

RE-DEVELOPMENT OPPORTUNITY



# 3579 GILLESPIE STREET

Fayetteville, North Carolina

2.70 ACRE COMMERCIAL PROPERTY FOR SALE



**TYSON**

COMMERCIAL REAL ESTATE

CONFIDENTIAL OFFERING MEMORANDUM

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# PROPERTY OVERVIEW



Located on NC-Highway 301/US I-95 Business, between Hope Mills, NC and Fayetteville, NC, this location features convenient access to large-scale area retail and food service options. This 2.70-acre +/- (218 X 650 irregular) deeded tract is located at the corner of Gillespie Street and Snow Hill Road with over 200 feet of road frontage. The property is zoned C(P) under the Zoning Ordinance of Cumberland County and is located within the Airport Overlay District.

Built in 1961, this former auto repair shop/service station includes two service bays, a reception area, a bathroom, and a gated lot in the rear of the property. The site appears to have Underground Storage Tanks located on the premises. The sale of the property is subject to Court Approval by the Clerk of Superior Court and the provisions of NC General Statute 46A-1 ET SEQ. And any other provisions and laws relating to partition actions in NC.

## PROPERTY SPECIFICATIONS

- Redevelopment opportunity for prime commercial location on corner lot
- Zoned C(P), Cumberland County, NC
- Highly visible location with ADT traffic counts over 20k vehicles per day (2024)
- Located between Hope Mills & Fayetteville, with area residential & commercial users

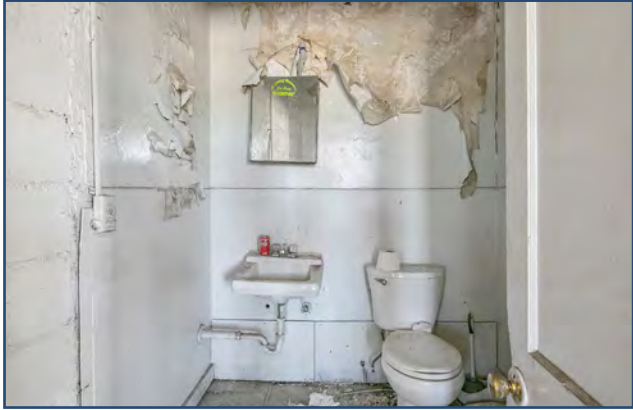
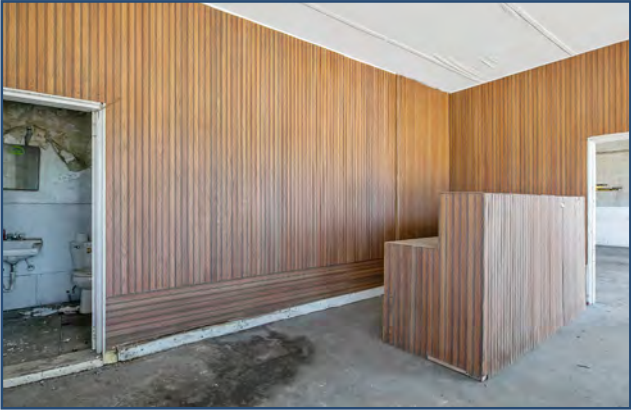


Sale Price | **\$425,000**

# PROPERTY PHOTOS



# PROPERTY PHOTOS



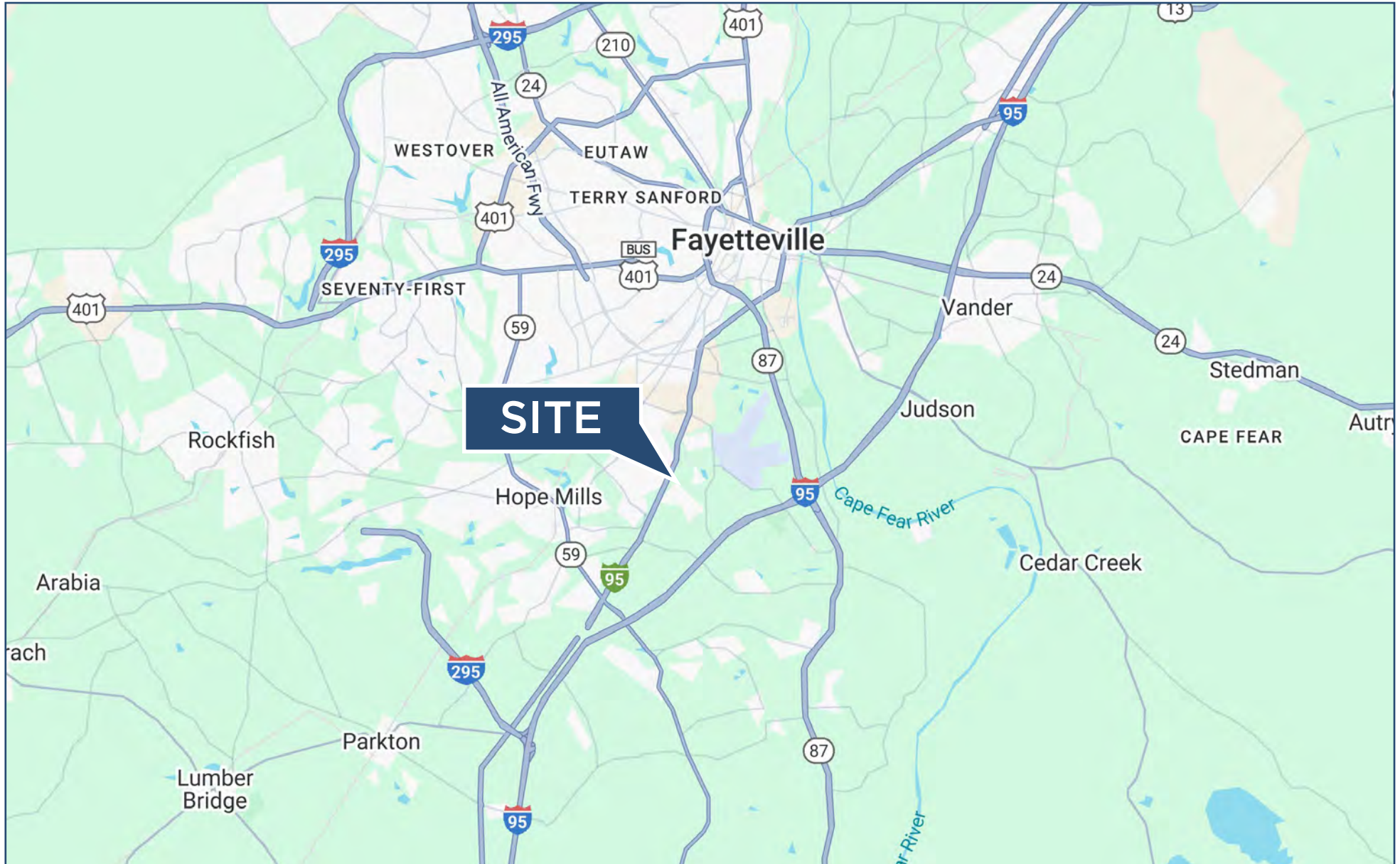
PROPERTY INFORMATION  
SITE AERIALS



LOCATION OVERVIEW  
AREA AERIAL



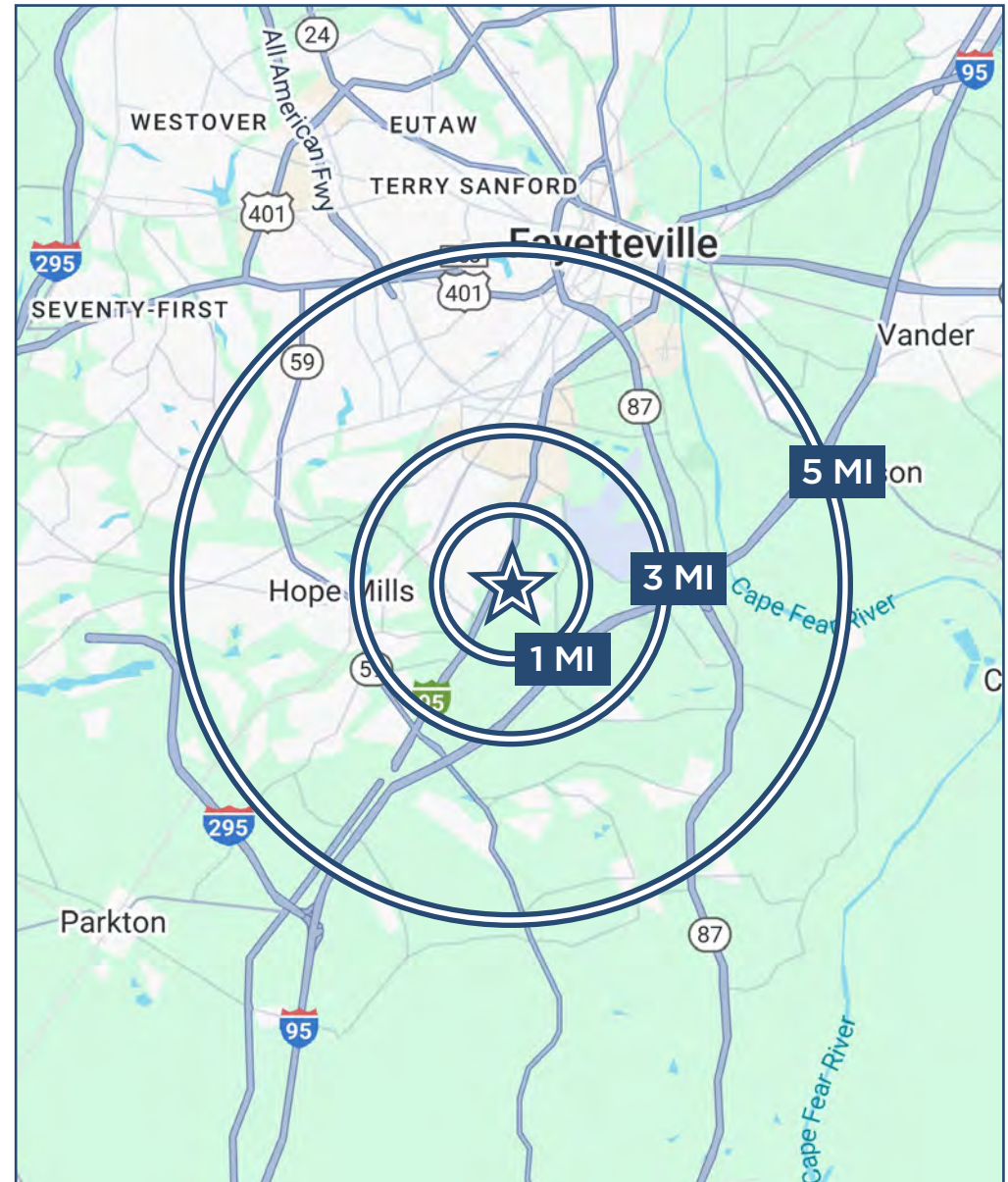
LOCATION OVERVIEW  
**AREA MAP**



# DEMOGRAPHICS



	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2024 Population	6,087	27,901	82,668
2029 Population	6,066	27,894	82,493
Pop Growth 2024-2029	-0.34%	-0.03%	-0.21%
Average Age	34.20	35.40	36.90
2024 Total Households	2,210	10,587	32,443
HH Growth 2024-2029	-0.23%	-0.04%	-0.20%
Median HH Income	\$60,335	\$50,556	\$52,923
Avg Household Size	2.70	2.60	2.50
Median Home Value	\$153,373	\$145,643	\$154,495



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