

RETAIL PROPERTY FOR SALE

Former Nightclub- Redevelopment Opportunity

1501 Skibo Rd, Fayetteville, NC 28303



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.988.5284

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

PROPERTY OVERVIEW

Sale Price:	\$3,500,000
Lot Size:	2.57 Acres
Year Built:	2010
Building Size:	13,222 SF
Zoning:	CC
Traffic Count:	35,325

property description

This expansive 2.5-acre site along Skibo Road presents a prime redevelopment opportunity in one of Fayetteville's most dynamic commercial corridors. Currently home to Club Barcelona, a 13,222-square-foot, two-story building, the property was constructed in 2010 with high-end finishes, including marble flooring and a state-of-the-art audio/visual system—both included in the sale. While the existing structure has operated as a nightclub, the site's visibility, access, and size make it well-suited for a variety of new uses, including retail centers, automotive dealerships, and mixed-use developments. With high traffic exposure and over 2.5 acres of land, this offering provides investors or developers the flexibility to transform the space to meet the needs of Fayetteville's growing market.

Skibo Road is a dominant commercial corridor in Fayetteville, surrounded by major national retailers, dining establishments, and service providers. The property benefits from a 5-mile trade area with a total daytime population of 205,061, creating strong customer potential for new developments. The average household income of \$78,489 within this radius underscores the area's strong consumer base. Skibo Road provides direct access to retail hubs such as Cross Creek Mall and connects to major roadways, ensuring high visibility and accessibility. With Fayetteville's ongoing economic growth and increasing commercial demand, this site offers a rare chance to develop in a thriving business district.

Fort Bragg,



Top 5% in the nation in customer



Top 6% in the nation in customer traffic



Residence Inn

TownePlace Suites



Skibo Rd 35,325 vehicles per day

Tiger Ave

CALIBER COLLISION

Top 9% in the nation in customer traffic

Top 16% in the nation in customer



CALIBER COLLISION

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CANDLEWOOD SUITES

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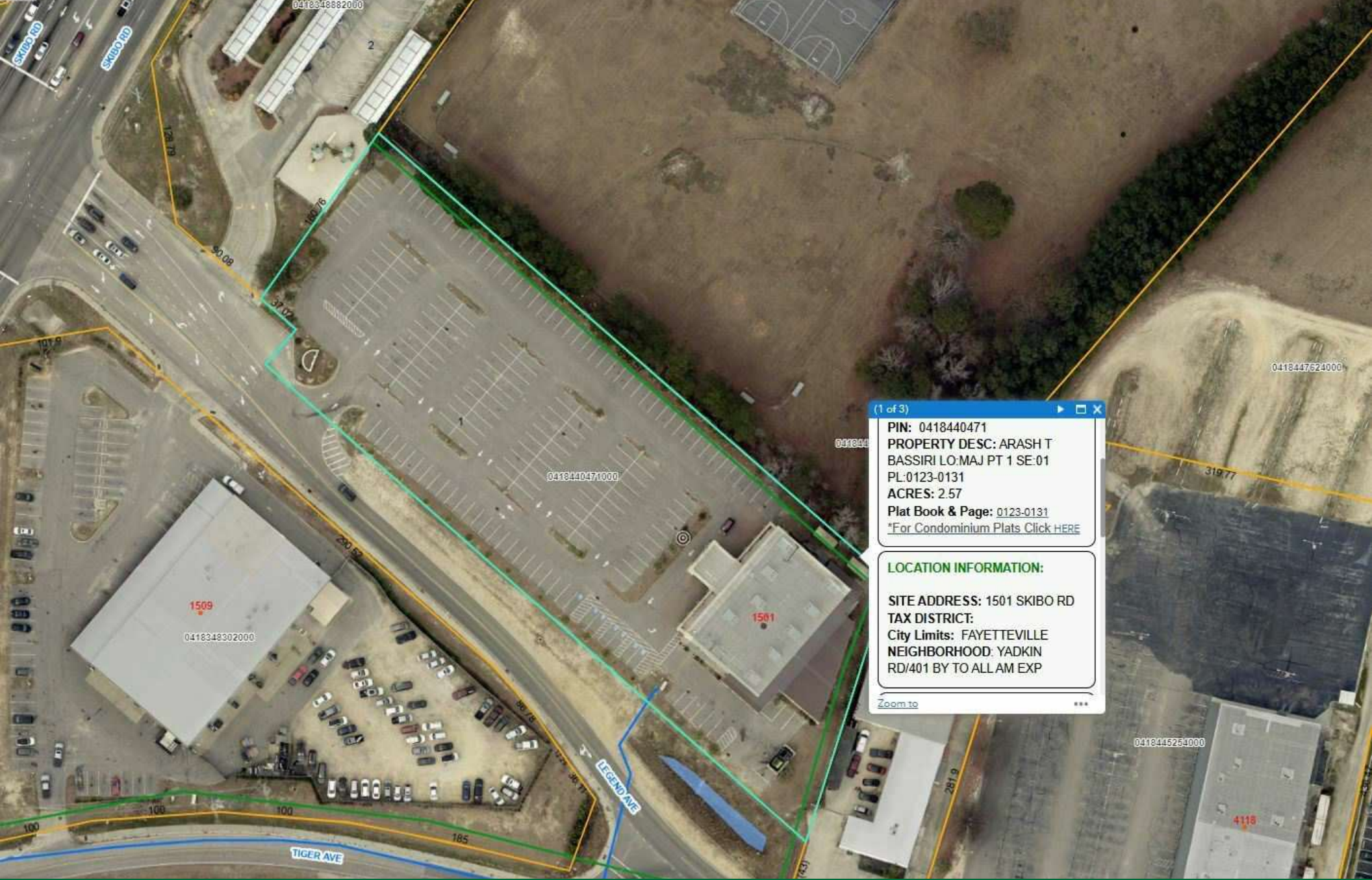


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(1 of 3)

PIN: 0418440471
PROPERTY DESC: ARASH T BASSIRI LO:MAJ PT 1 SE:01
PL:0123-0131
ACRES: 2.57
Plat Book & Page: 0123-0131
**For Condominium Plats Click [HERE](#)*

LOCATION INFORMATION:

SITE ADDRESS: 1501 SKIBO RD
TAX DISTRICT:
City Limits: FAYETTEVILLE
NEIGHBORHOOD: YADKIN RD/401 BY TO ALL AM EXP

Zoom to ***

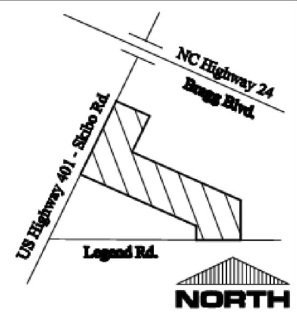
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- LEGEND**
- Property Boundary
 - Storm Sewer Line
 - Adjoining Property
 - Right of Way
 - Angle/Back of Carb
 - Feasibility
 - EH... Existing Iron Stake
 - HPK... Existing "PK" Nail
 - EAL... Existing Angle Iron
 - CP... Computed Point
 - ESL... Iron Stake Set
 - RCM... Existing Concrete Measurement
 - RWD... Existing Right-of-Way Disk
 - BHL... Building Setback Line

CERTIFICATION OF SURVEY
 I, Thomas J. Gooden, certify that this plat was drawn under my supervision from an actual survey made under my supervision (good description recorded in Book _____, page _____, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____ day of _____, A.D., 2009.

Thomas J. Gooden PLS L-3196

I certify that this survey creates a subdivision of land within the zone of a county or municipality that has an ordinance that regulates parcels of land.

Thomas J. Gooden PLS L-3196

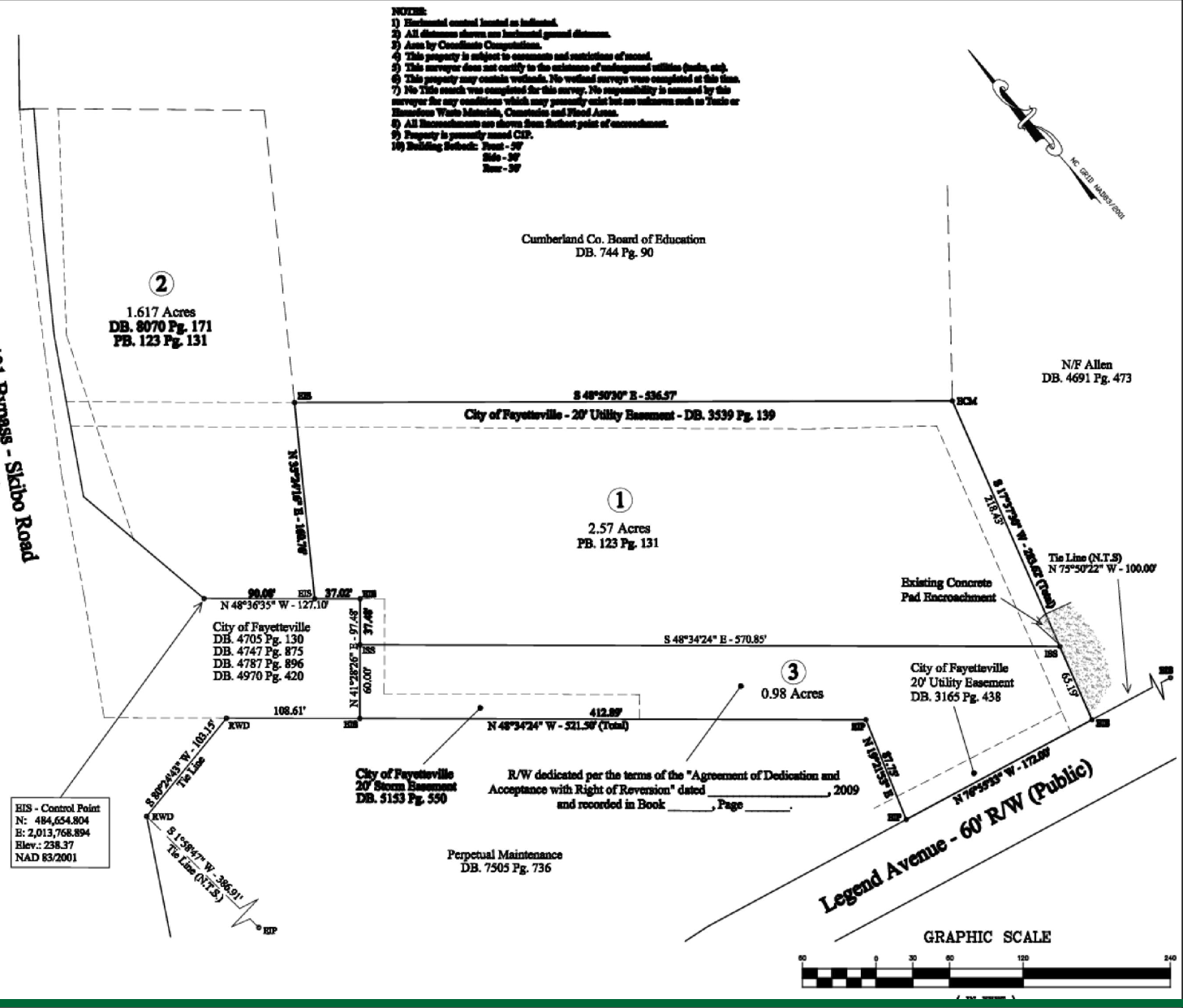
I, THOMAS J. GOODEN, P.L.S. - 3196, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION; THAT THIS SURVEY WAS PERFORMED ON MARCH 10, 2009 AND ALL COORDINATES WERE DERIVED BY THE (VIRTUAL REFERENCE STATION) GPS THROUGH A TRIMBLE 2800 SERIES DUAL FREQUENCY RECEIVER. THIS SURVEY RESULTS IN FIXED POINT 2007 POSITIONS AND NAVD 83 MEASUREMENTS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS MAINTAINED BY THE NORTH CAROLINA GEODESIC SURVEY;

THOMAS J. GOODEN, P.L.S. - 3196

CERTIFICATE OF OWNERSHIP AND DEDICATION
 The undersigned hereby acknowledges that the land shown on this plat is within the subdivision regulation jurisdiction of The City of Fayetteville; that this plat and allotment is our free act and deed; and that we do hereby dedicate as streets and easements forever all areas so shown or indicated on said plat.

Owner _____

U.S. Highway 401 Bypass - Skibo Road
 Variable R/W (Public)
 (See NCDOT Book 3 Page 77)



- NOTICE:**
- 1) Encumbrances located as indicated.
 - 2) All distances shown are horizontal ground distances.
 - 3) Area by Coordinate Computation.
 - 4) This property is subject to easements and restrictions of record.
 - 5) This survey does not certify to the existence of underground utilities (poles, etc).
 - 6) This property may contain wetlands. No wetland surveys were completed at this time.
 - 7) No Title search was completed for this survey. No responsibility is assumed by this surveyor for any conditions which may presently exist but are unknown such as Taxes or Eminent Domain Matters, Condemnation and Flood Areas.
 - 8) All measurements are shown from the setpoint of encumbrance.
 - 9) Property is generally used CIP.
 - 10) Building Setback: Front - 30', Side - 30', Rear - 30'

EIS - Control Point
 N: 484,654,804
 E: 2,013,768,894
 Elev.: 238.37
 NAD 83/2001

for more information
 State of North Carolina
 Notary Public
 My commission expires _____

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Gooden & Associates, Inc.
 1717 S. Walnut Rd.
 Fayetteville, NC 28348
 Phone: 910-44-0671
 Fax: 910-44-0671
 DB. 2311 Pg. 172
 PB. 123 Pg. 131
 DB. 7861 Pg. 40

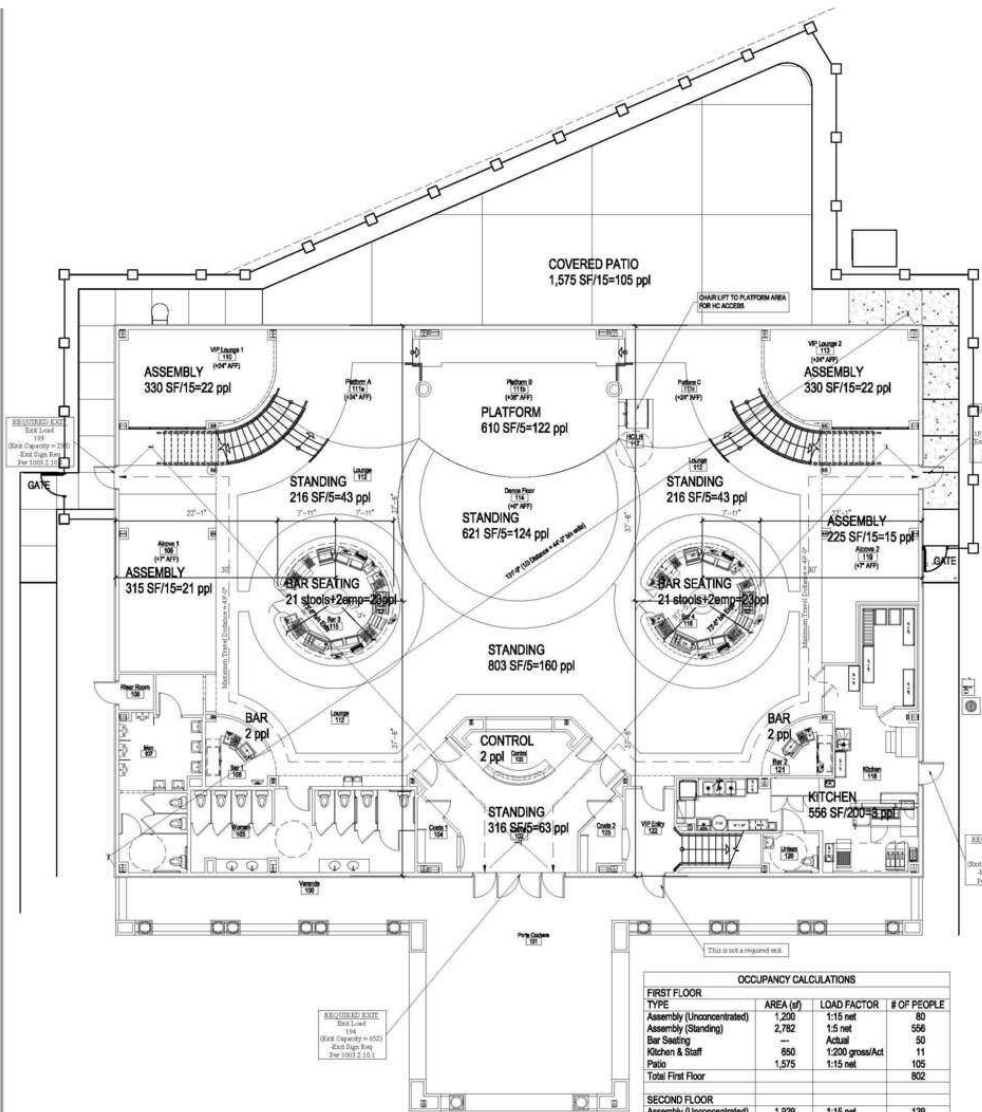
Subdivision for
Grant Murray
 REAL ESTATE, LLC
 COMMERCIAL AND INVESTMENT BROKERAGE
 Fayetteville Cross Creek Township
 Revised: August 31, 2009



Perry Cox architect, p.a.
 124 Socon Home Court / Apex, NC 27502
 (919) 852-9699
 www.perrycox.com

The Barcelona
 1489 Skibo Road
 Fayetteville, North Carolina

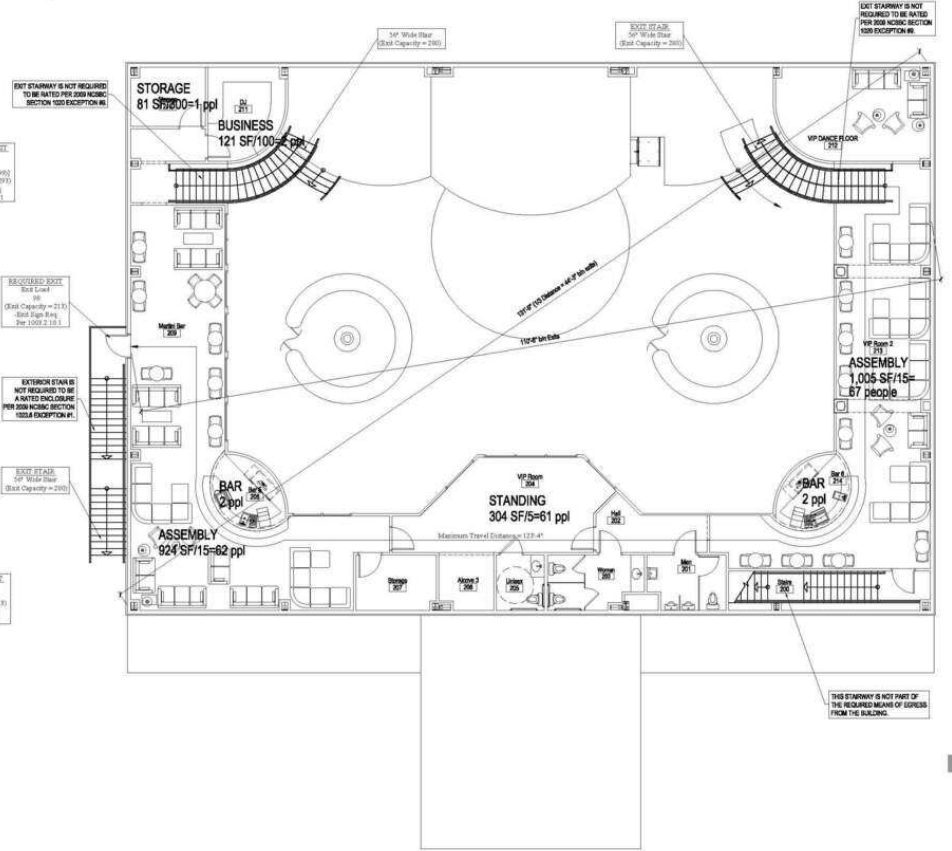
DATE: 18 May 2009
 DATE: 9 June 2011
 DATE: 1 December 2015



OCCUPANCY CALCULATIONS

FIRST FLOOR	TYPE	AREA (sf)	LOAD FACTOR	# OF PEOPLE
FIRST FLOOR	Assembly (Unconcentrated)	1,200	1:15 net	80
	Assembly (Standing)	2,782	1:5 net	556
	Bar Seating	---	Actual	50
	Kitchen & Staff	650	1:200 gross/Act	11
	Platform	610	1:5 net	122
	VP Lounge 1	330	1:15 net	22
	VP Lounge 2	330	1:15 net	22
Total First Floor		1,575	1:15 net	802
SECOND FLOOR	Assembly (Unconcentrated)	1,329	1:15 net	129
	Assembly (Standing)	304	1:5 net	61
	Bar (Employees)	---	Actual	4
	Storage	81	1:300 gross	1
	Business	121	1:100 gross	2
Total Second Floor				197
Building Total				999

01 FIRST FLOOR LIFE SAFETY PLAN Scale: 1/8" = 1'-0"



02 SECOND FLOOR LIFE SAFETY PLAN Scale: 1/8" = 1'-0"

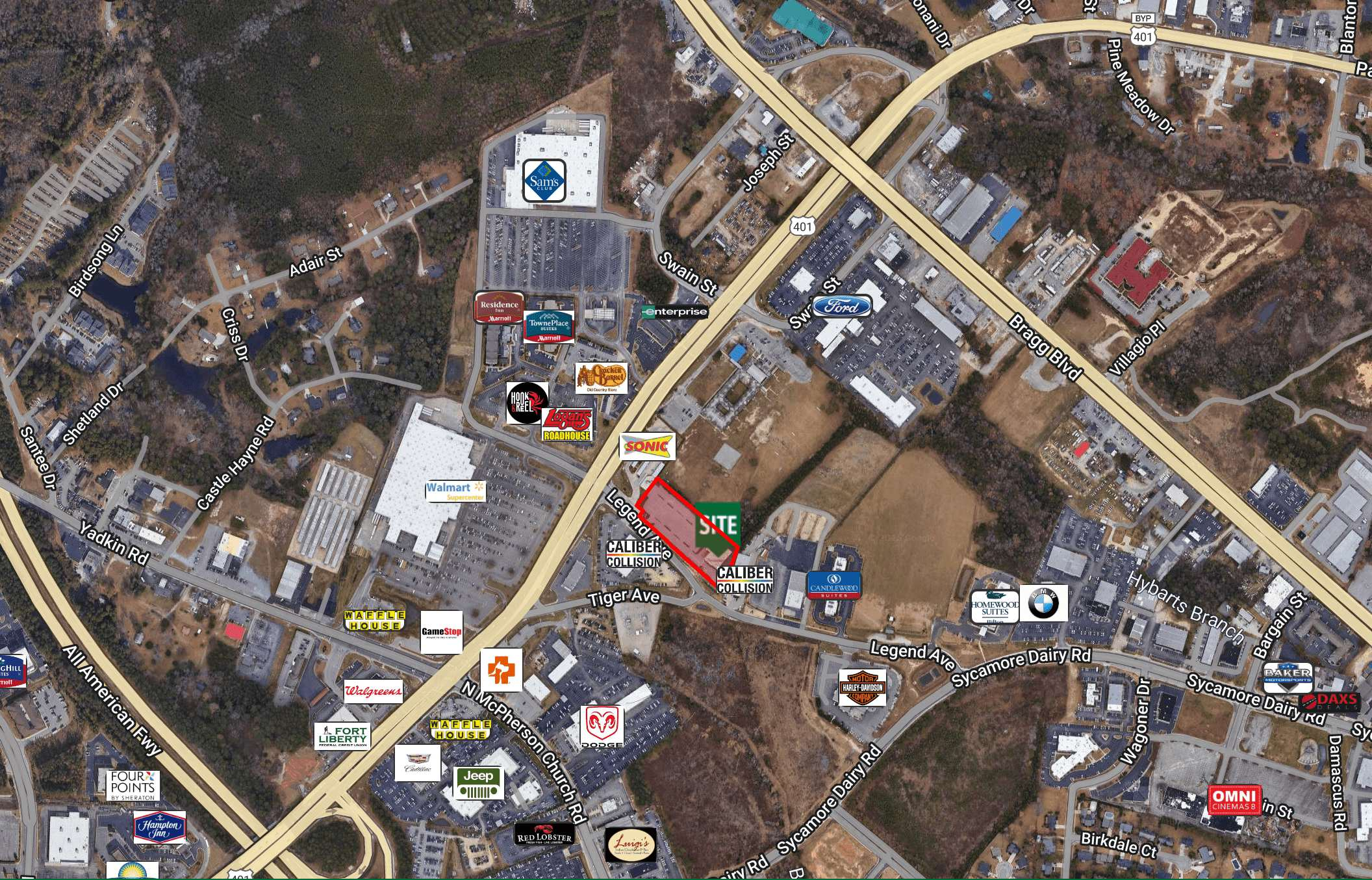
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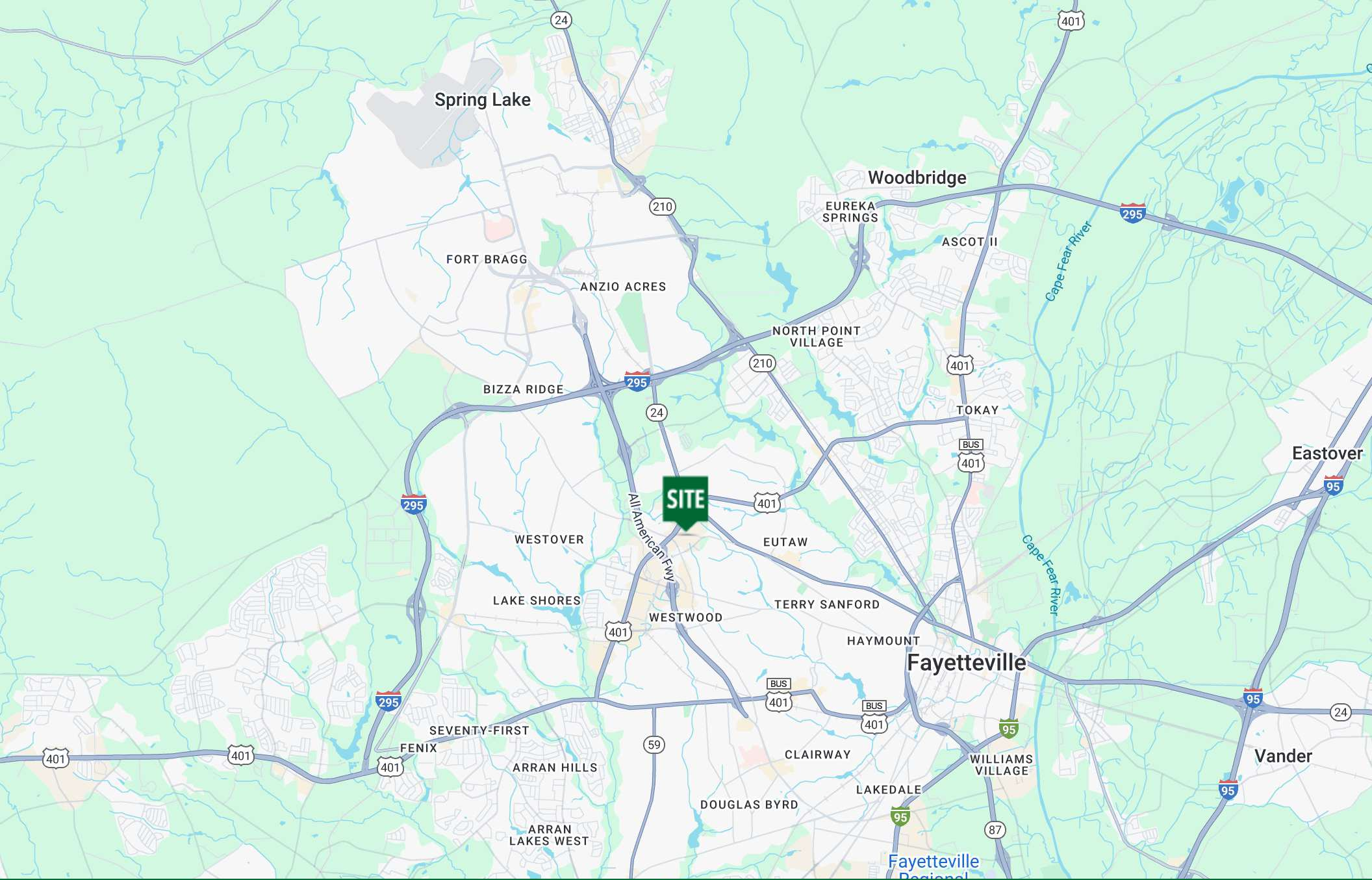
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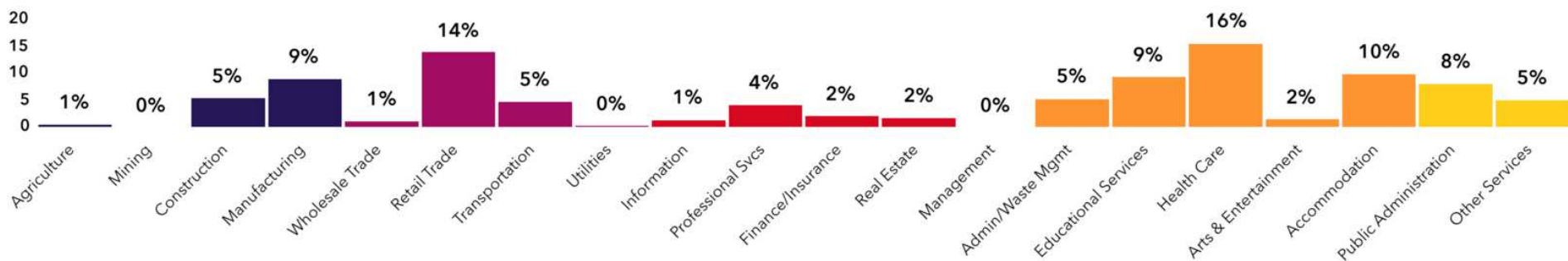
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Map data © 2025



145,663
Total Population

Population

205,061
Daytime Population

\$54,191
Median HH Income

Income

\$31,980
Per Capita Income

60,230
Total Households

Housing

67,086
Total Housing Units

\$191,502
Median Home Value

Homes

44.6%
Home Ownership

33.6
Median Age

People

Old and Newcomers
Tapestry Segment

Demographics

1501 Skibo Road, Fayetteville, North Carolina, 28303



7%
No HS Diploma



27%
HS Graduate



37%
Some College



29%
Degree or Higher

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028



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- #2 Best Place in America to Invest in Real Estate (Fortune, 2020)
- Top 50 Most Diverse Cities in America (Niche, 2020)
- Best Places for Business and Careers (Forbes, 2019)
- Top 50 Cheapest Places to Retire MSN Money, 2018)
- Most affordable housing in the USA for first-time home buyers (WalletHub, 2017)
- Vibrant downtown featuring museums, live music, & award-winning performing arts and cultural events
- Home of the International Folk Festival, Bi-Annual Dogwood Festival, When Pigs Fly All-American BBQ Festival, & more
- 520 Restaurants, breweries, wine bars, & more
- Professional & collegiate sporting events
- World-class golf courses



Why Fayetteville?

408,763

30-minute trade area

\$9.9B

total consumer spending

\$77,340

avg household income

6M+ SF

retail in area submarket

for more information

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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

 Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

 Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

 Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.

Unrepresented Buyer (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021