

RETAIL PROPERTY FOR LEASE

Shoppes at Cliffdale

9566 Cliffdale Rd, Fayetteville, NC 28304



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



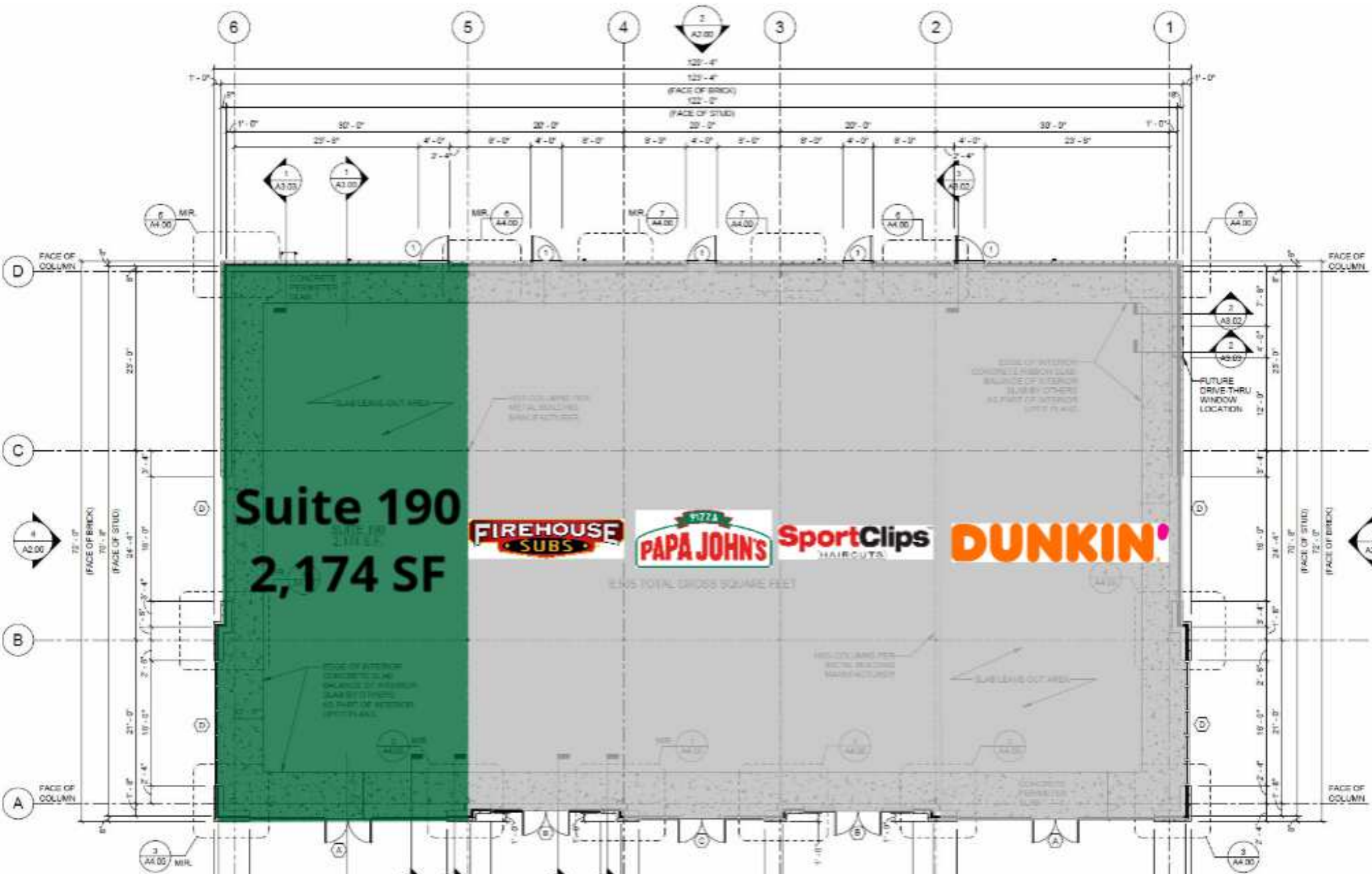
PROPERTY OVERVIEW

Available SF:	Suite 190 - 2,174 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	2.67 Acres
Year Built:	2020
Building Size:	8,505 SF
Zoning:	LC
Submarket:	West Fayetteville
Traffic Count:	Raeford Rd-40,000

property description

JOIN DUNKIN, SPORTS CLIPS, PAPA JOHNS, & FIREHOUSE SUBS! The Shoppes at Cliffdale is a recently constructed strip center in west Fayetteville that is currently under construction. There is one space remaining this is 2,174 SF on the endcap. Spaces are currently in a cold, dark shell condition. Pylon signage is available, and the property has cross-access between Goodwill and Zaxby's parking lots.

The shopping center is located in western Fayetteville, NC close to the Hoke County border and near the intersection of Cliffdale Rd and Raeford Rd. Traffic counts along Raeford Rd here are 40,000 daily. The center benefits from the synergy created by the area retailers and being the primary shopping destination for this submarket. The I-295 interchange is now open about 1.5 miles east of the center. Within a three-mile radius, there are 37,339 residents with an average household income of \$87,620.



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**Future
Self-Storage**

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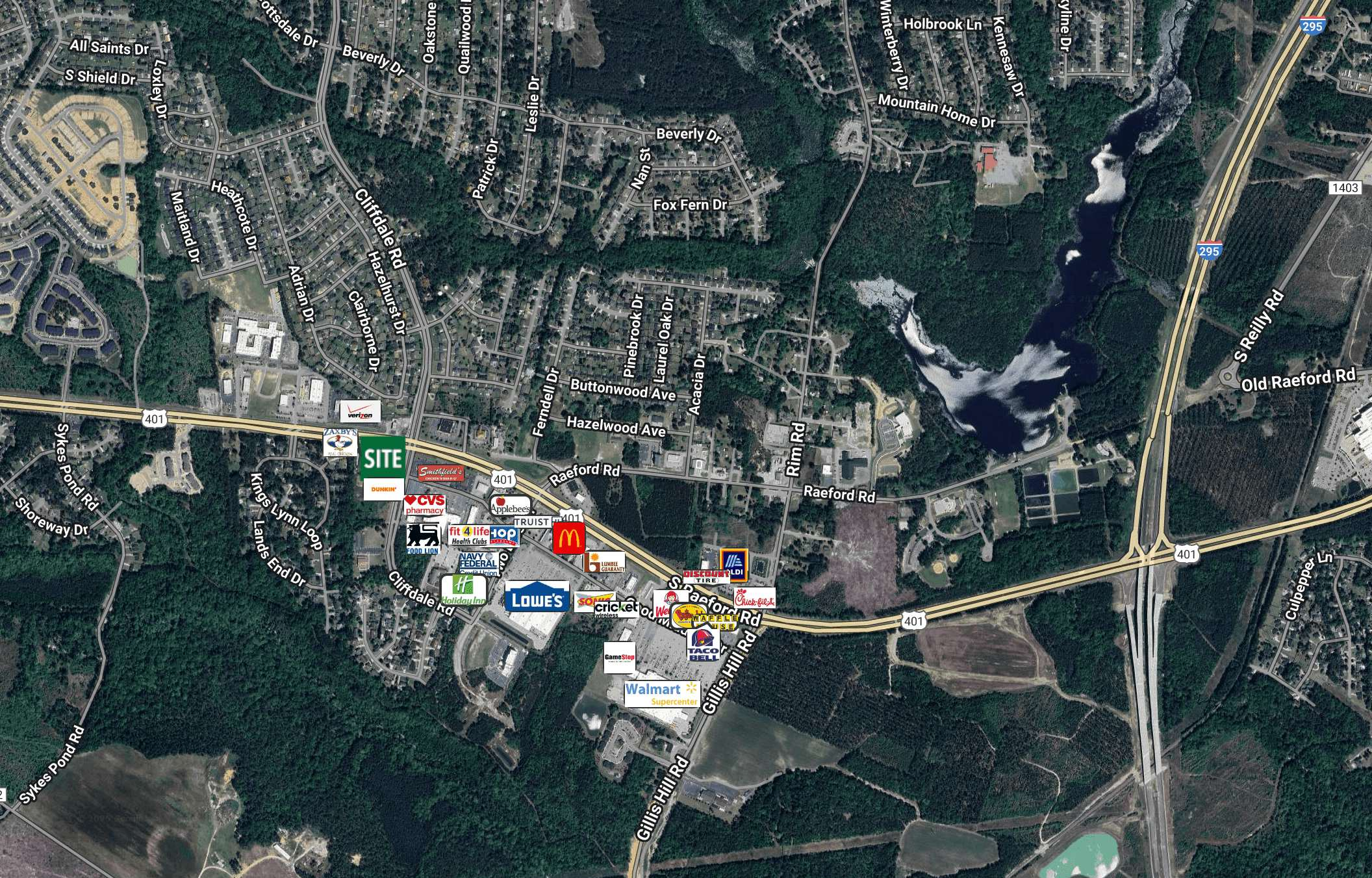
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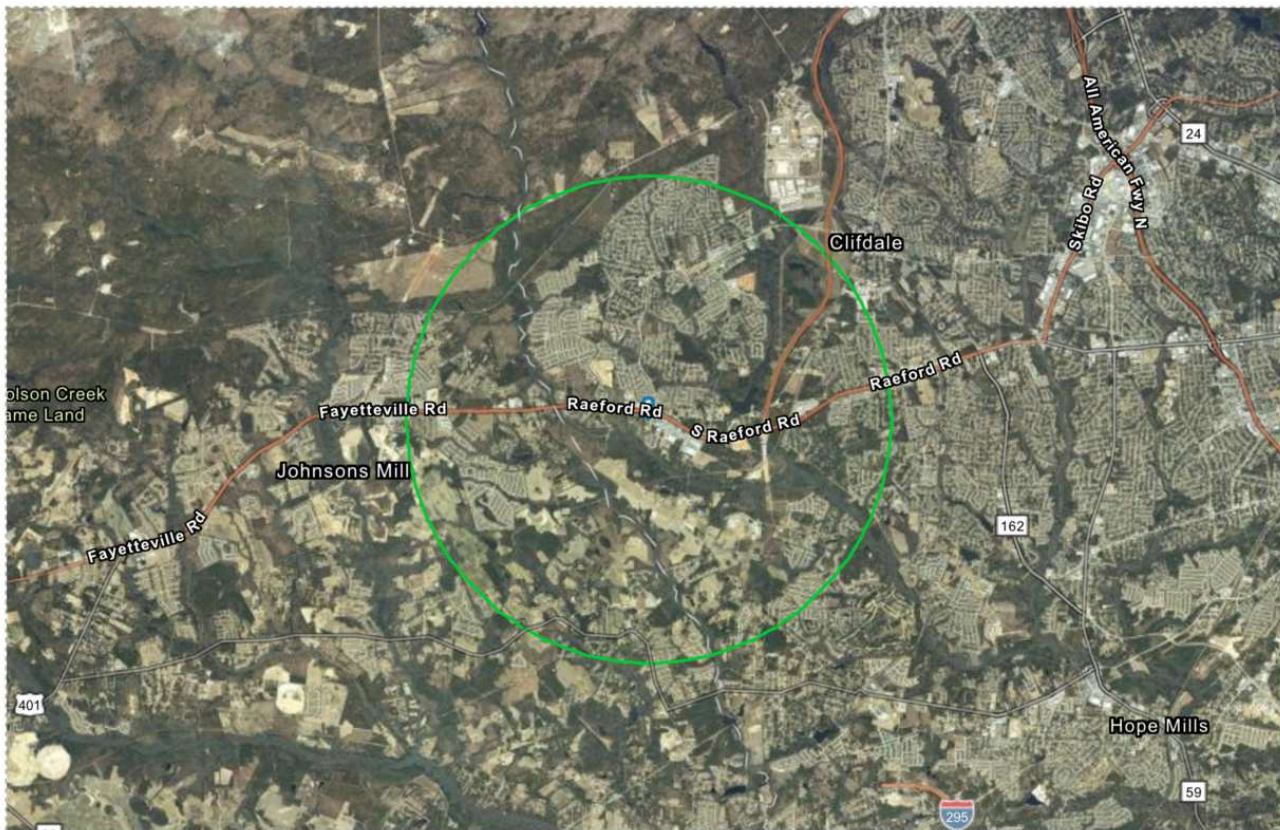
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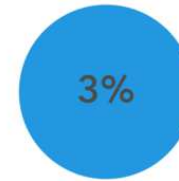
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EDUCATION



No High School Diploma



22%

High School Graduate



32%

Bachelors/Grad/Prof Degree

EMPLOYMENT



63%

White Collar



22%

Blue Collar



15%

Services



Unemployment Rate

KEY FACTS



38,237

Total Population



13,968

Total Households



\$69,600

Median Household Income



Median Age

BUSINESS



588

Total Businesses



5,491

Total Employees

INCOME



\$55,633

Median Disposable Income



\$32,066

Per Capita Income



\$99,697

Median Net Worth

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

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February 28, 2024

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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

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