

TWO CLASS A OFFICE BUILDINGS

609 Executive Pl

609 Executive Pl, Fayetteville, NC 28305



for more information

SUSAN EVANS

Broker

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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

Sale Price:	\$1,100,000
Lot Size:	0.26 Acres
Year Built:	1992
Building Size:	5,000 SF
Zoning:	LC
Number of Buildings:	2
Price / SF:	\$220.00

Property Description

609-A Executive Place: 3,021 sq. ft.

Suite A Features:

- 7 Large Private Offices (2 with Private Restrooms)
- Reception Area
- Conference Room
- 4 Total Restrooms (2 private)
- Heavy Wood Paneling in select offices for an executive feel
- Security System for peace of mind
- Previously used as an insurance office, ideal for law firms, financial services, medical/dental practices, or corporate headquarters.

609-B Executive Place: 1,826 Sq. Ft. (Income-Producing)

- Currently leased to a family practice medical office
- Tenant pays \$30,000 annually plus NNN charges

Suite A Features:

- 6 Offices
- Reception Office & Waiting Area
- Kitchenette & Lab Space
- 2 Handicapped-Accessible Restrooms

Investment Highlights:

- Stable Rental Income: \$30,000/year + NNN from Building B tenant.**
- Building A potential rental income of \$40,000/year.**

Two Class A Office Buildings for Sale – 5,000 Sq. Ft. | Prime Location | \$1,100,000
609 EXECUTIVE PL, FAYETTEVILLE, NC 28305

ADDITIONAL PHOTOS



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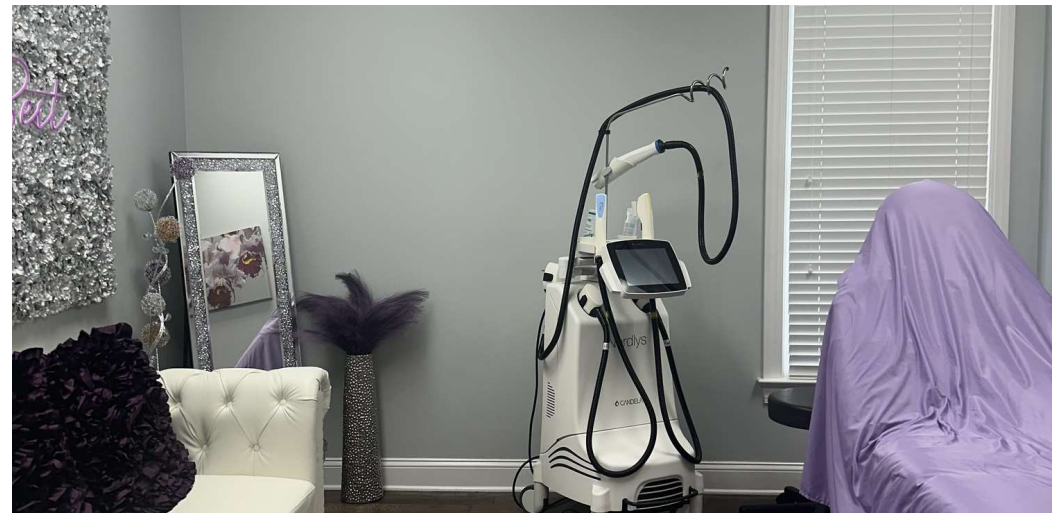
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ADDITIONAL PHOTOS

LIVING AREA: 3020.07 sq ft - FLOORS: 1

SUBMITTED BY David Hayter
 davidhayterjr@yahoo.com

▼ Ground Floor



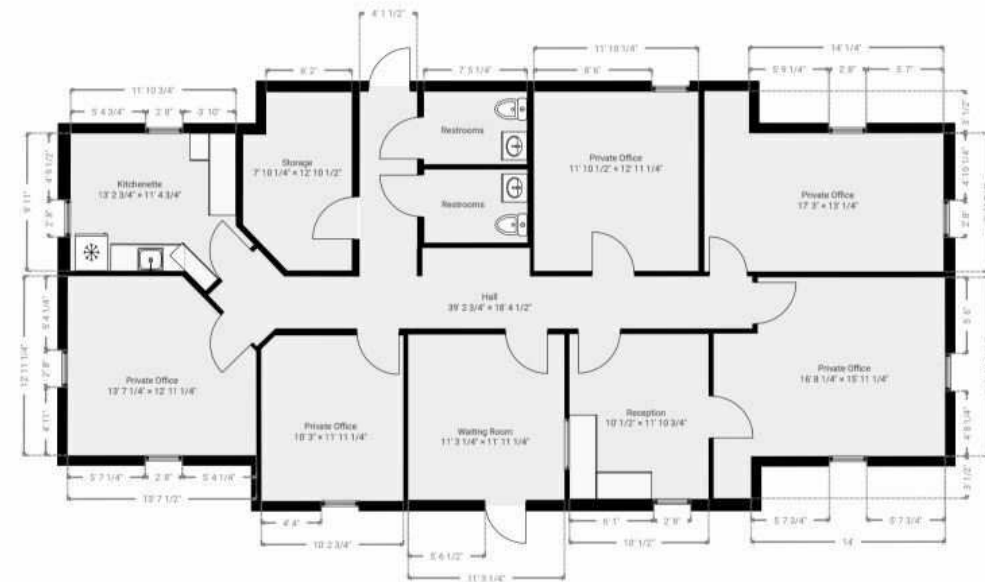
609 Executive Place, Ste B, Fayetteville



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LIVING AREA: 1825.25 sq ft - FLOORS: 1

▼ Ground Floor



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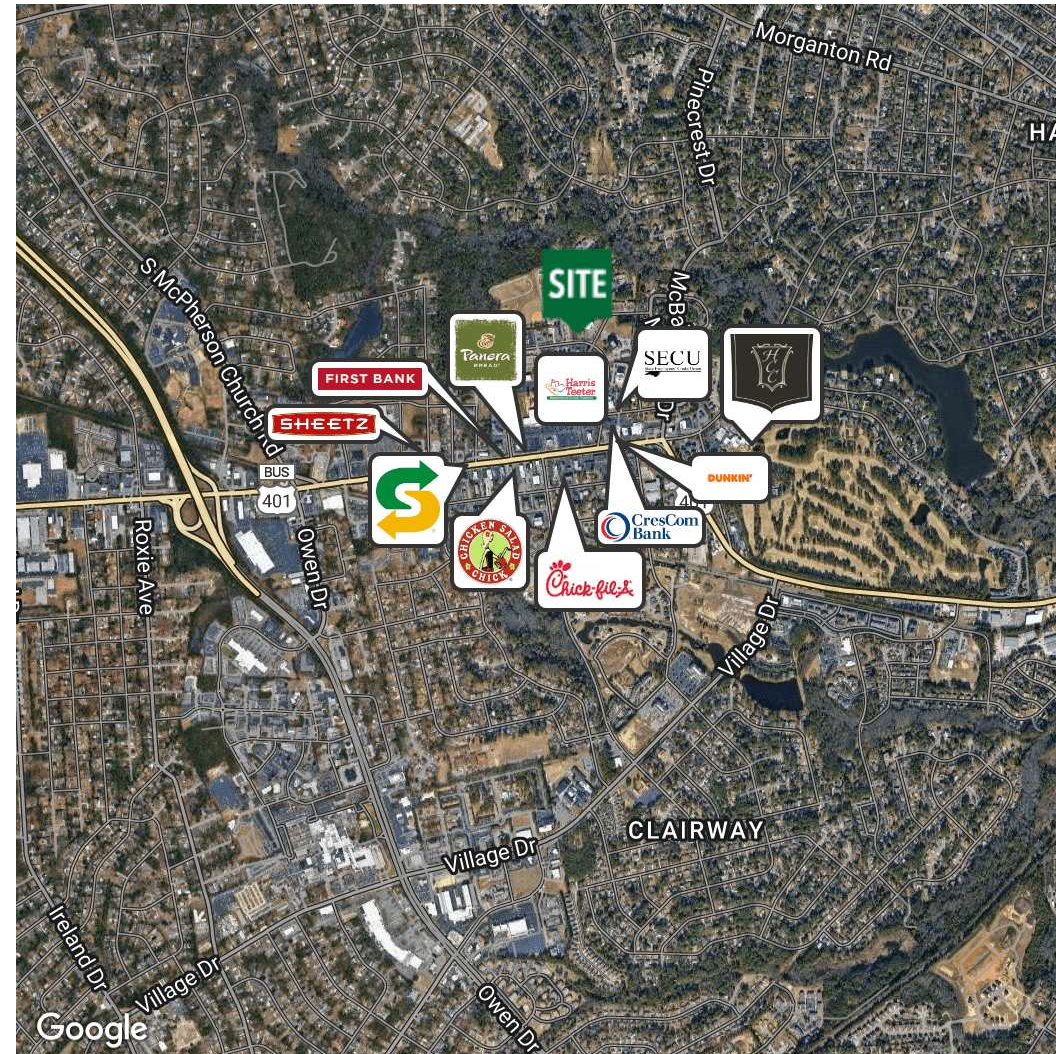
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	522	1,373	6,748
Average Age	43	44	43
Average Age (Male)	40	41	41
Average Age (Female)	45	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	250	632	3,038
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$85,517	\$99,796	\$101,415
Average House Value	\$349,518	\$380,063	\$369,705

Demographics data derived from AlphaMap



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