

LAND FOR SALE

5015

S Main Street

Hope Mills, NC 28348

±3.38 Acres - Zoned C(P)



*for more information*

KEVIN CARROLL

Broker

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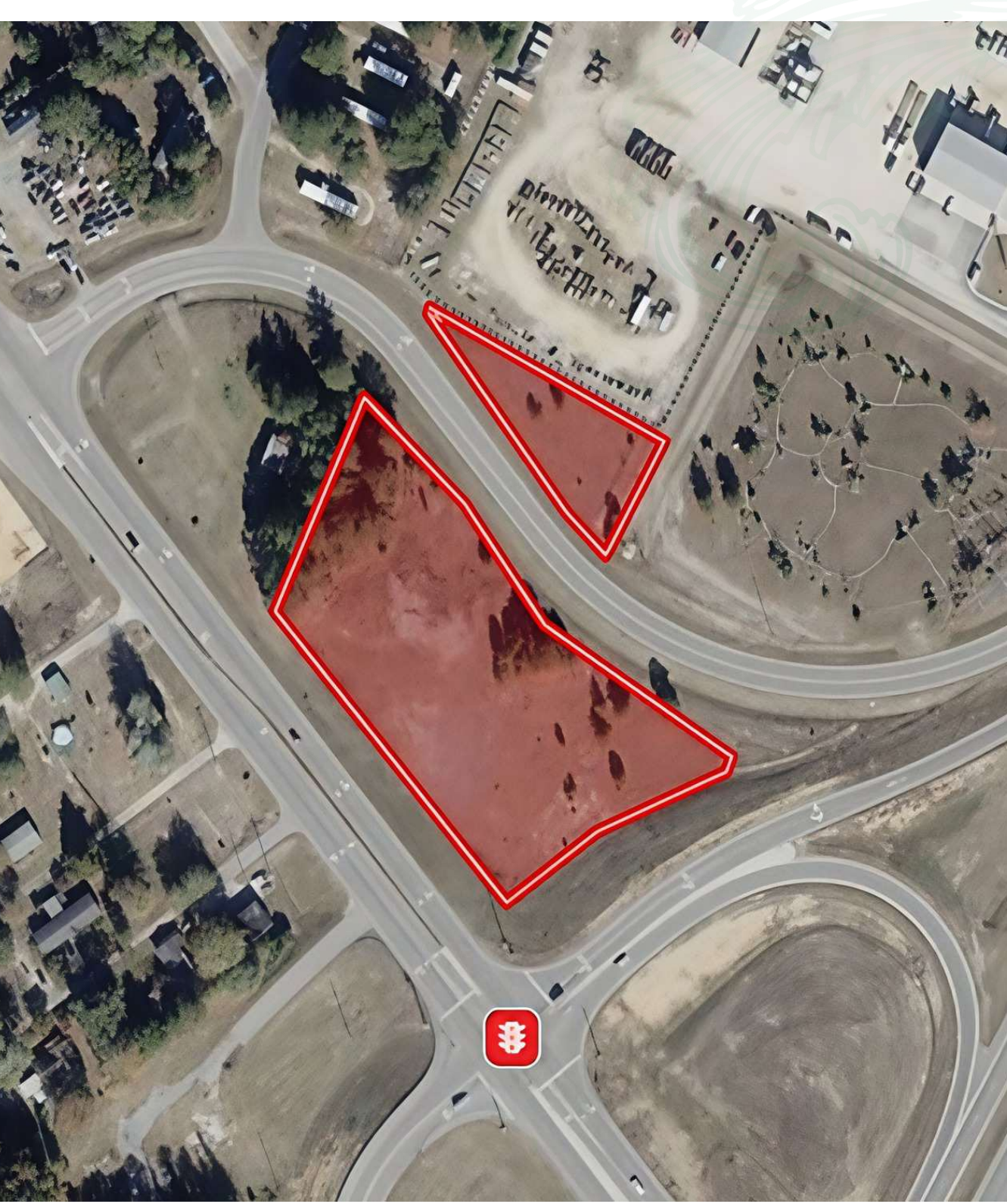


Grant - Murray

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>Sale Price:</b>	<b>\$295,000</b>
<b>Lot Size:</b>	±3.38 Acres
<b>Zoning:</b>	C(P)
<b>Market:</b>	Hope Mills
<b>Submarket:</b>	Fayetteville

## Property Description

This ±3.38-acre commercial parcel at 5140 S Main Street offers a high-exposure development opportunity with approximately ±1,580 feet of road frontage spanning three roads. The configuration provides multiple points of access and strong visibility from several approaches, further enhanced by its location at a signalized intersection. Zoned C(P), the property allows for a variety of commercial uses, while future land use plans support a transition to heavy commercial, expanding long-term development potential. Consistent traffic along S Main Street and connecting corridors supports strong consumer flow, making the site attractive for retail, service, or mixed-use projects. An additional ±3.82-acre adjoining parcel is also available, offering flexibility for expansion or a larger-scale concept. Water infrastructure is available nearby and can be extended to accommodate future development needs.

PROPERTY DETAILS & HIGHLIGHTS

Lot Size	3.38 Acres
Pin #	0423-05-4722
Zoning	C(P)
Market	Hope Mills

This ±3.38-acre parcel at 5140 S Main Street presents a compelling development opportunity supported by approximately ±1,580 feet of road frontage across three roads, delivering exceptional exposure from multiple directions. The site benefits from a signalized intersection, enhancing visibility and traffic safety flows. Zoned C(P), the property accommodates a broad range of commercial uses, while its future land use designation for heavy commercial further strengthens long-term development potential. Strong traffic counts along surrounding corridors support consistent consumer flow, making the site well-suited for retail, service, or mixed-use concepts. An adjoining ±3.82-acre parcel, also zoned C(P), is available for purchase, offering flexibility for expanded development or a phased project approach. Water infrastructure is available in the area and can be extended to support future site needs. The property sits within a rapidly expanding commercial corridor in Hope Mills, where ongoing residential growth continues to drive demand for new retail and service options. This combination of visibility, accessibility, and surrounding growth positions the site as a strong long-term development opportunity.



- ±3.38-acre commercial site
- ±1,580 ft frontage, three roads
- Strong area traffic counts
- Future heavy commercial designation
- Adjacent ±3.82 acres available
- Water available nearby, extendable service
- Located in high-growth Hope Mills corridor

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ADDITIONAL PHOTOS



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FritoLay



Autry Grading, Inc.

SITE

Camping World - Hope Mills

Velocity Truck



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Maxar Technologies

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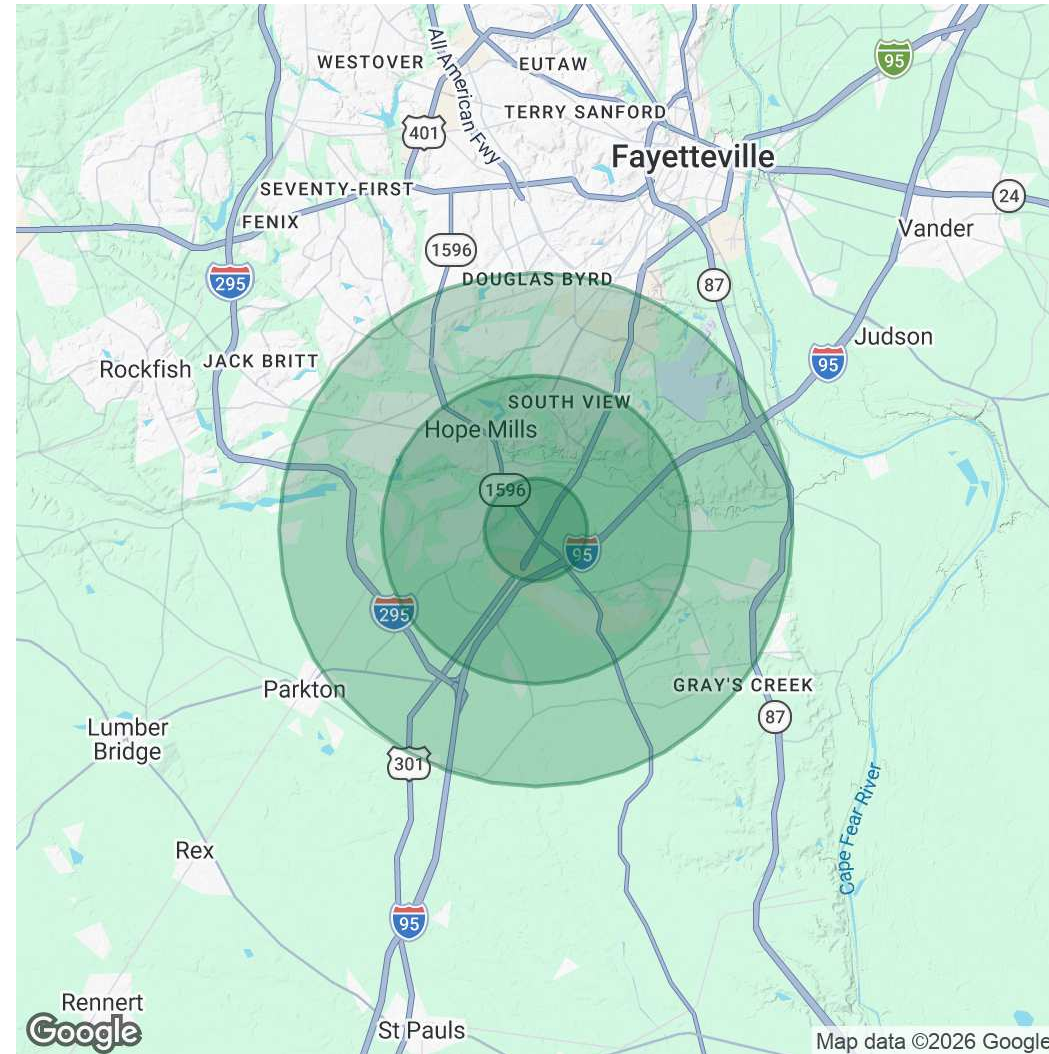
DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,543	27,204	67,362
Average Age	37.6	33.8	34.1
Average Age (Male)	35.4	31.7	32.2
Average Age (Female)	38.0	35.3	35.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	546	9,281	23,978
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$64,967	\$79,757	\$77,503
Average House Value	\$164,185	\$200,944	\$203,737

2023 American Community Survey (ACS)



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