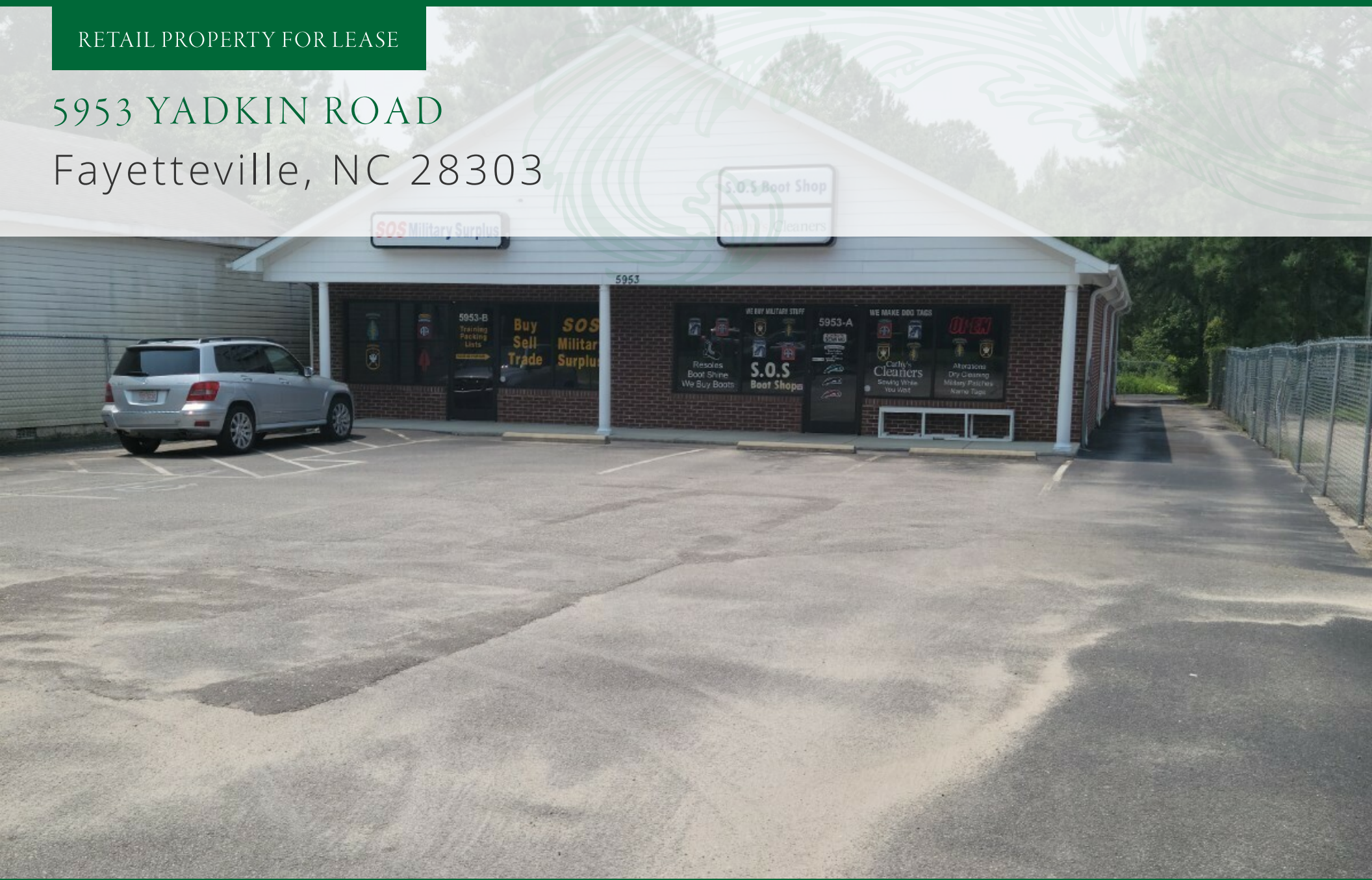


RETAIL PROPERTY FOR LEASE

5953 YADKIN ROAD

Fayetteville, NC 28303



*for more information*

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com

VISHAL NANDWANI

Broker

O: 910.829.1617

C: 910.578.4797

vishal@grantmurrayre.com



Grant - Murray  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



## PROPERTY OVERVIEW

<b>Available SF:</b>	1,400 - 3,250 SF
<b>Lease Rate:</b>	\$19.00 SF/yr (MG)
<b>Lot Size:</b>	0.41 Acres
<b>Year Built:</b>	2009
<b>Building Size:</b>	3,220 SF
<b>Zoning:</b>	CC
<b>Market:</b>	Fayetteville

### Property Overview:

A 3,250-square-foot commercial space is up for lease, providing options for one tenant or two separate tenants with individual restrooms and utilities. The space can be divided into 1,850 or 1,400 square feet. Showings are possible with the provided keys and alarm code, even when the owner is present. The leasing rate is \$19 per square foot per year, covering taxes and CAM. This adaptable space suits various business needs, whether for a single large occupancy or separate units.

**LEASE SPACES**



**LEASE INFORMATION**

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,400 - 3,250 SF	Lease Rate:	\$19.00 SF/yr

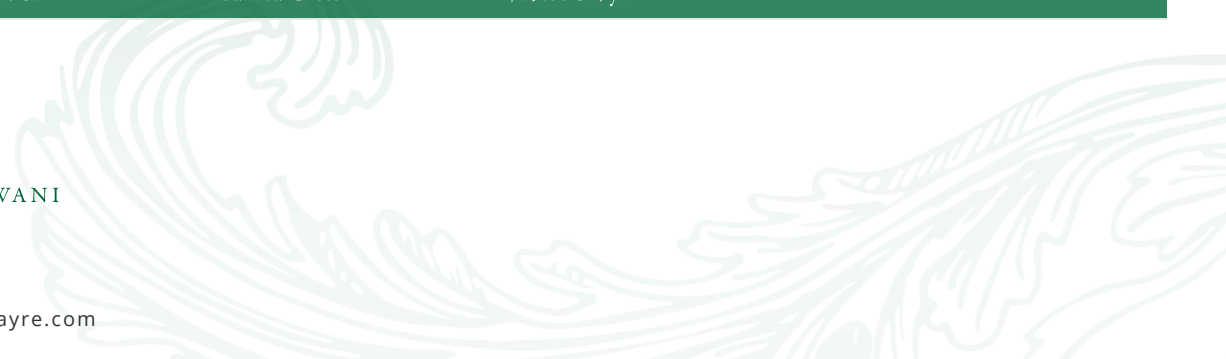
**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5953 Yadkin Road - Suite A	Available	1,850 SF	Modified Gross	\$19.00 SF/yr	-
5953 Yadkin Road- Suite B	Available	1,400 SF	Modified Gross	\$19.00 SF/yr	-
5953 Yadkin Road	Available	3,250 SF	Modified Gross	\$19.00 SF/yr	-

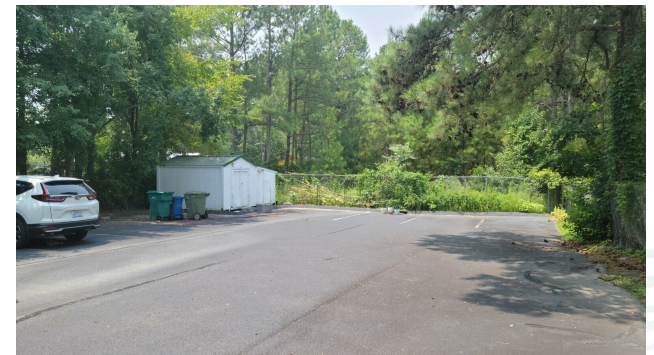
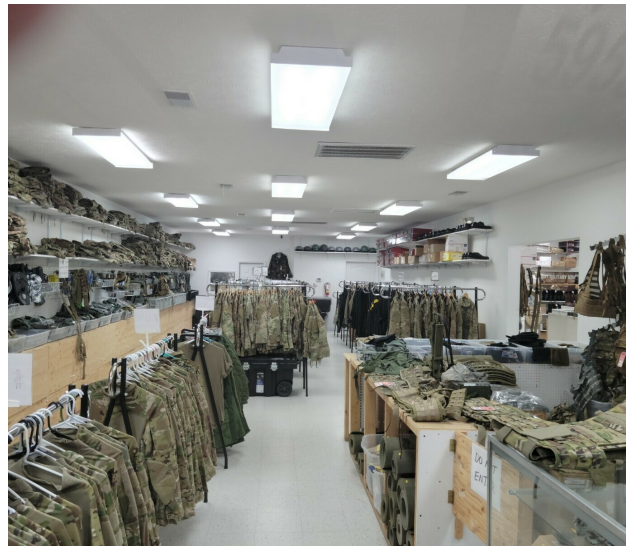
*for more information*

**NEIL GRANT**  
 Principal / Broker  
 O: 910.829.1617 x206  
 C: 910.818.3252  
 neil@grantmurrayre.com

**VISHAL NANDWANI**  
 Broker  
 O: 910.829.1617  
 C: 910.578.4797  
 vishal@grantmurrayre.com



ADDITIONAL PHOTOS



for more information

**NEIL GRANT**  
 Principal / Broker  
 O: 910.829.1617 x206  
 C: 910.818.3252  
 neil@grantmurrayre.com

**VISHAL NANDWANI**  
 Broker  
 O: 910.829.1617  
 C: 910.578.4797  
 vishal@grantmurrayre.com

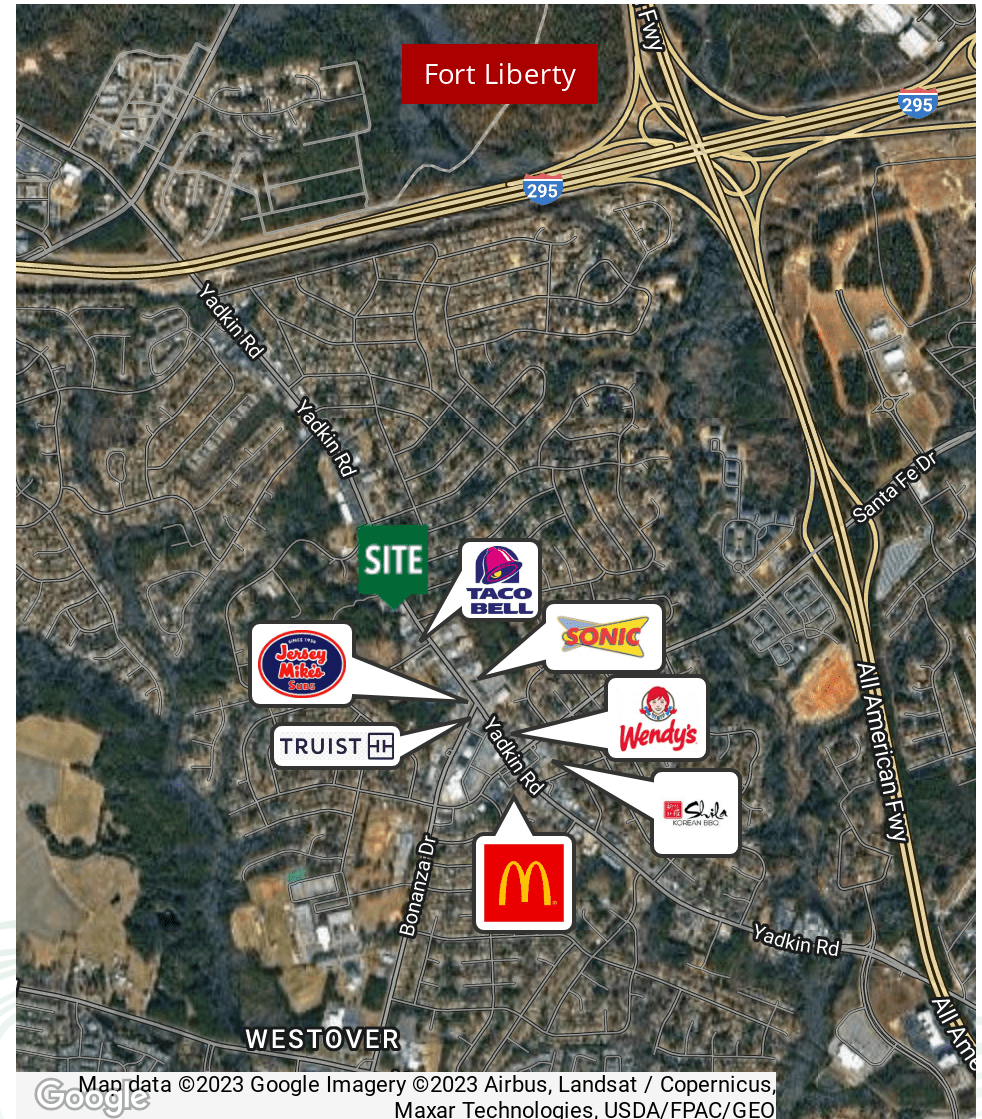
DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,702	7,693	16,614
Average Age	42.5	36.0	32.5
Average Age (Male)	35.4	33.4	31.0
Average Age (Female)	47.8	37.8	34.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	778	3,693	7,954
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$43,760	\$51,633	\$55,088
Average House Value	\$112,146	\$108,570	\$109,777

\* Demographic data derived from 2020 ACS - US Census



for more information

**NEIL GRANT**

Principal / Broker  
O: 910.829.1617 x206  
C: 910.818.3252  
neil@grantmurrayre.com

**VISHAL NANDWANI**

Broker  
O: 910.829.1617  
C: 910.578.4797  
vishal@grantmurrayre.com