

RETAIL PROPERTY FOR SALE

Former Tattoo Shop Site

5955 Yadkin Rd, Fayetteville, NC 28303



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

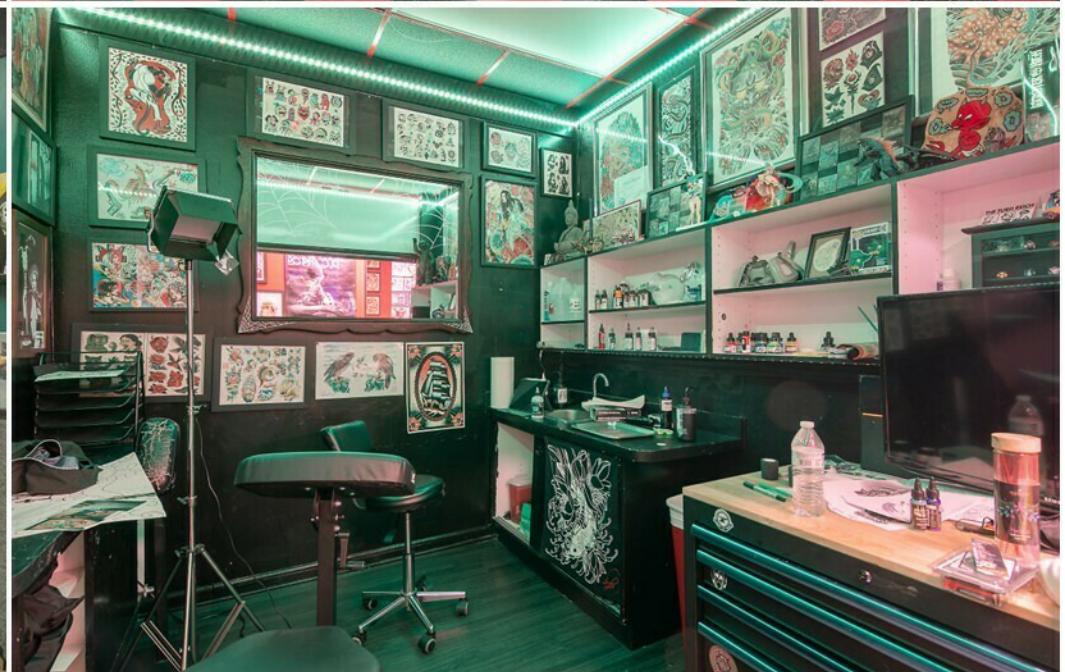
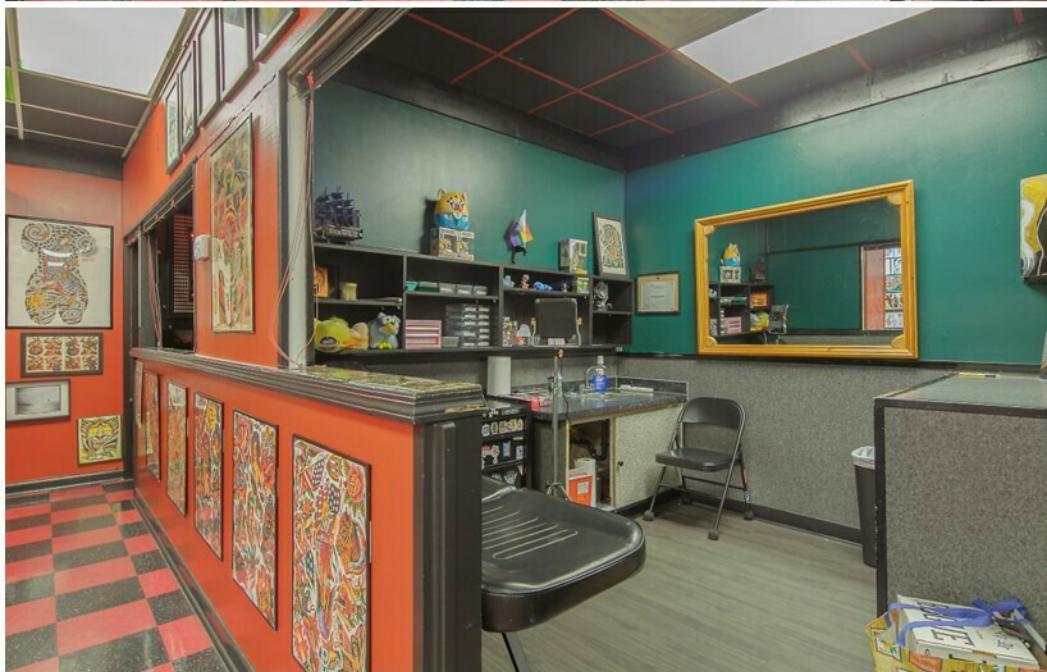
PROPERTY OVERVIEW

Sale Price:	\$641,000
Lot Size:	0.5 Acres
Year Built:	1980
Building Size:	4,418 SF
Zoning:	CC
Price / SF:	\$145.09
Traffic Count:	22,500

property description

5955 Yadkin Road offers a unique owner-user or investment opportunity with a freestanding, two-story commercial building totaling 4,418± SF situated on 0.50 acres of land zoned CC (Community Commercial). Currently home to the city's longest-running tattoo parlor—Bill Claydon's Tattoo World—this building is purpose-built with functionality in mind. The layout includes a spacious open reception/waiting area, multiple private artist rooms or treatment spaces across both floors, two sets of restrooms, private offices, and a break room. The ground level spans 2,834± SF with a variety of room sizes ideal for retail, wellness, or service-based operations, while the upper level adds an additional 1,583± SF of flexible workspace. Ample parking wraps the front and rear of the building. The property benefits from excellent visibility with frontage along Yadkin Road and sees 22,500 vehicles per day, making it ideal for businesses looking to attract high drive-by traffic.





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1st Floor



2nd Floor



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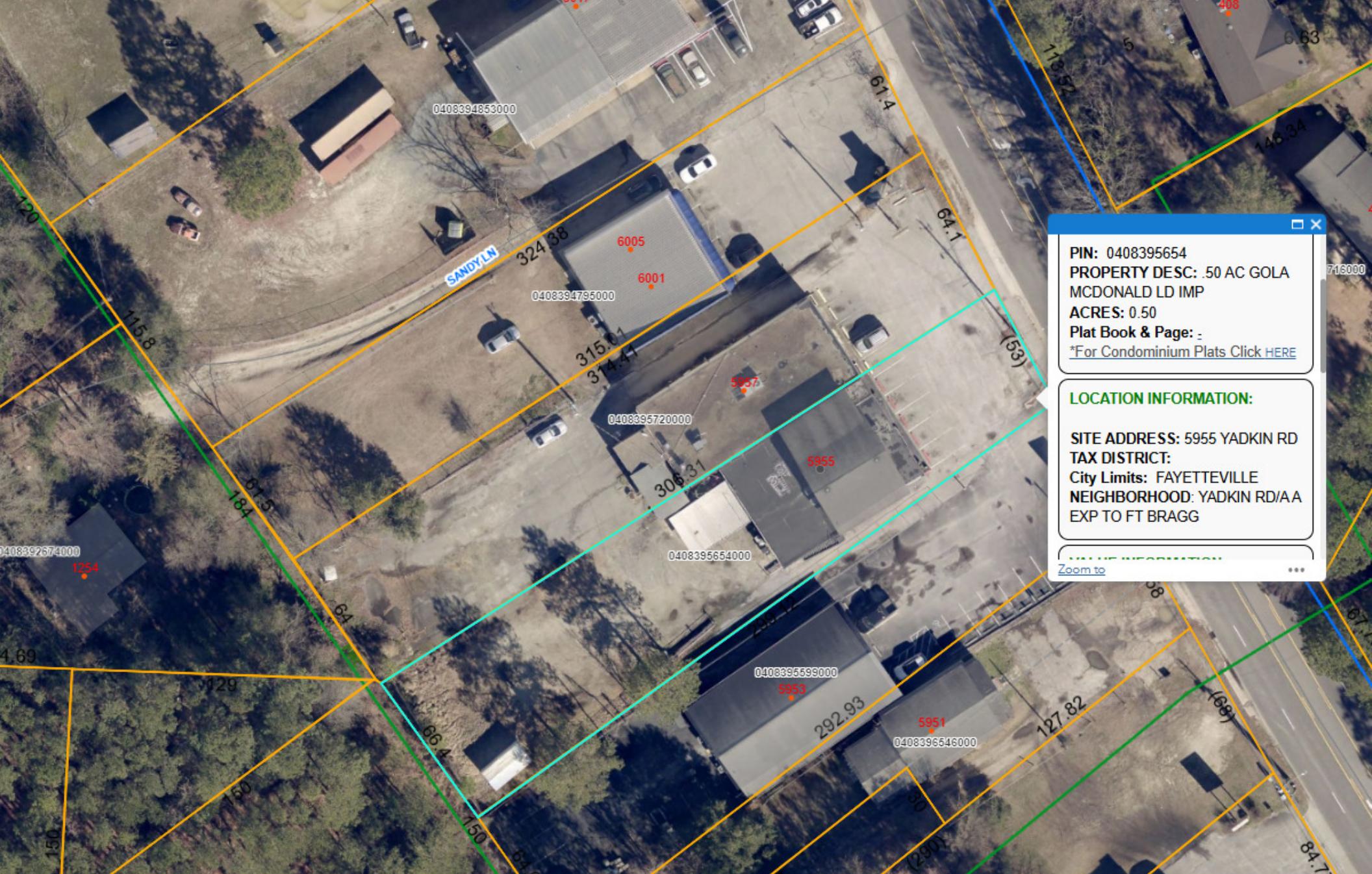
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Fort Bragg



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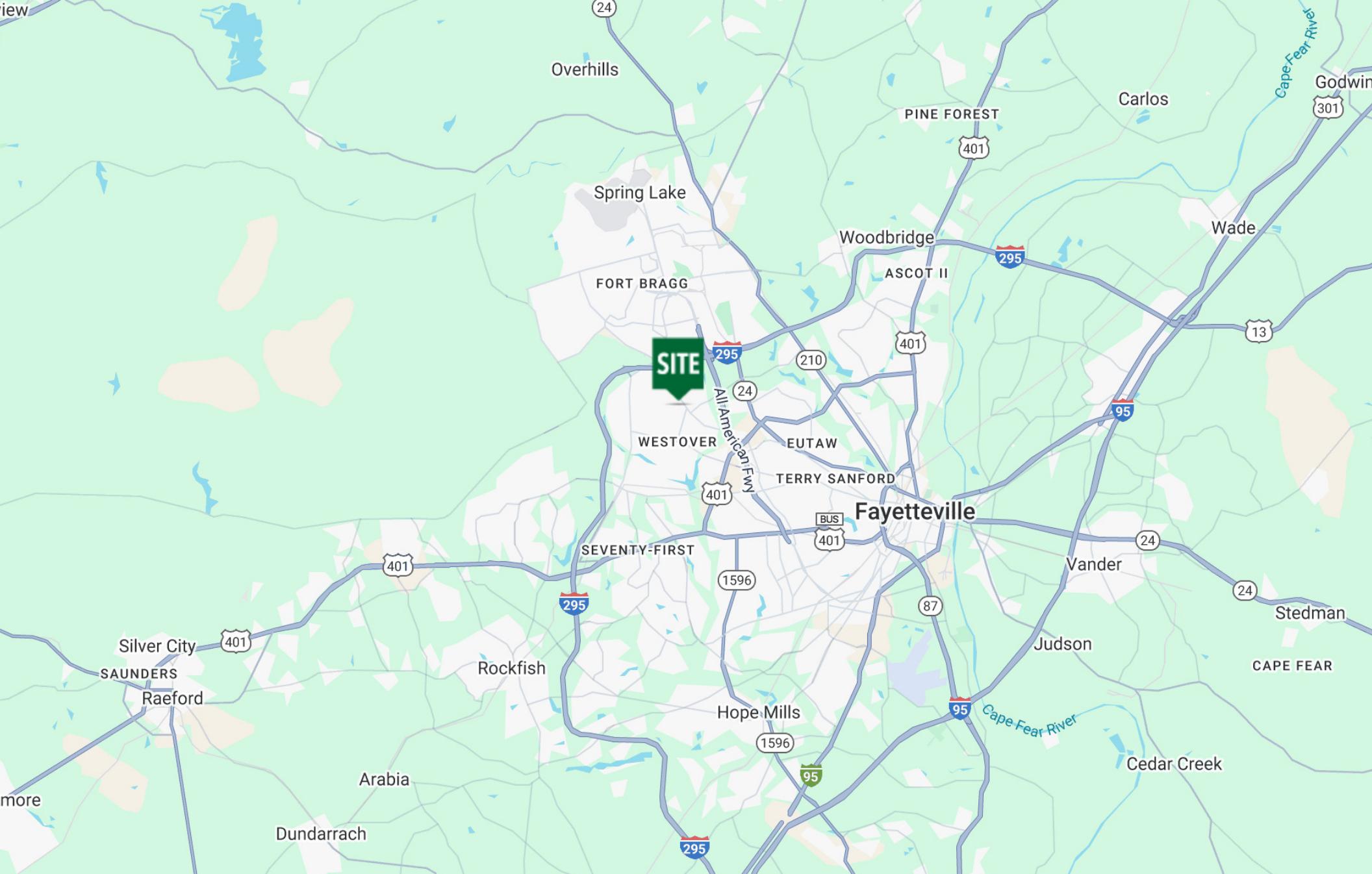
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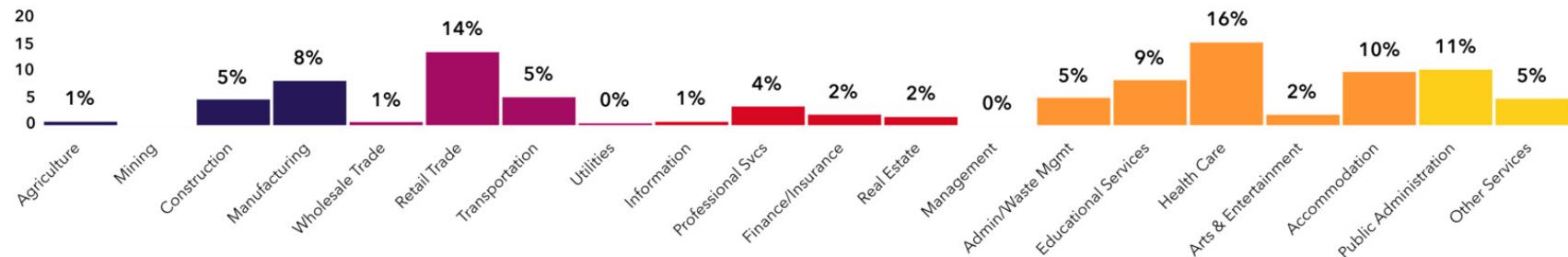


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Map data
2020 Google

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



49,421
Total Population



Population

\$56,934
Median HH Income



50,764
Daytime Population

\$31,433
Per Capita Income

19,970
Total Households



Housing

\$187,194
Median Home Value



29.7
Median Age



People



22,316
Total Housing Units

34.9%
Home Ownership



Tapestry Segment

Demographics

**5955 Yadkin Road, Fayetteville, North Carolina,
28303**



5%

No HS Diploma



26%

HS Graduate



42%

Some College



28%

Degree or Higher

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

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

for more information

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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

Unrepresented Buyer (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021