

FOR LEASE



1944 CEDAR CREEK ROAD

Fayetteville, North Carolina

Henry Tyson

910.483.3696 (ext. 1004) | henry@tysoncommercial.com



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

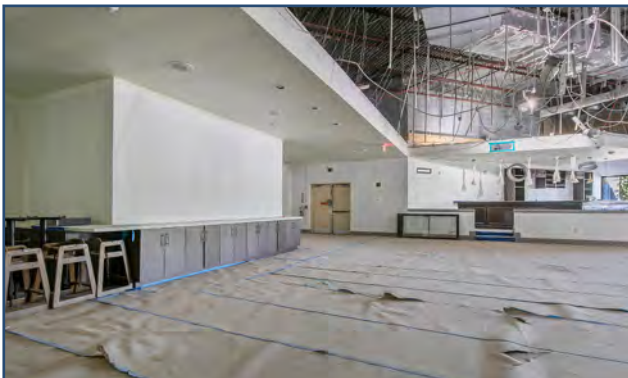
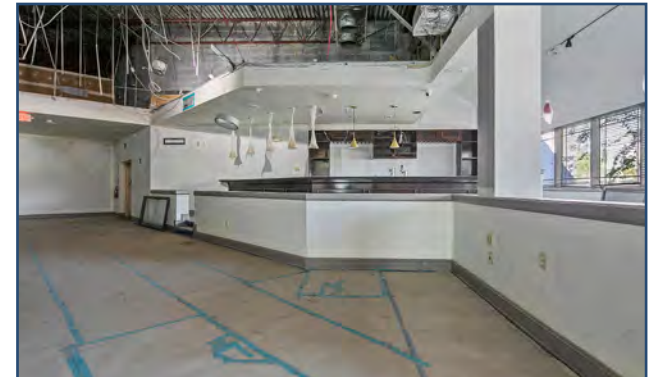
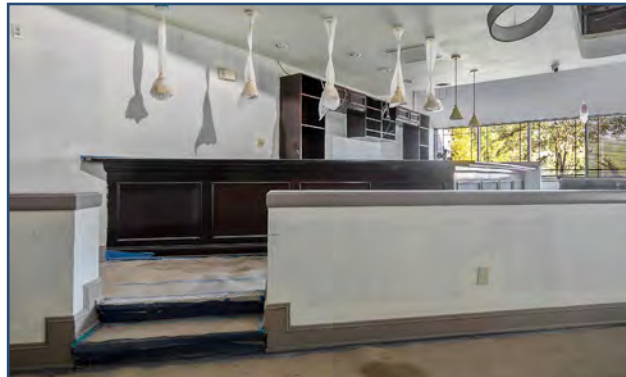
- Located on the east side of Fayetteville, NC, with access to neighboring amenities
- Mixed-use property featuring existing residential and commercial neighbors
- Flexible zoning, allowing for a diverse tenant mix, with a variety of space options
- Multiple space sizes with different amenities to suit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



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RESTAURANT SPACE





RESTAURANT SPACE

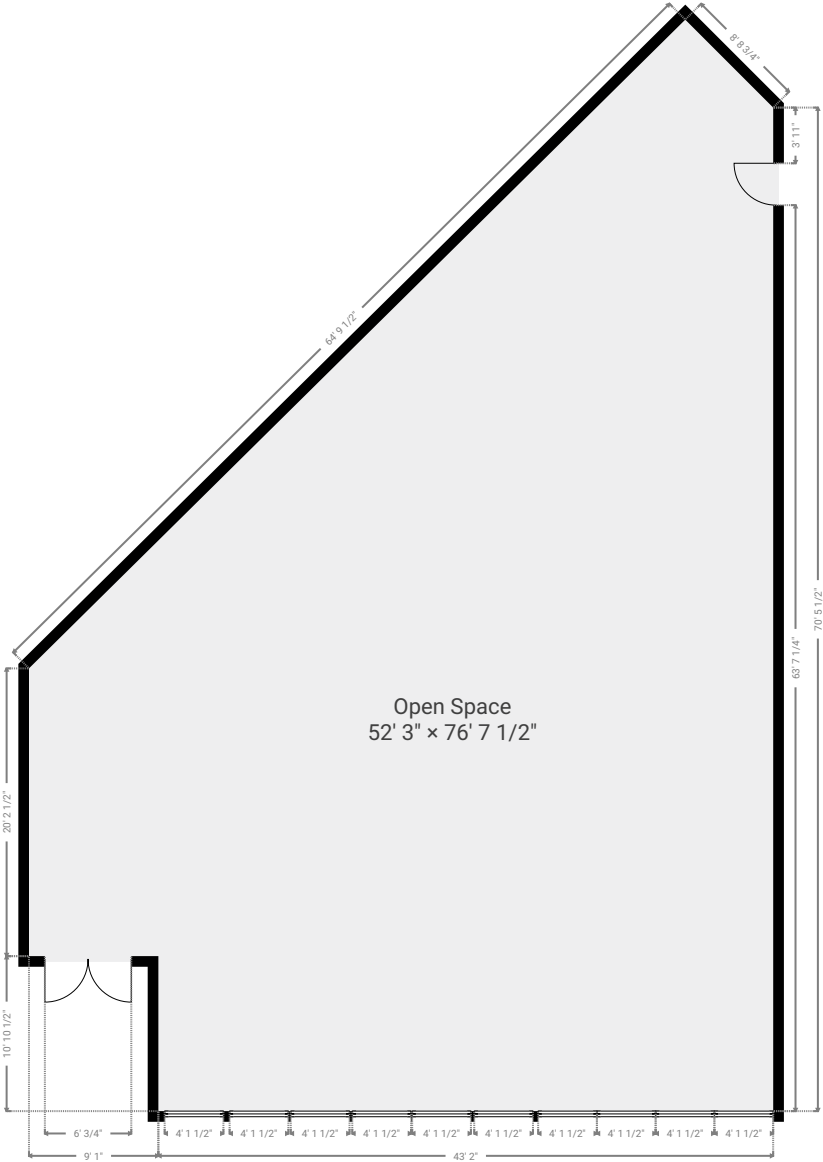


SUITE B

FLOOR PLAN



SUITE B
3,009 SF



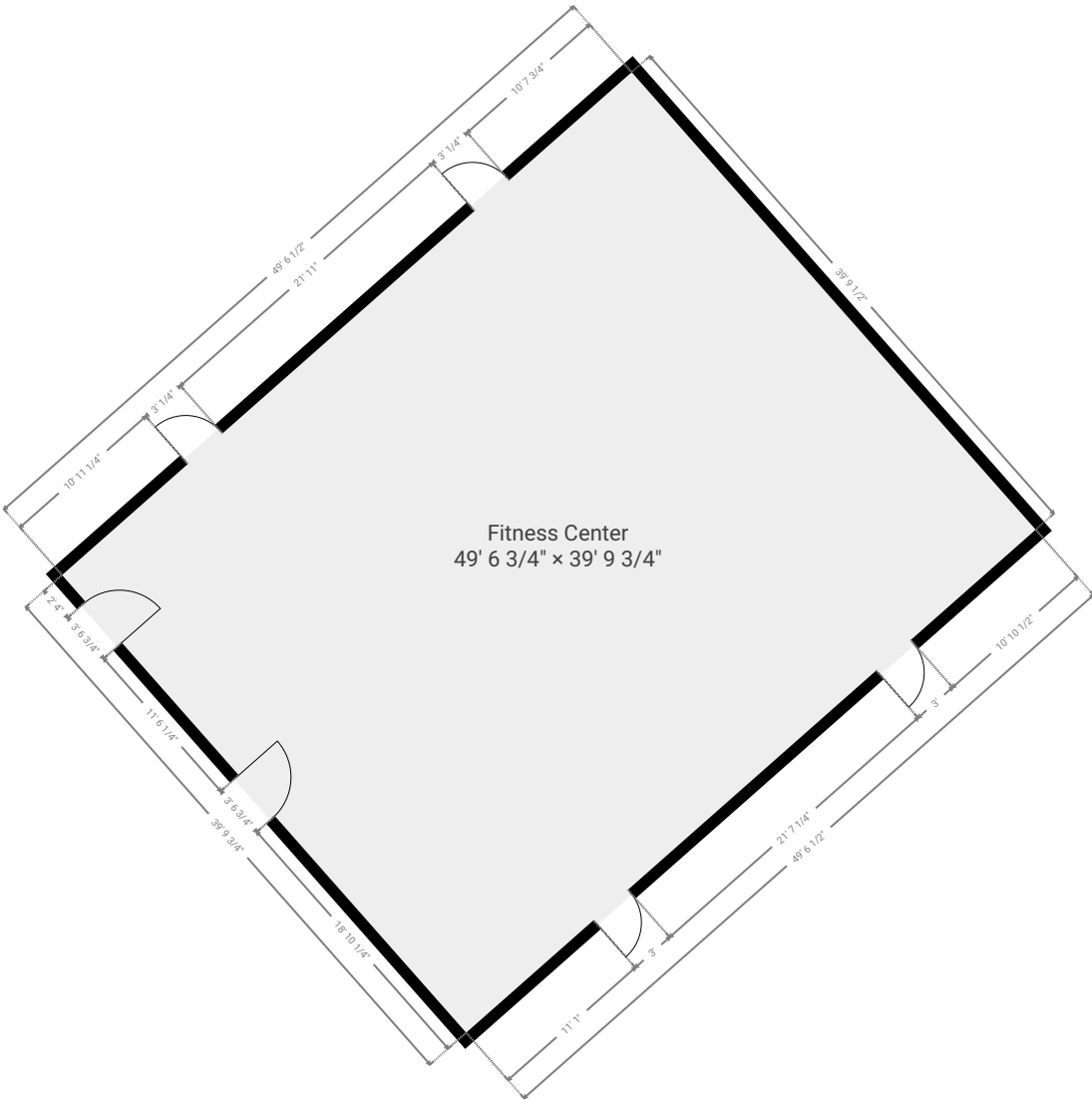


SUITE B





SUITE C
2,108 SF



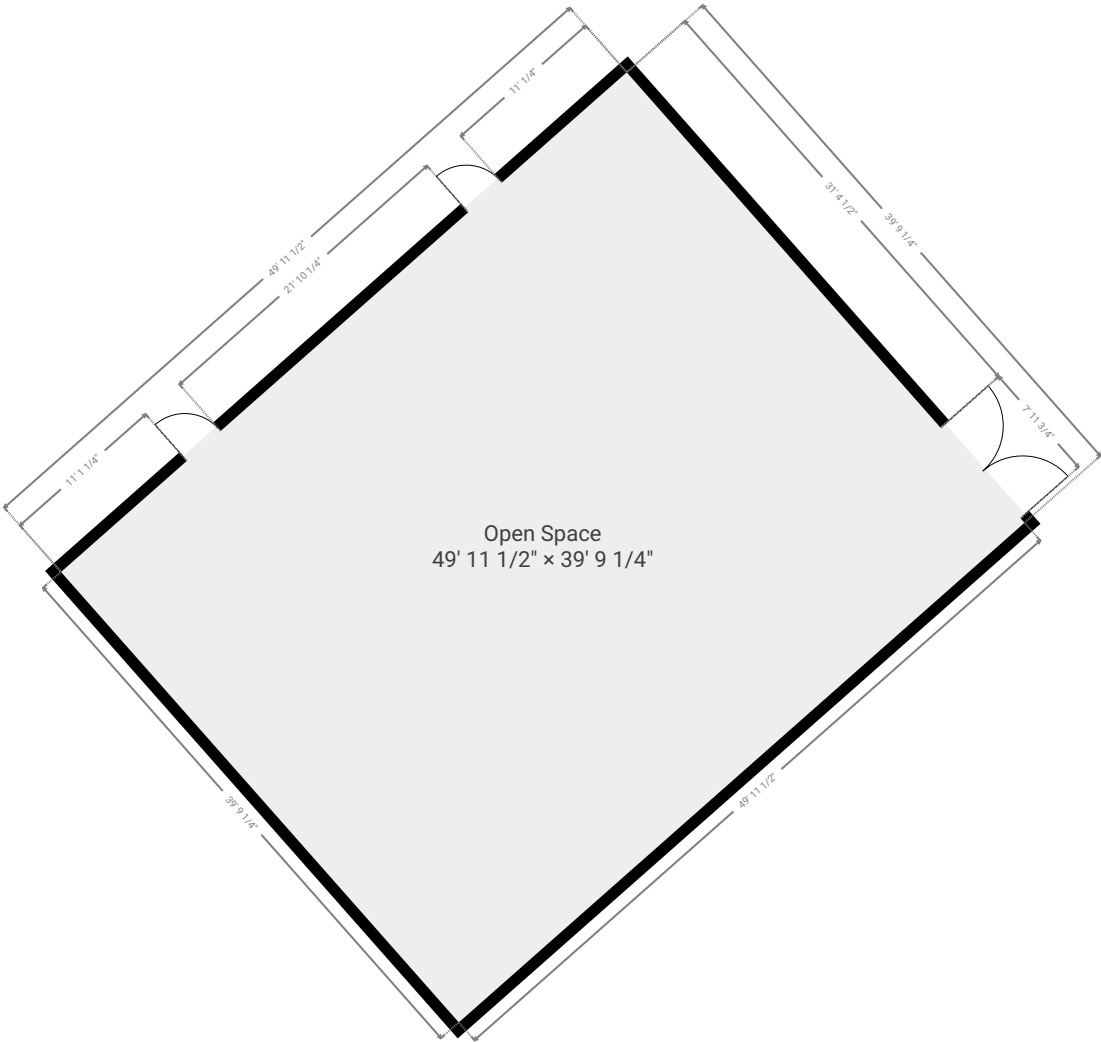


SUITE C



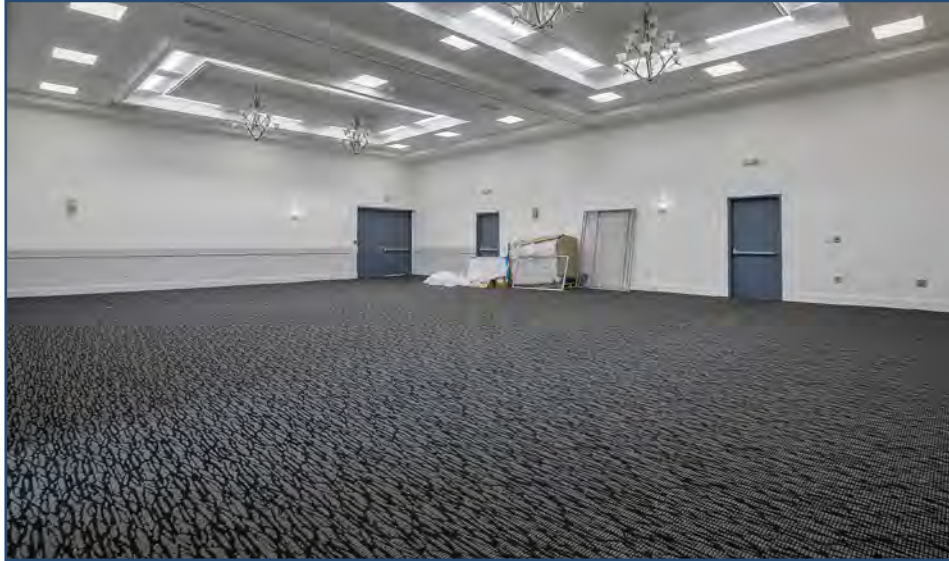


SUITE D
2,124 SF





SUITE D



PROPERTY INFORMATION

SITE AERIAL



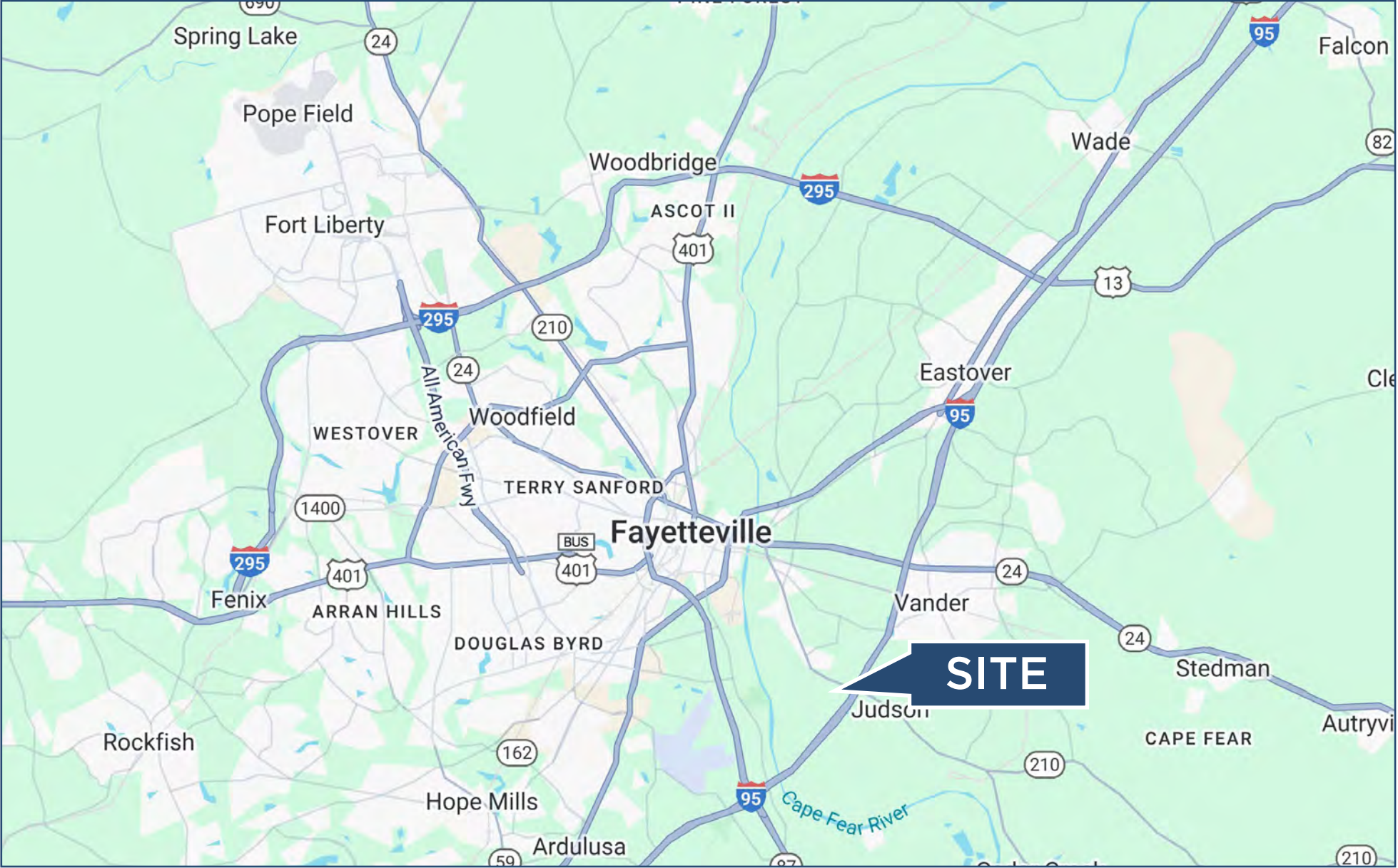
LOCATION OVERVIEW

AREA AERIAL



LOCATION OVERVIEW

AREA MAP

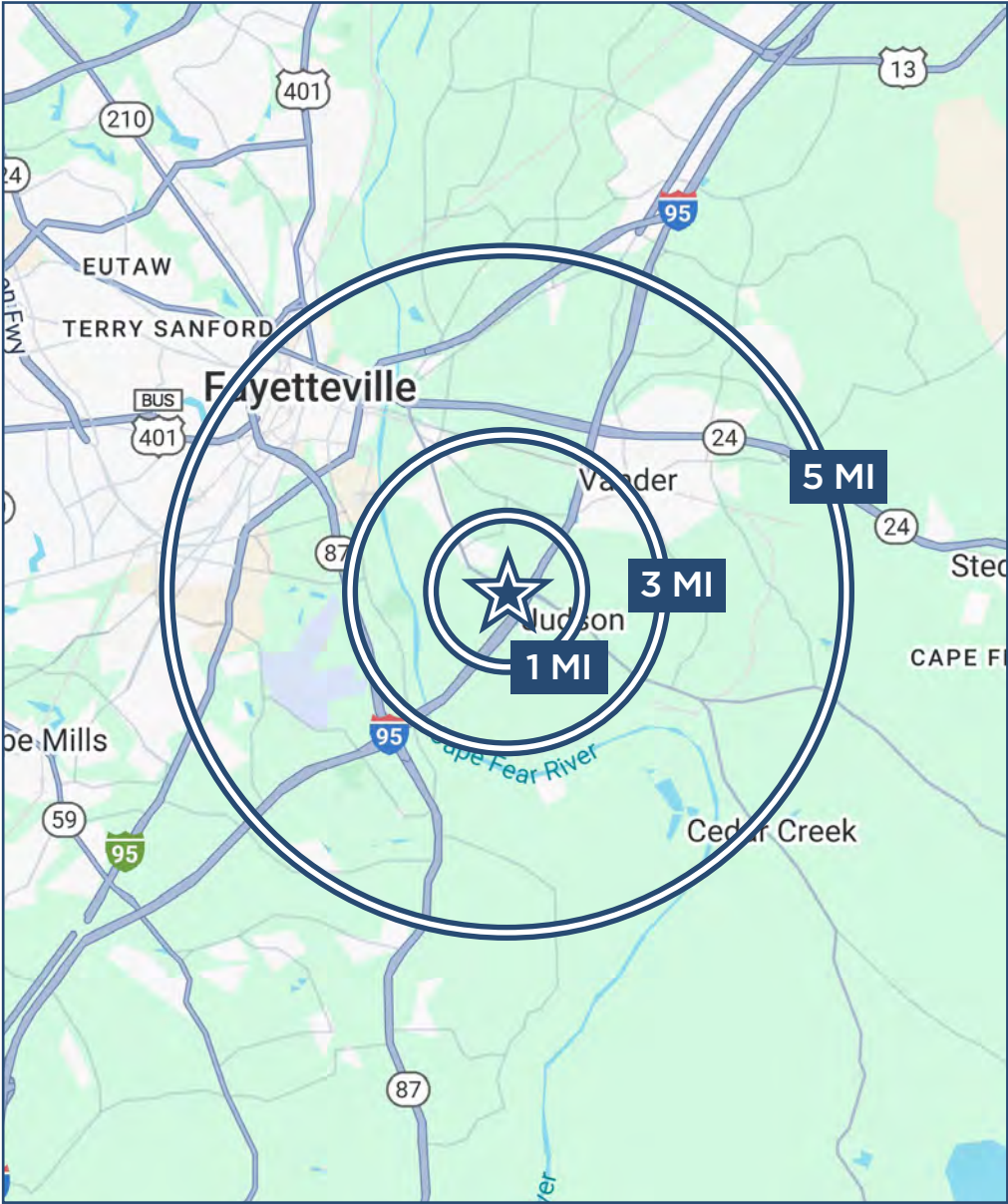


MARKET INFORMATION

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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TYSON

COMMERCIAL REAL ESTATE

109 Hay Street, Suite 1004
Fayetteville, NC 28301

tysoncommercial.com