



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



OFFICE BUILDING FOR LEASE

NEXUS CT OFFICES

6977 Nexus Ct , Fayetteville, NC 28304

for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,000 SF

Lease Rate: \$1,400.00 - 1,700.00 per month (NNN)

Lot Size: 0.72 Acres

Year Built: 2008

Building Size: 6,000

Zoning: O & I

PROPERTY OVERVIEW

This premier office building is situated in a rapidly expanding market in Fayetteville, offering an excellent location for various professional offices, including medical, government contractors, legal, accounting, insurance, and real estate. There are two spaces available at Nexus CT. Each space is 1,000 SF and includes 2 restrooms, a reception/waiting area, 5 offices, and a break room. This setup is perfect for professionals seeking a prime location with all the necessary amenities to support a productive work environment.

AVAILABLE SPACES

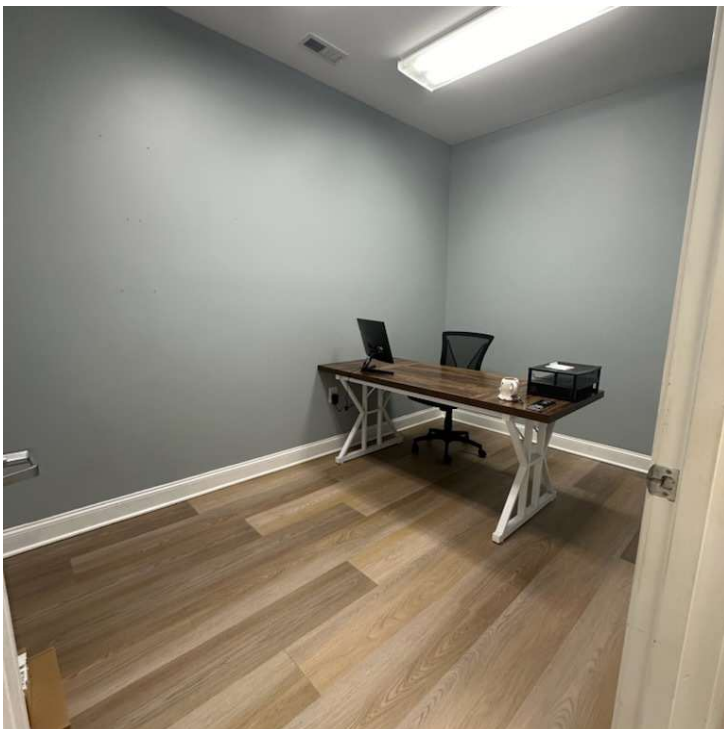
SPACE	LEASE RATE	SIZE (SF)
Nexus Ct , Suite 102	\$1,400 per month	1,000 SF
Nexus Ct , Suite 104	\$1,700 per month	1,000 SF

for more information

SUSAN EVANS
 Broker
 O: 910.829.1617 x208
 C: 919.920.2140
 susan@grantmurrayre.com



ADDITIONAL PHOTOS



for more information

SUSAN EVANS

Broker

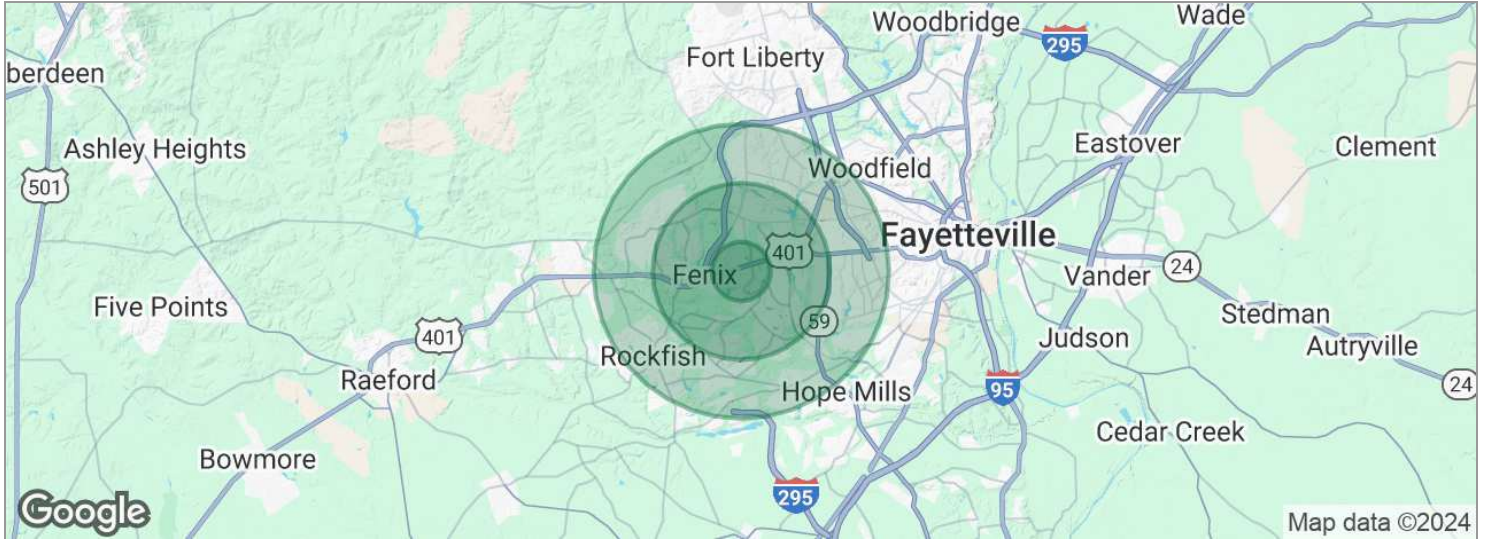
O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,335	60,614	136,231
Median age	31.3	29.4	30.8
Median age (Male)	29.2	27.1	29.0
Median age (Female)	32.6	31.3	32.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,944	22,915	52,207
# of persons per HH	2.7	2.6	2.6
Average HH income	\$60,039	\$55,537	\$56,672
Average house value	\$100,128	\$140,372	\$132,925

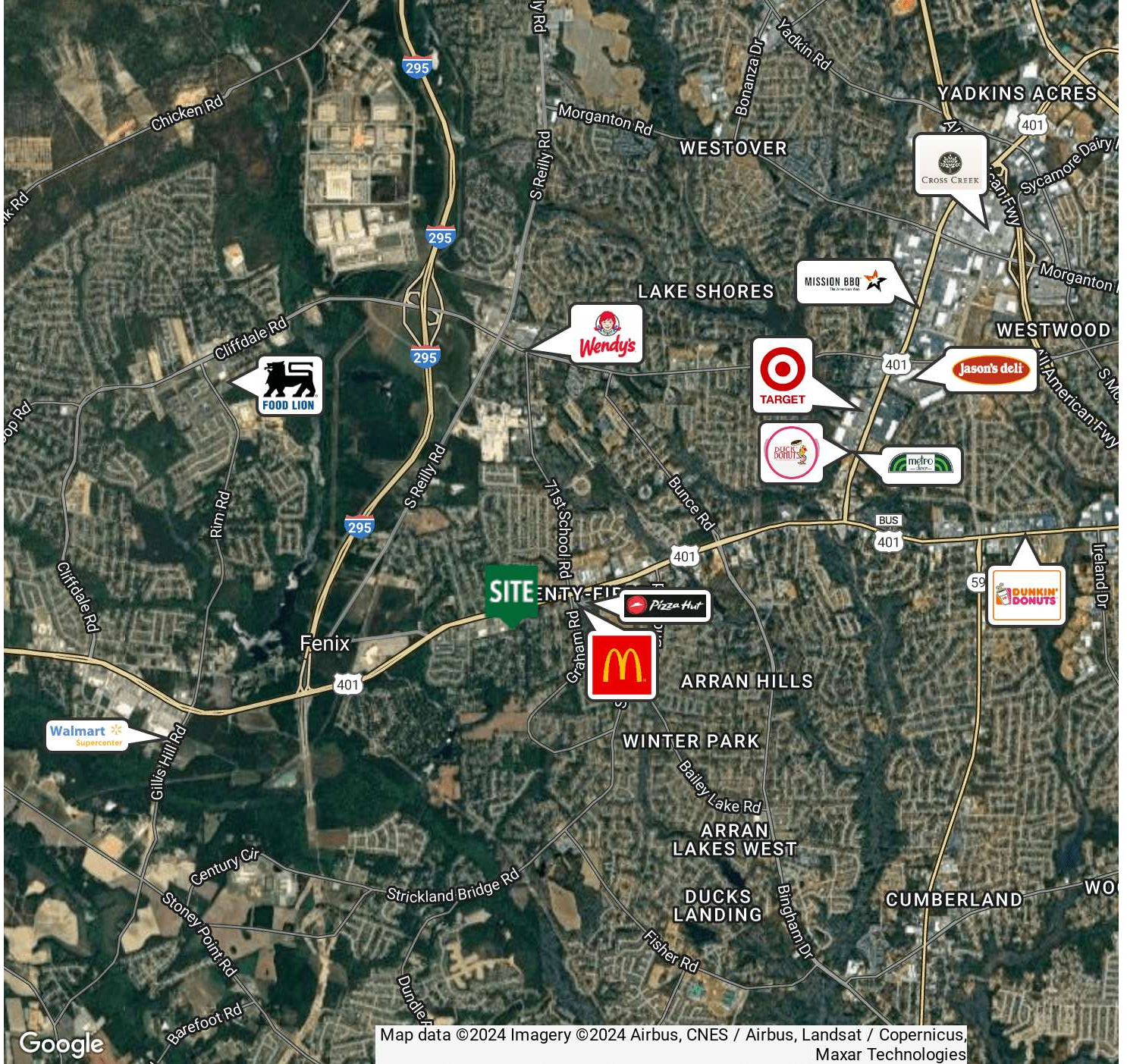
** Demographic data derived from 2020 ACS - US Census*

for more information

SUSAN EVANS
 Broker
 O: 910.829.1617 x208
 C: 919.920.2140
 susan@grantmurrayre.com



RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

for more information

SUSAN EVANS

Broker
 O: 910.829.1617 x208
 C: 919.920.2140
 susan@grantmurrayre.com

APPLY NOW!

6977 Nexus Court, Fayetteville, NC 28304

Susan Evans



(919) 920-2140



susan@grantmurrayre.com

You will submit:

Rental Application

TransUnion Screening 

- Credit Report & Score
- Criminal Background Check
- Eviction Related Proceedings



Scan to apply
or visit:

<https://apply.link/3X5py1f>



rentspree

Screening with RentSpree is a no-brainer

1. No damage to credit score (Soft credit inquiry)
2. Screening reports are instantly pulled and shared
3. Sensitive personal information is protected
4. The application is saved making it easier to re-apply

If you have any questions or issues, contact support@rentspree.com.