

Rockfish Landing

FAYETTEVILLE, NC 28306



FOR MORE INFORMATION:

PALMER WILLIAMS | PWILLIAMS@C-SPROP.COM | 910.864.1125
C-SPROP.COM



PROPERTY OVERVIEW

7138 Rockfish Road, Fayetteville, NC 28306

This commercial property consists of 12 +/- developable acres across six outparcels. Willing to ground lease or build-to-suit. Centrally located near Jack Britt High School and the Harris Teeter, Publix and Food Lion Shopping Centers, this opportunity is poised for success in this rapidly growing retail and residential market.

PARCEL PIN #:

- 9494878784
- 9494875714
- 9494872795
- 9494870736
- 9494980467

PROPERTY HIGHLIGHTS

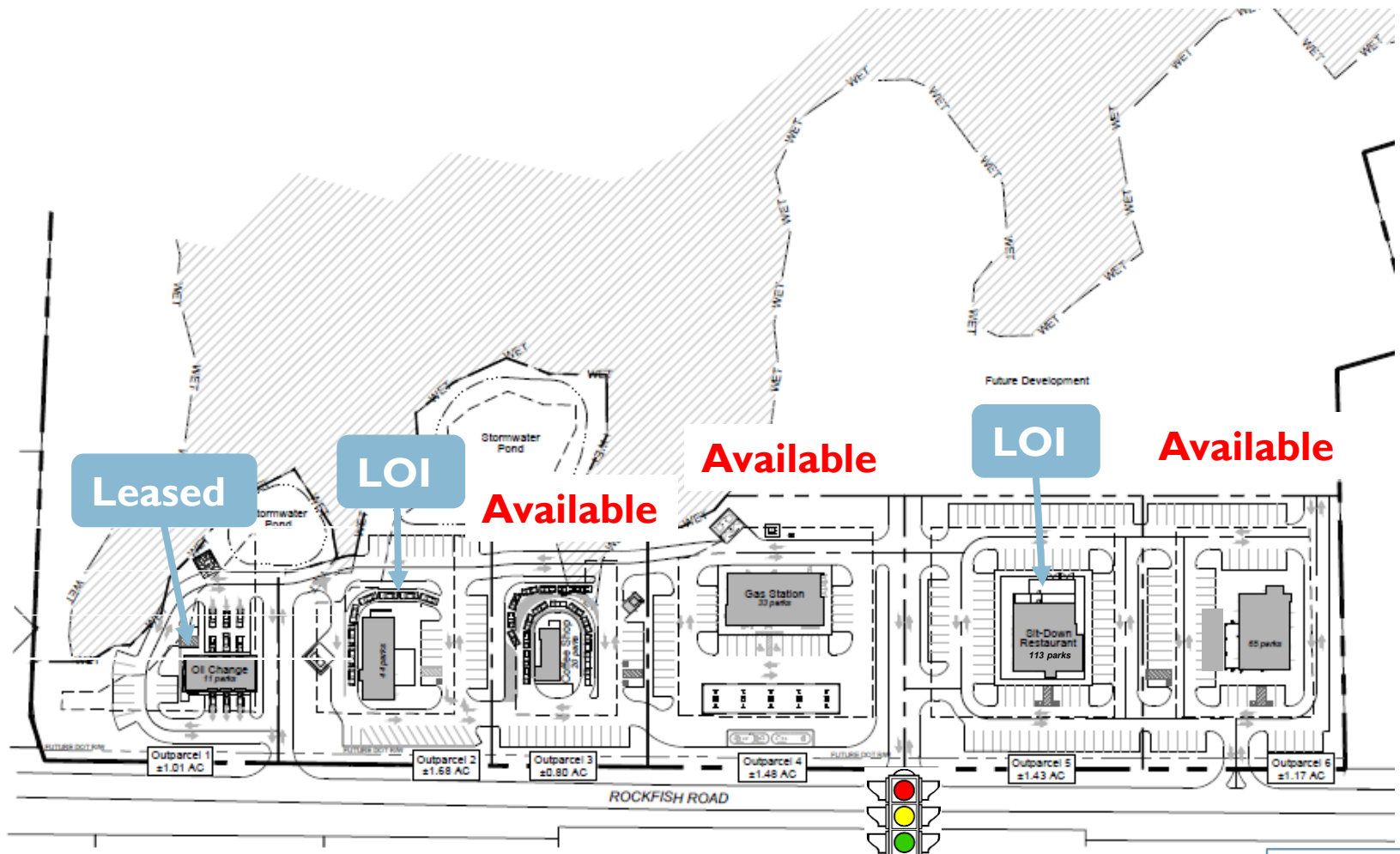
- 12 +/- acres to be subdivided
- Significant surrounding residential developments
- Highest rated school district in Greater Fayetteville
- Centrally located near shopping district
- High traffic count

DEMOGRAPHICS

2018	1 Mile	3 Miles	5 Miles	2023	1 Mile	3 Miles	5 Miles
Population	4,790	47,800	103,533	Population	4,825	49,084	106,285
Avg HH Income	\$65,151	\$61,550	\$64,762	Avg HH Income	\$74,538	\$70,252	\$73,498
Households	1,898	17,658	39,252	Households	1,914	18,136	40,293

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Harris Teeter
Neighborhood Food & Pharmacy

Waffle House Hwy 55
naturally unleashed
Pet Nutrition Center

Great Clips

Papa Murphy's
TAKE 'N' BAKE PIZZA

CVS
pharmacy

Jersey Mike's
SUBS



EGGS UP GRILL

Domino's
PIZZA



POPEYES
LOUISIANA KITCHEN

HT FUEL

TACO BELL

CHIPOTLE
MEXICAN GRILL

SITE

ROCKFISH RD

Publix

tropical CAFE
SMOOTHIE

Pep Boys

MAVIS
TIRES • BRAKES
at DISCOUNT PRICES

FARM BUREAU
NORTH CAROLINA

Chick-fil-A

TARGET

FOOD LION

HARMONY
RETIREMENT
COMMUNITY

STONEY POINT
ELEMENTARY

JACK BRITT
HIGH SCHOOL

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C&S
COMMERCIAL
PROPERTIES

3 MILE RADIUS

HIGHLAND POINT AT
SUMMER GROVE
197 HOMES AT COMPLETION

20 MINUTE DRIVE TO
FORT BRAGG
THE LARGEST MILITARY
BASE IN THE WORLD

BIRCH CREEK
511 HOMES

GEORGE TOWN
ESTATES
165 LOTS

ROSEMEADE DR
245 HOMES

GATES FOUR GOLF &
COUNTRY CLUB
1,060 HOMES AT
COMPLETION
SALES \$400K - \$1.5M

20 MINUTE DRIVE
TO DOWNTOWN
FAYETTEVILLE

TAEMOOR MANOR
109 HOMES

LEGACY
50 HOMES AT
COMPLETION

THE RESERVE TRAEMOOR
72 UNITS UNDER
CONSTRUCTION

Harris Teeter
Neighborhood Food & Pharmacy

CVS
pharmacy



SITE

WENDEMERE
96 HOMES



ROCKFISH RD
14,900 VPD



PEARTREE
326 LOTS

STONEY POINT ELEMENTARY
SCHOOL
TOP 5 ELEMENTARY SCHOOL IN
CUMBERLAND COUNTY
8/10 GREAT SCHOOLS RATING
944 STUDENTS K-5

JACK BRITT HIGH SCHOOL
#2 RATED HIGH SCHOOL IN
CUMBERLAND COUNTY
9/10 GREAT SCHOOLS RATING
1,884 STUDENTS GRADES 9-12

OLYMPUS AT JACK
BRITT
84 APARTMENT UNITS

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