

INDUSTRIAL PROPERTY FOR LEASE

12,000 SF Flex Space

Available on Busy McPherson  
Church Road

504 N Mcpherson Church Rd, Fayetteville, NC 28303



for more information

NEIL GRANT

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REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

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

# 12,000 SF Flex Space Available on Busy McPherson Church Road

## 504 N MCPHERSON CHURCH RD, FAYETTEVILLE, NC 28303

Building Name	12,000 SF Flex Space Available on Busy McPherson Church Road
Property Type	Industrial
Property Subtype	Flex Space
APN	0418-42-6343
Building Size	49,125 SF
Lot Size	4.1 Acres
Year Built	1982
Number of Floors	1
Lease Rate	\$ 7 SF/YR NNN

This 12,000 SF space offers a flexible, open layout ideal for a wide range of uses, including sales and service operations, small distribution, recreation, defense contracting, or medical and office conversions. The clear-span interior features an 11-foot eave height rising to 18 feet at the center, supporting adaptable build-out configurations. Fully climate-controlled and equipped with a dock-high loading dock, the space ensures operational ease for logistics, deliveries, and high-volume workflow. The building is fully sprinklered and zoned for commercial use, with a layout that suits both owner-occupants and income-producing tenants. Situated in a multi-tenant center, the suite benefits from natural cross-traffic, high visibility, and excellent logistical functionality.

### PROPERTY DETAILS & HIGHLIGHTS



- 12,000 SF
- 11' eave, 18' center height, fully sprinkled
- Dock-high loading with climate control
- Open layout ideal for flex or specialized use
- Located on McPherson Church Road corridor
- Suits defense, recreation, or light distribution
- Over 27,000 Vehicles Per Day

for more information

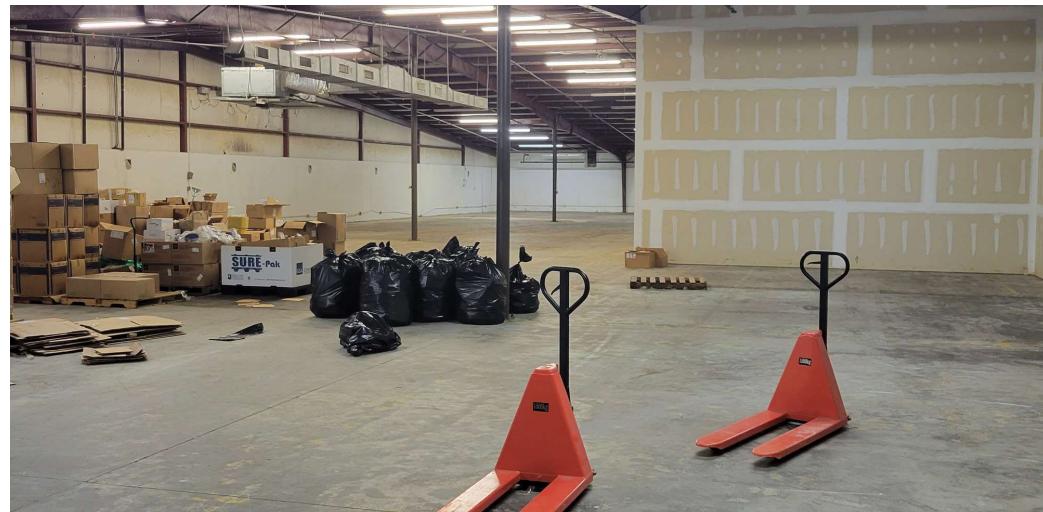
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**GM** **Grant - Murray**  
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ADDITIONAL PHOTOS



for more information

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DEMOGRAPHICS MAP & REPORT

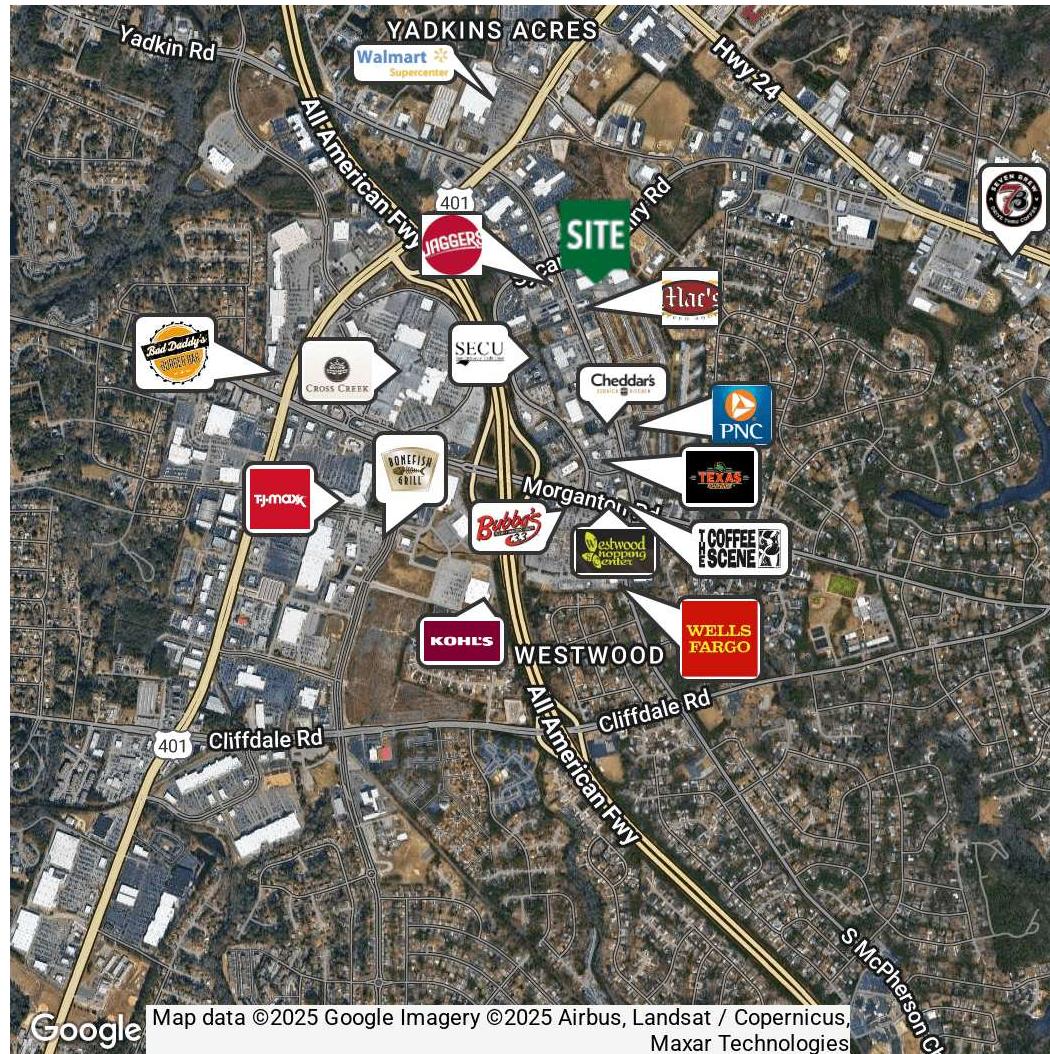
**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	4,887	60,531	153,073
Average Age	38	39	38
Average Age (Male)	36	37	36
Average Age (Female)	39	40	39

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	2,199	26,828	63,100
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$84,319	\$73,430	\$70,400
Average House Value	\$330,292	\$206,868	\$189,210

Demographics data derived from AlphaMap



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