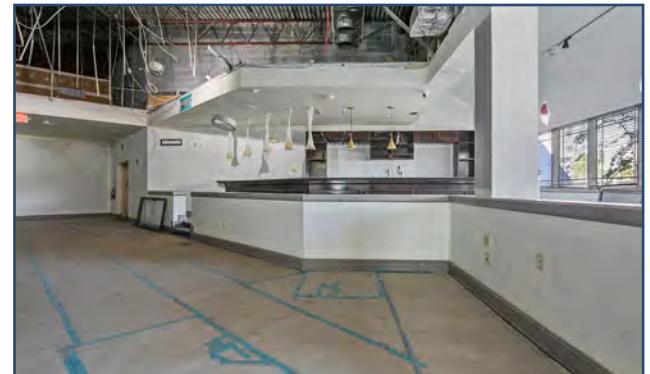
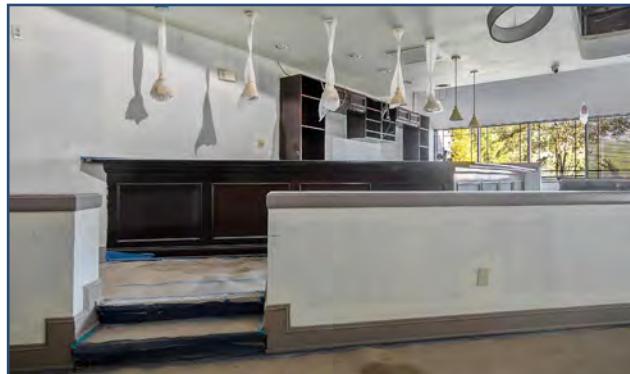
## RESTAURANT SPACE

6,251 SF





## RESTAURANT SPACE





## RESTAURANT SPACE

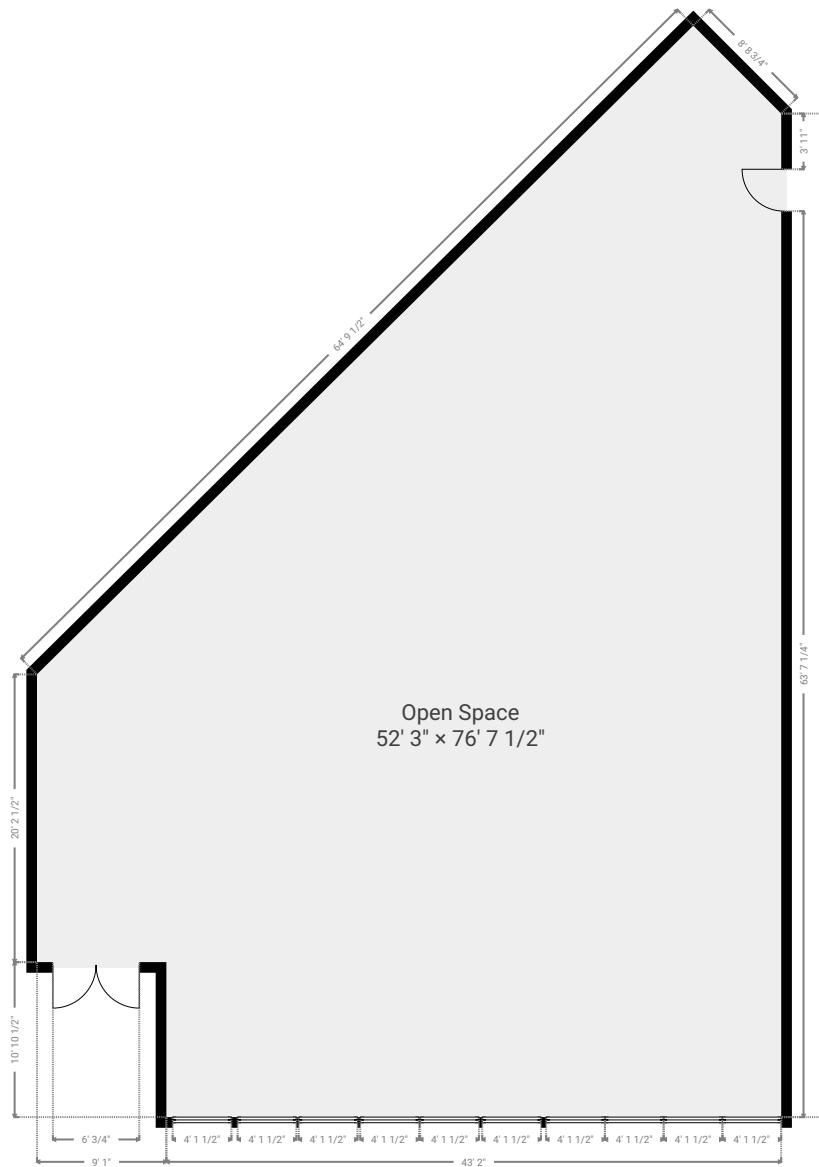


# FLOOR PLAN



## **SUITE B**

**3,009 SF**



## PHOTOS

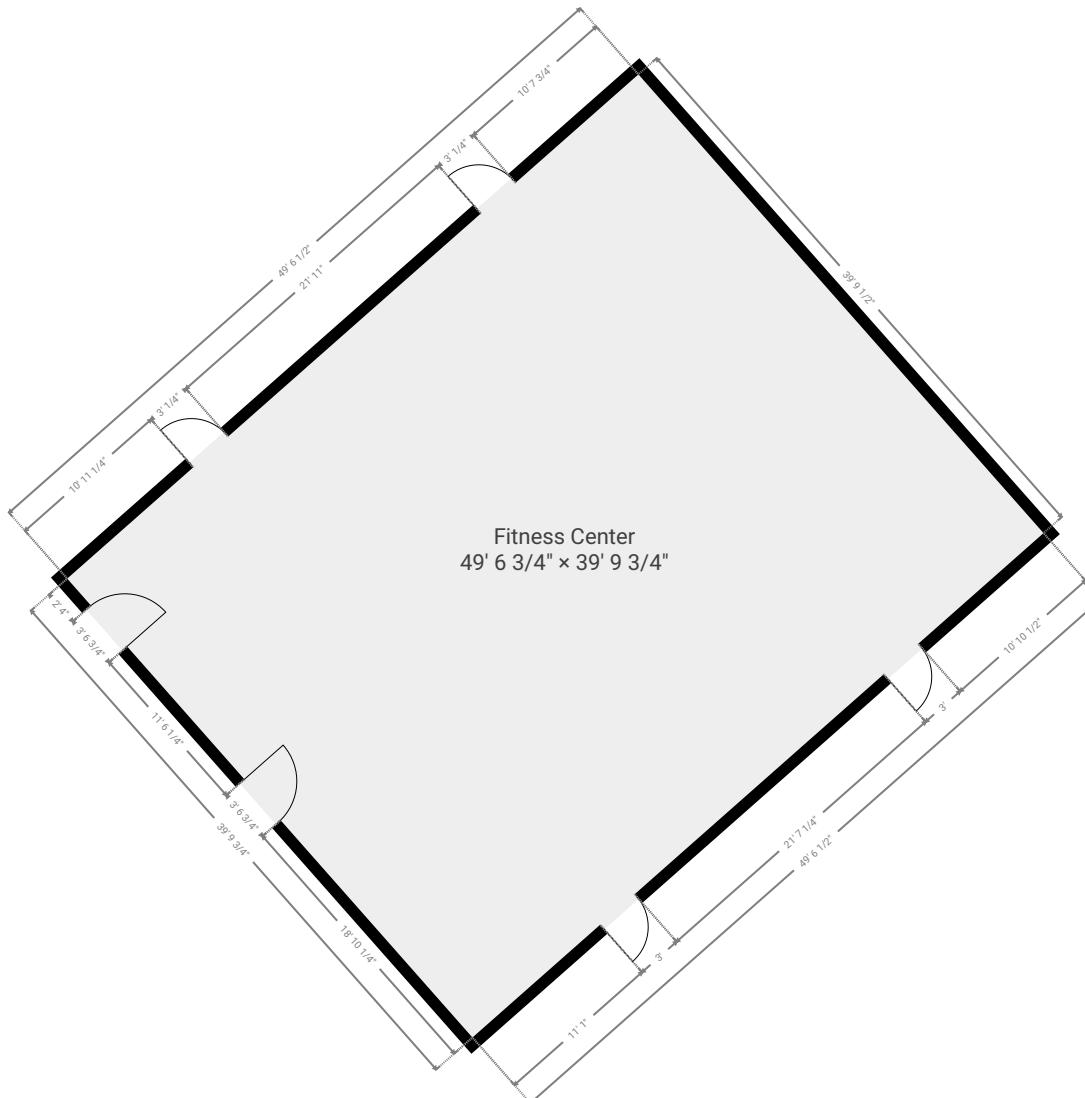


## SUITE B



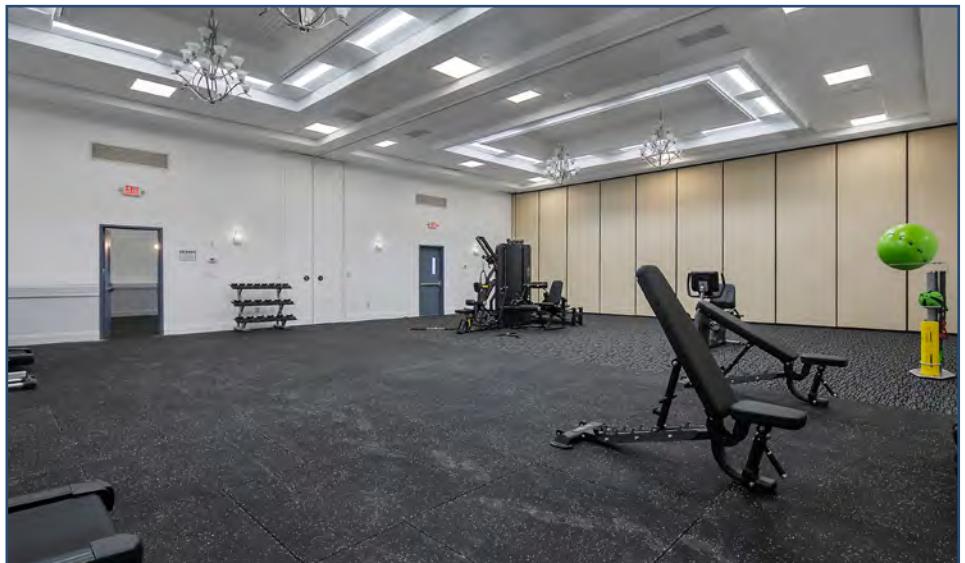


## SUITE C 2,108 SF



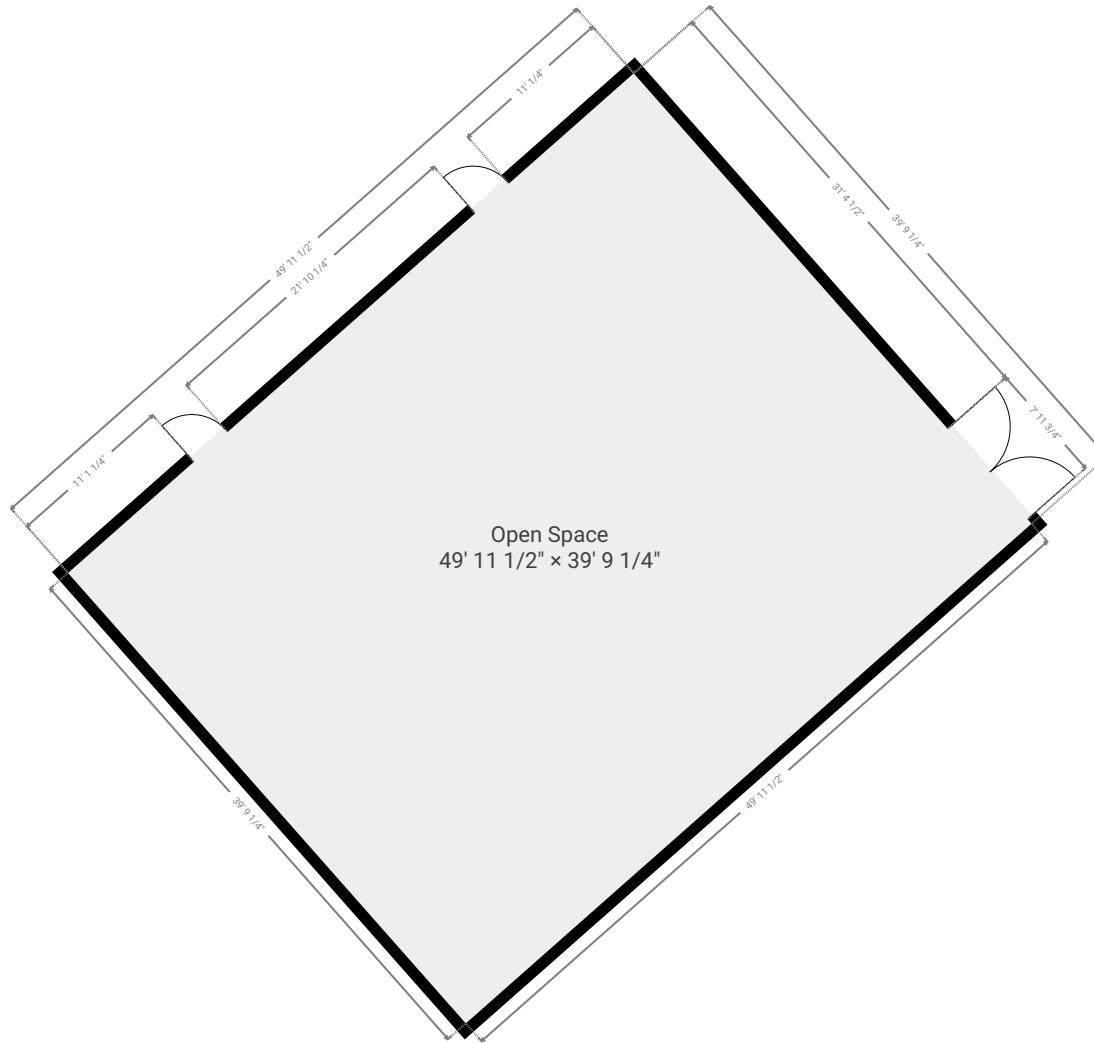


## SUITE C



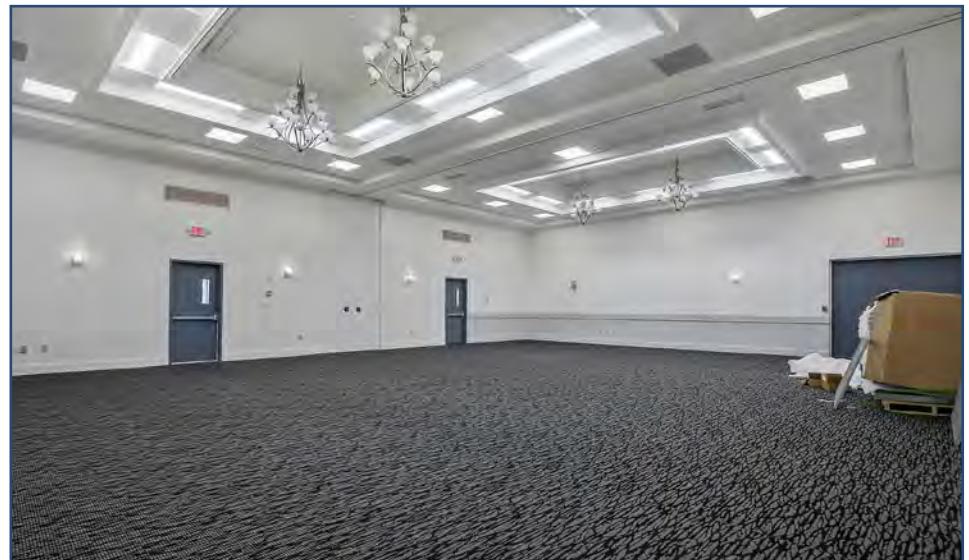


**SUITE D**  
2,124 SF



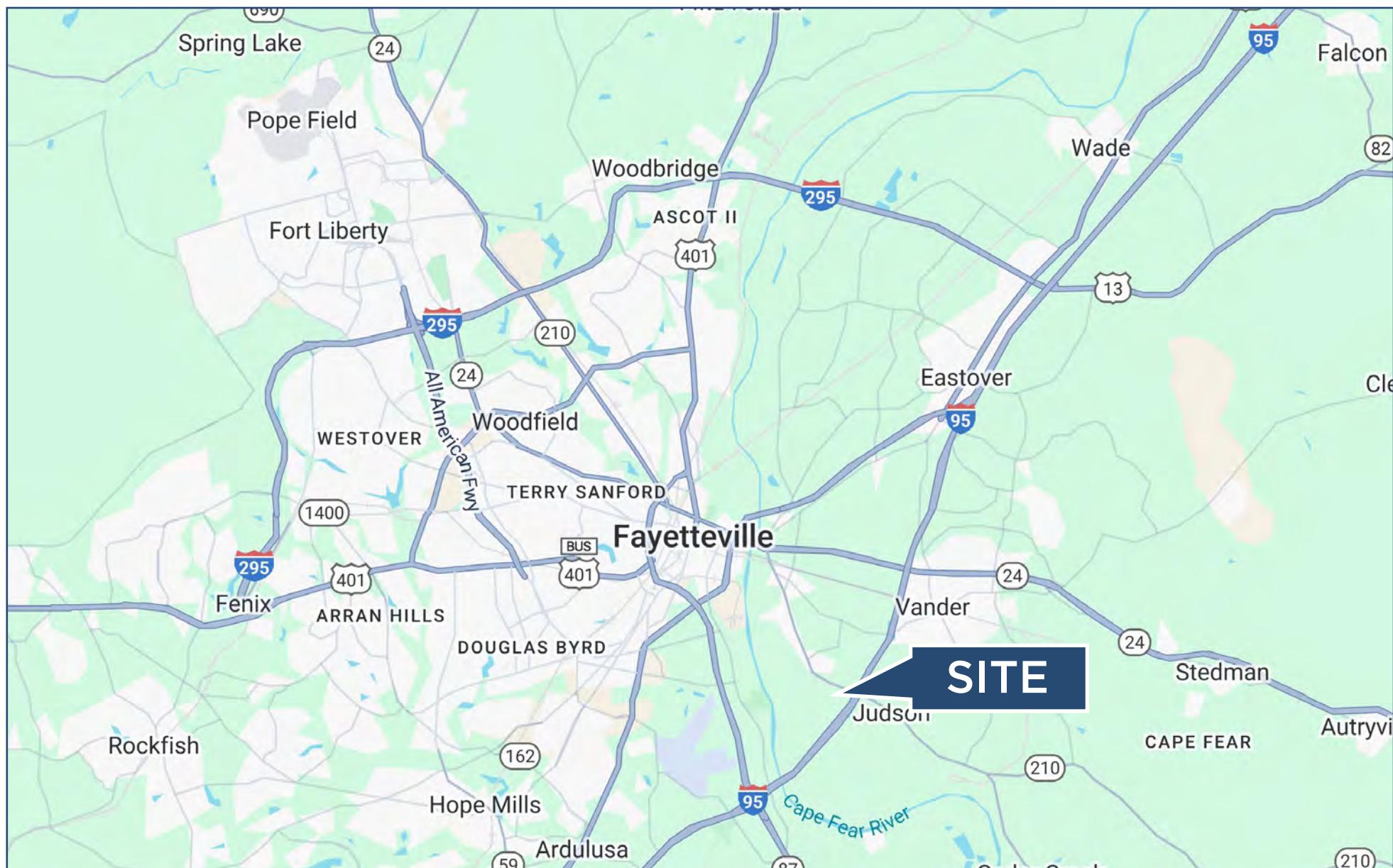


## SUITE D





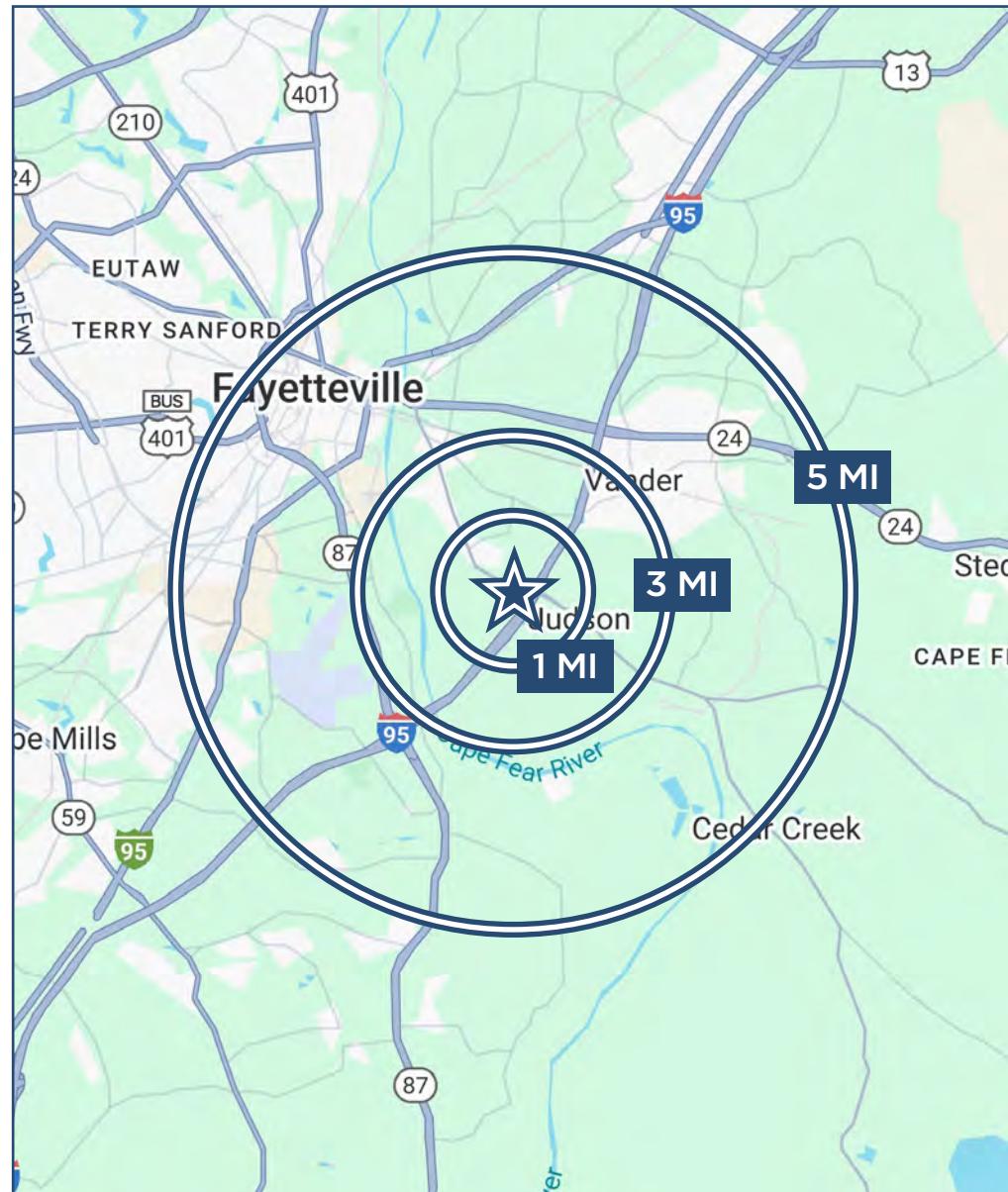




## DEMOGRAPHICS



	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2024 Population	774	5,804	26,428
2029 Population	769	5,815	26,660
Pop Growth 2024-2029	-0.65%	0.19%	0.88%
Average Age	39.00	38.60	38.20
2024 Total Households	314	2,295	10,388
HH Growth 2024-2029	-0.64%	0.17%	0.94%
Median HH Income	\$63,068	\$47,888	\$44,812
Avg Household Size	2.40	2.50	2.40
Median Home Value	\$116,316	\$136,559	\$167,814



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