

**FOR SALE****2719 BRAGG BLVD**

FAYETTEVILLE, NC 28303

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PROPERTY OVERVIEW



DESCRIPTION

2719 Bragg Boulevard presents an attractive multi-tenant retail investment opportunity along one of Fayetteville's most active commercial corridors. The property consists of approximately 16,200 square feet on ± 0.65 acres, offering excellent visibility, strong traffic exposure, and convenient access to Fort Liberty, central Fayetteville, and the surrounding trade area. Based on T-12 operating performance, the property is being offered at a 6.41% capitalization rate, with a pro forma capitalization rate of approximately 7.07% as new leases are placed into effect. Existing leases provide established in-place income, with current lease expirations extending through 2028-2029. The combination of current cash flow and near-term income growth from new leasing provides investors an opportunity to acquire a stabilized multi-tenant retail asset with additional upside already underway.

KEY PROPERTY DETAILS / HIGHLIGHTS

- Multi-Tenant Retail
- Land: 0.65 Acres
- Year Built: 1963
- 6.41% T-12 Cap Rate
- 7.07% Pro Forma Cap Rate with New Leases in Place
- In-Place Income with Lease Expirations Through 2028-2029
- Established Tenant Base & Immediate Cash Flow

ZONING

Zoning: CC. Fayetteville's CC (Community Commercial) district is intended for a broad range of medium- to high-intensity retail, service, and office uses serving the wider community. Typical examples include shopping centers, convenience stores, and retail sales establishments; higher-density residential may also be part of mixed-use development, while some heavier commercial uses require Special Use Permit approval.

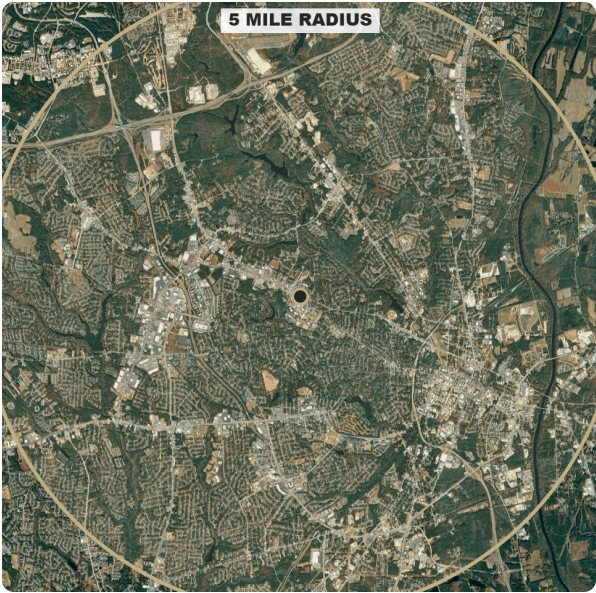
MARKET PROFILE

MARKET AREA SNAPSHOT

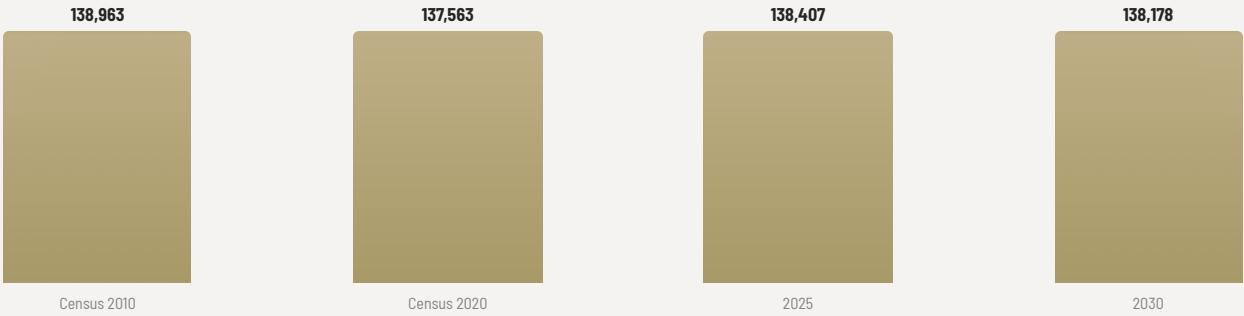
5 MILE RADIUS	
Population	138,407
Households	60,043
Avg HH Income	\$77,338
Businesses	6,997
Employees	93,295

TRAFFIC COUNT 27,000 VPD — Bragg Blvd | 28,000 VPD — Bragg Blvd

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies. — as provided in the uploaded listing package.



POPULATION GROWTH



RACE & ETHNICITY



AREA OVERVIEW



SURROUNDING BUSINESSES & COMMERCIAL CONTEXT

2719 Bragg Blvd is positioned within an established commercial corridor featuring a strong concentration of dining and everyday retail offerings. Nearby businesses include Carlie C's IGA, Caribou Coffee, and a diverse mix of restaurants such as Mi Casita, Capri Italian Restaurant & Pizzeria, Habibi Grill & Bakery, and Baldinos Giant Jersey Subs. This surrounding mix supports a convenient, food-and-retail-oriented commercial setting with varied customer appeal.

CENTURY 21 TRIANGLE GROUP-FLANAGAN CRE TEAM

CONTACT



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