

RETAIL PROPERTY FOR LEASE

# Cameron Office Park

2287 NC 24-87, Cameron, NC 28326



*for more information*

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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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>Available SF:</b>	Suite 2285 - 1,563 SF Suite 2297 - 3,000 SF
<b>Lease Rate:</b>	\$30.00 SF/yr (NNN)
<b>TICAM:</b>	\$4.00/SF
<b>Year Built:</b>	2023
<b>Building Size:</b>	17,100 SF
<b>Zoning:</b>	COMM
<b>Submarket:</b>	Spout Springs
<b>Traffic Count:</b>	40,407

## property description

Completed in 2023, this 17,100 SF medical retail center offers two remaining suites for lease—Suite 2285 (1,563 SF) and Suite 2297 (3,000 SF)—both delivered in cold, dark shell condition with a tenant improvement allowance available. The modern design features high storefront glass, deep overhangs with aluminum canopies, and a clean, contemporary façade that enhances visibility and curb appeal. Monument signage is available directly along NC Hwy 24-87, where daily traffic counts reach 40,407 vehicles, offering exceptional exposure for healthcare, dental, or wellness users. Current co-tenants include Phycinity, BlueSprig, and Southern Smiles, creating strong synergy for adjacent health-focused practices. The site is part of a shared access agreement with Sheetz, increasing both convenience and cross-traffic.





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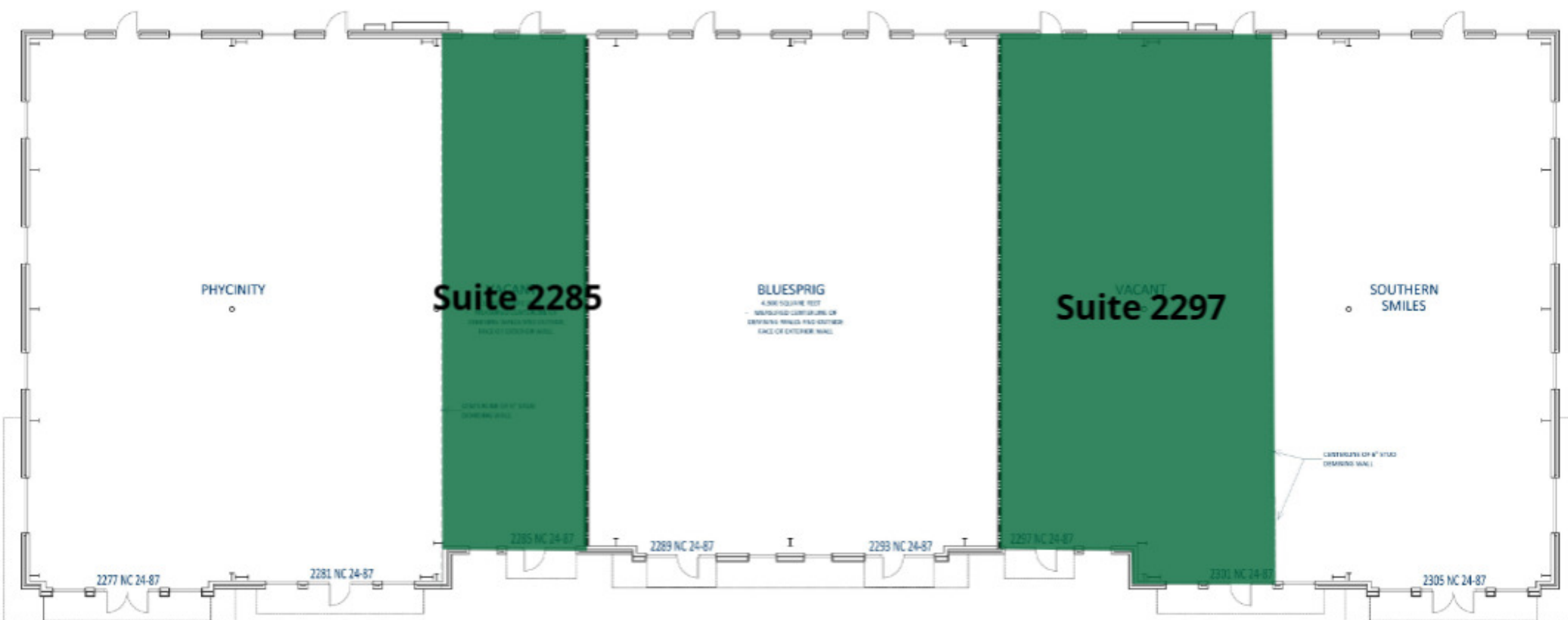


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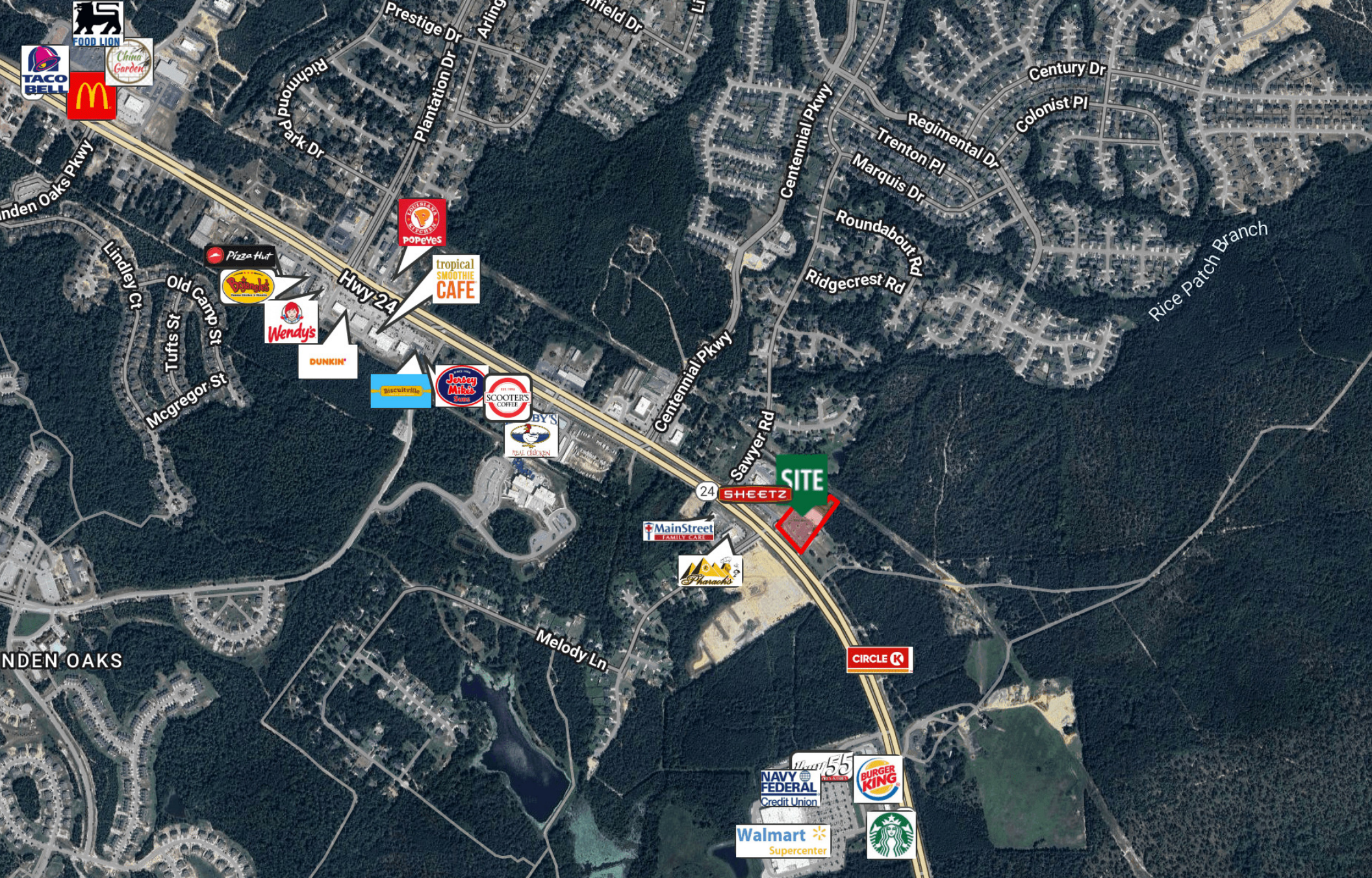
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Maxar Technologies





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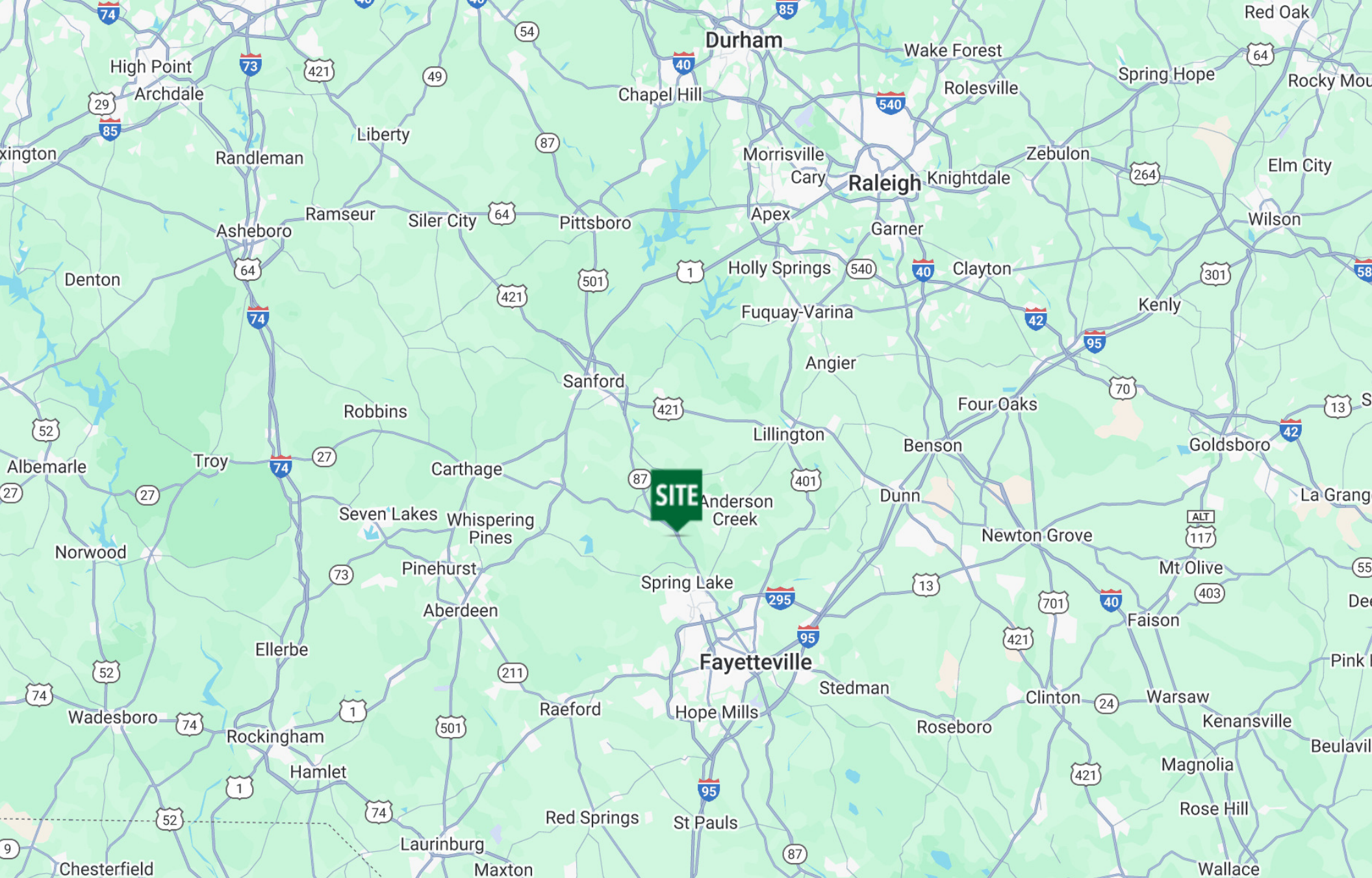
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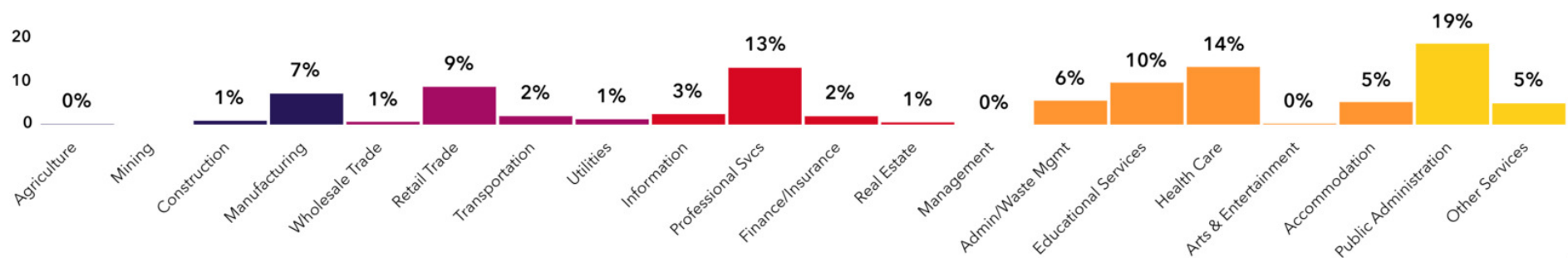
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19,114  
Total Population



## Population

13,933  
Daytime Population



\$91,037  
Median HH Income



## Income

\$33,923  
Per Capita Income



5,698  
Total Households



## Housing

6,178  
Total Housing Units



\$341,478  
Median Home Value



## Homes

54.8%  
Home Ownership



28.6  
Median Age



## People

Tapestry Segment



# Demographics

2287 NC 24-87, Cameron, North Carolina, 28326



4%  
No HS Diploma



17%  
HS Graduate



41%  
Some College



38%  
Degree or Higher

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028



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