

INVESTMENT OPPORTUNITY



127 S COOL SPRING STREET

Fayetteville, North Carolina

2,262 SF COMMERCIAL PROPERTY FOR SALE



TYSON

COMMERCIAL REAL ESTATE

CONFIDENTIAL OFFERING MEMORANDUM

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PROPERTY OVERVIEW



Located in the Fayetteville, NC, downtown market, this location features convenient access to surrounding amenities and businesses in the Central Business District. This property is zoned DT-2 under the City of Fayetteville's Unified Development Ordinance, allowing for a wide range of uses.

Originally built in 1905, the building has historical characteristics with a modern functional layout, having undergone renovations over the years as recent as 2026, to include new windows, painting, a new security system, and flooring upgrades. The 2,262 sq ft building has frontage on S Cool Spring Street, directly across from the Judge E. Maurice Braswell Cumberland County Courthouse. The interior features an efficient layout including a reception area, followed by four private offices, restrooms, storage/closet areas, and multiple points of entry. This historically charmed building is well-suited for professional office, retail, and other service-oriented businesses.

PROPERTY SPECIFICATIONS

- Zoned DT-2, allowing for a variety of uses
- Historical charm with a modern layout
- Multiple exterior access points
- Renovations as recent as 2026
- New windows, painting, a security system, and flooring upgrades

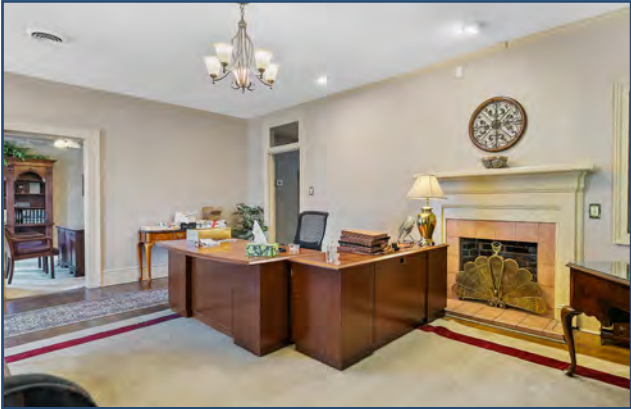
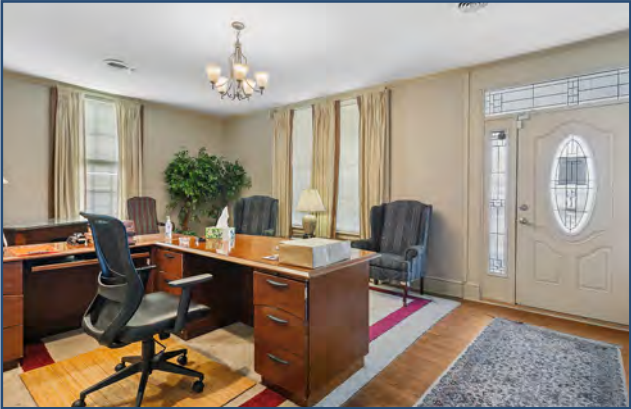
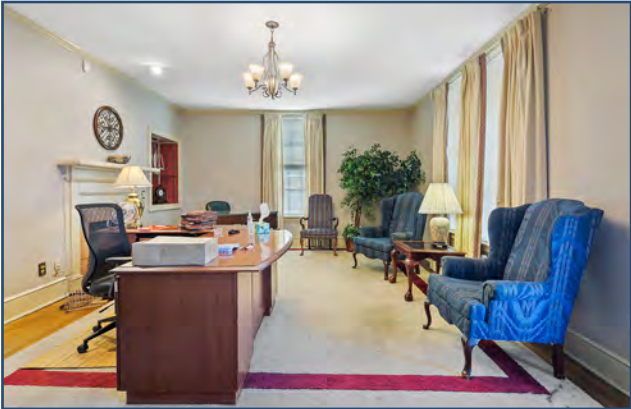
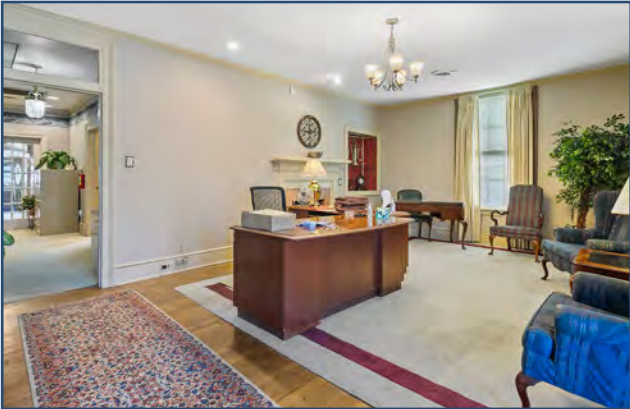
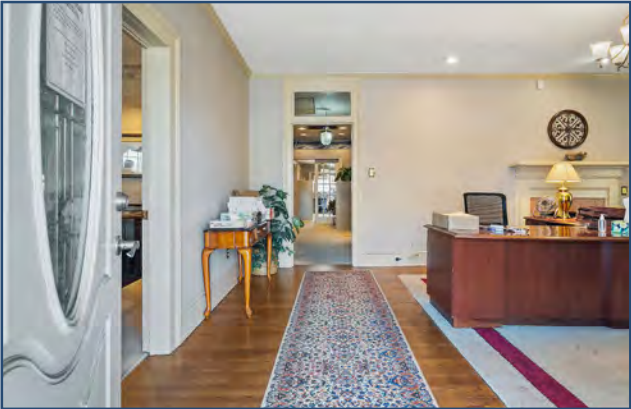


Sale Price | **\$325,000**

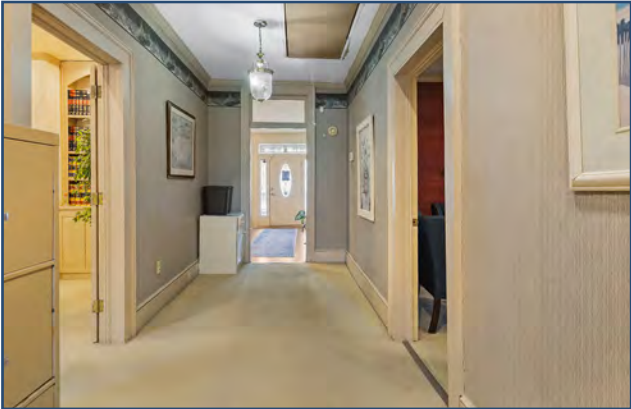
PROPERTY PHOTOS



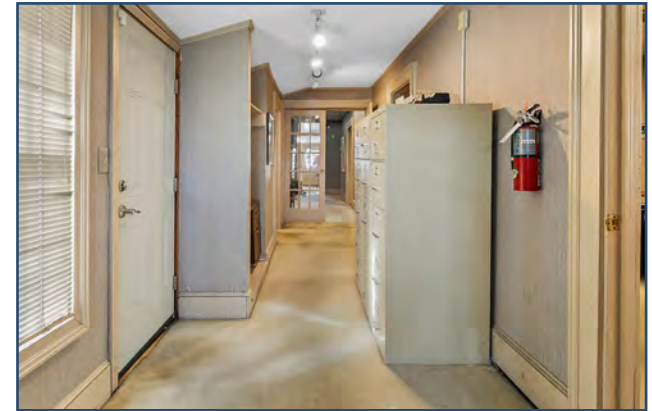
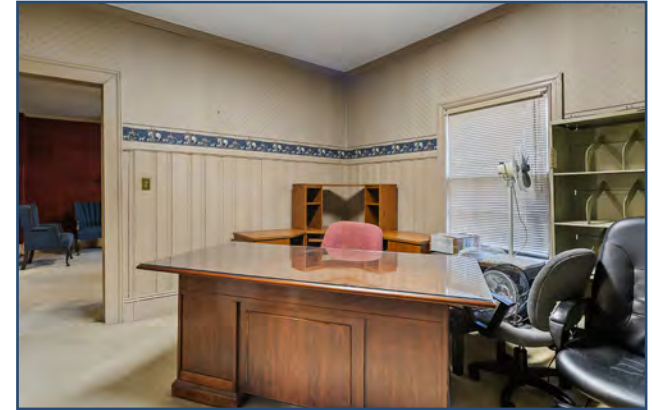
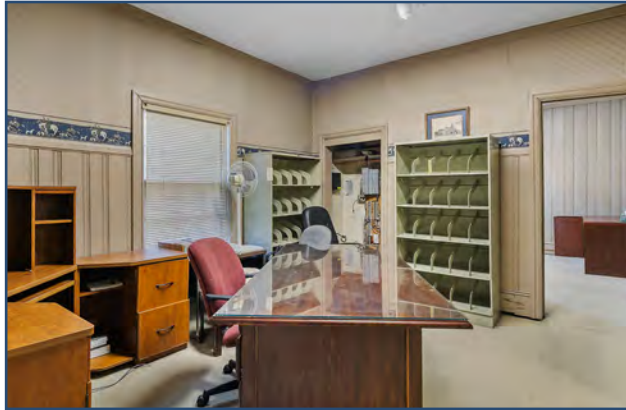
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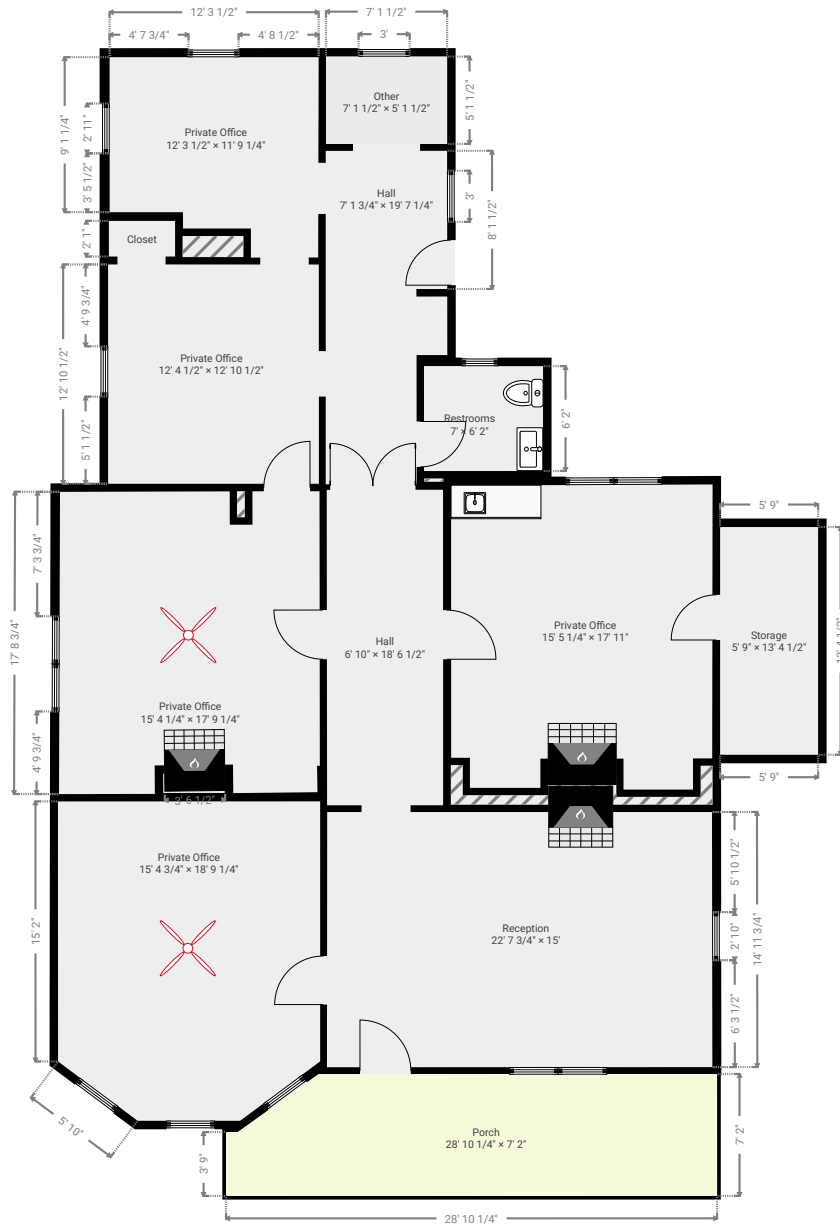
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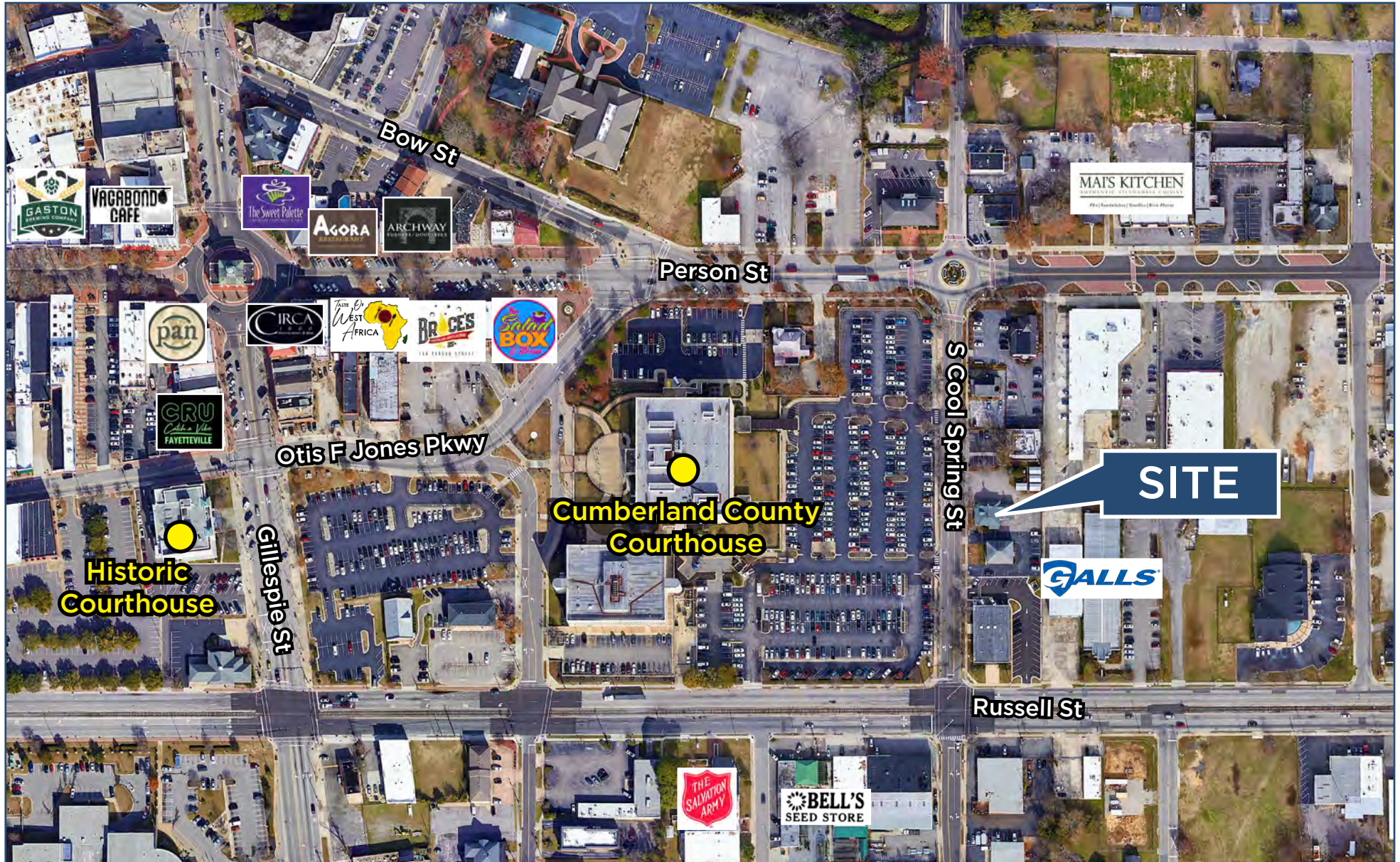
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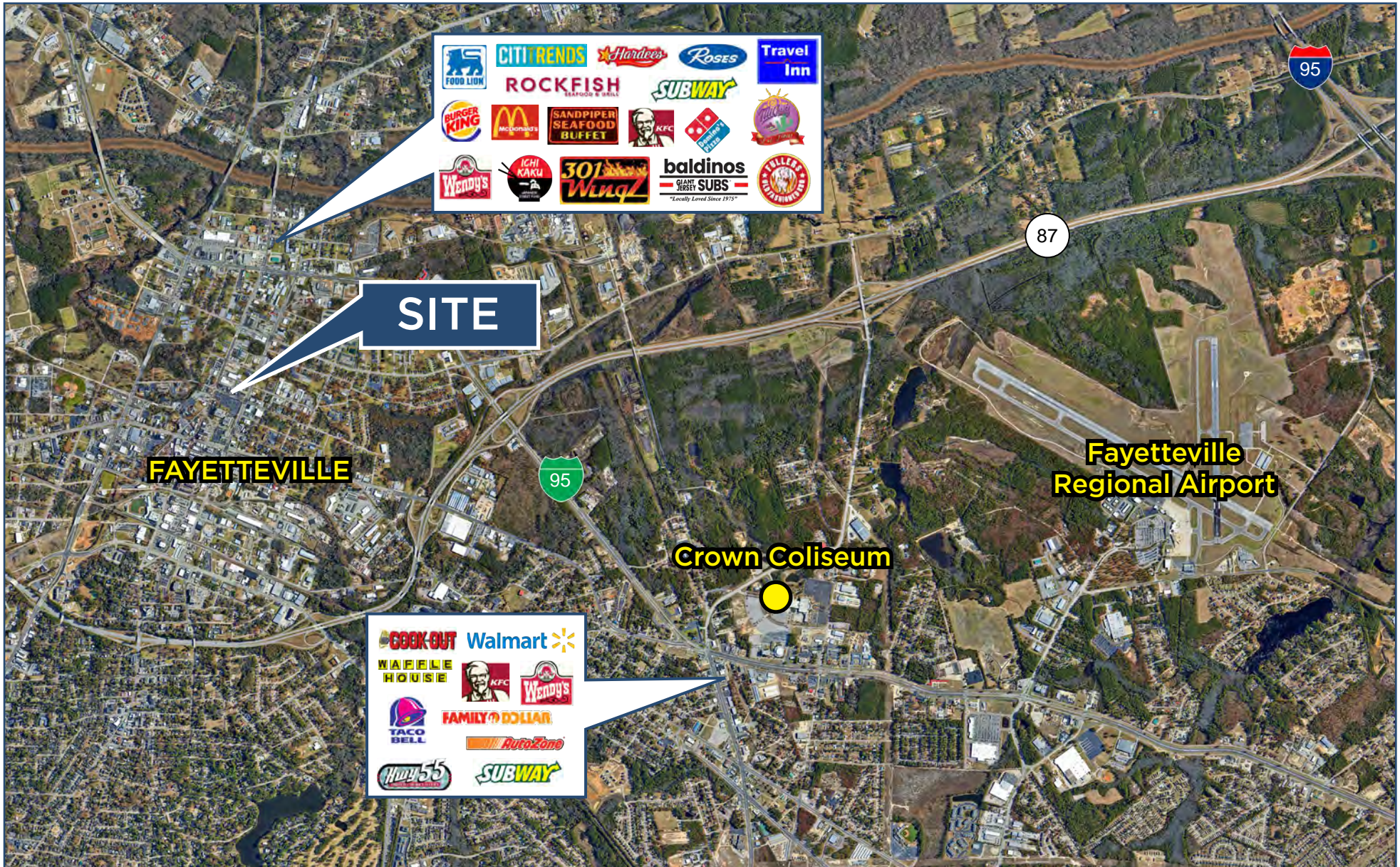
PROPERTY INFORMATION
FLOOR PLAN



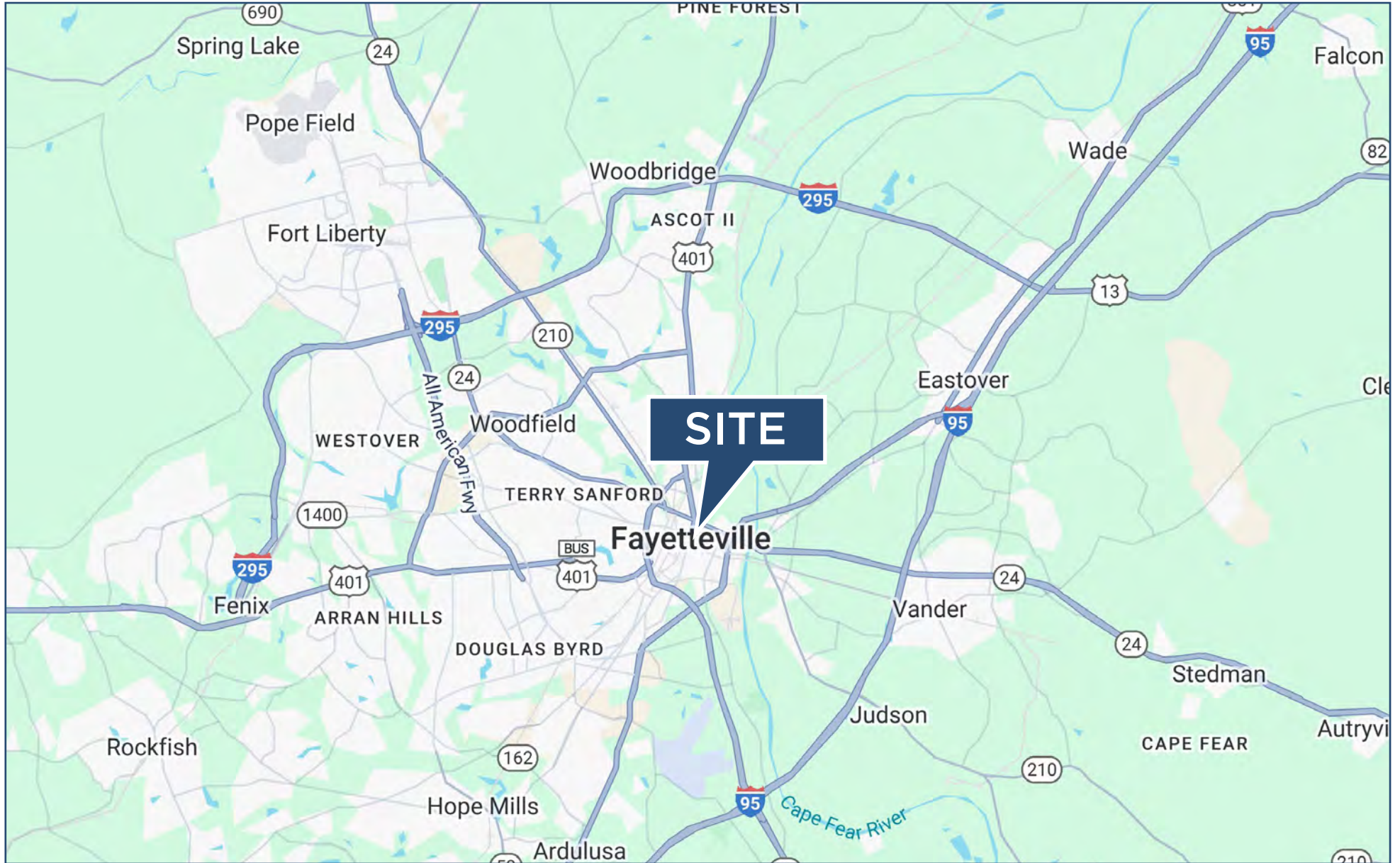
PROPERTY INFORMATION
SITE AERIAL



LOCATION OVERVIEW
AREA AERIAL



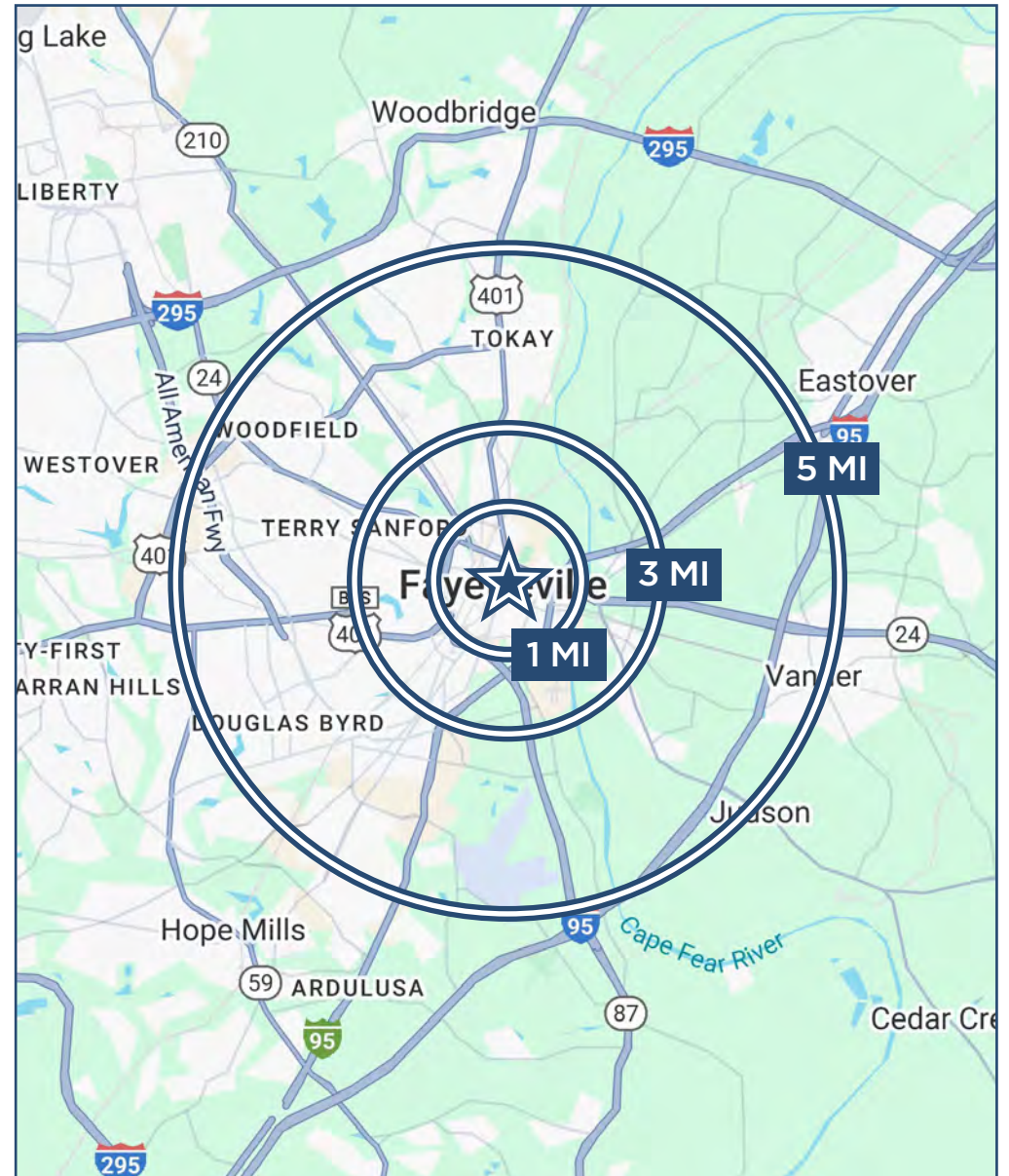
AREA MAP



DEMOGRAPHICS



	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2025 Population	4,166	31,709	86,708
2030 Population	4,344	32,204	87,163
Pop Growth 2025-2030	4.27%	1.56%	0.52%
Average Age	38.10	38.80	38.50
2025 Total Households	1,669	13,289	36,646
HH Growth 2025-2030	4.79%	1.62%	0.58%
Median HH Income	\$29,959	\$49,509	\$52,330
Avg Household Size	2.10	2.20	2.20
Median Home Value	\$93,777	\$228,712	\$193,406



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