

# FOR SALE

4600, 4606, 4610 Bragg Blvd  
Fayetteville, NC 28303



## ±30,177 SF INVESTMENT PROPERTY FOR SALE ON BRAGG BLVD

**\$4,000,000.00 | ±3.64 ACRES**

- ±30,177 SF Class S Building.
- All space is heated and cooled and in excellent condition.
- Medical finish on half of the building
- Well lit, ± 28' ceilings in Showroom & shared loading dock in rear
- Sprinkled, plenty of parking, pylon sign, and great visibility on Bragg Blvd
- Near I-295, All-American FWY, and HWY 401
- Significant potential customer base of 139,326 residents within a 5 - mile radius
- High traffic count of 46,500 VPD at the intersection of Bragg Blvd and Pamalee Dr



**Malinda Craven**

910.322.6535 | MalindaCraven@gmail.com

**Michael Paschal**

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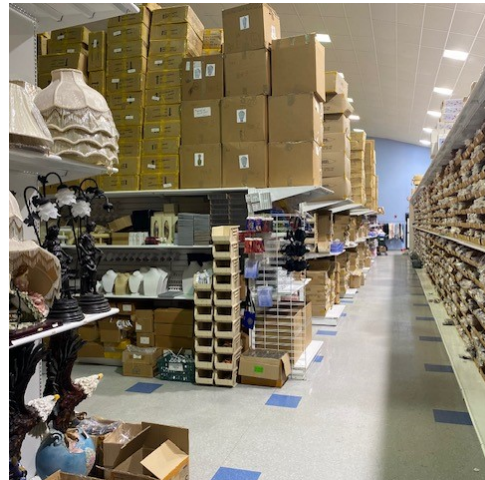
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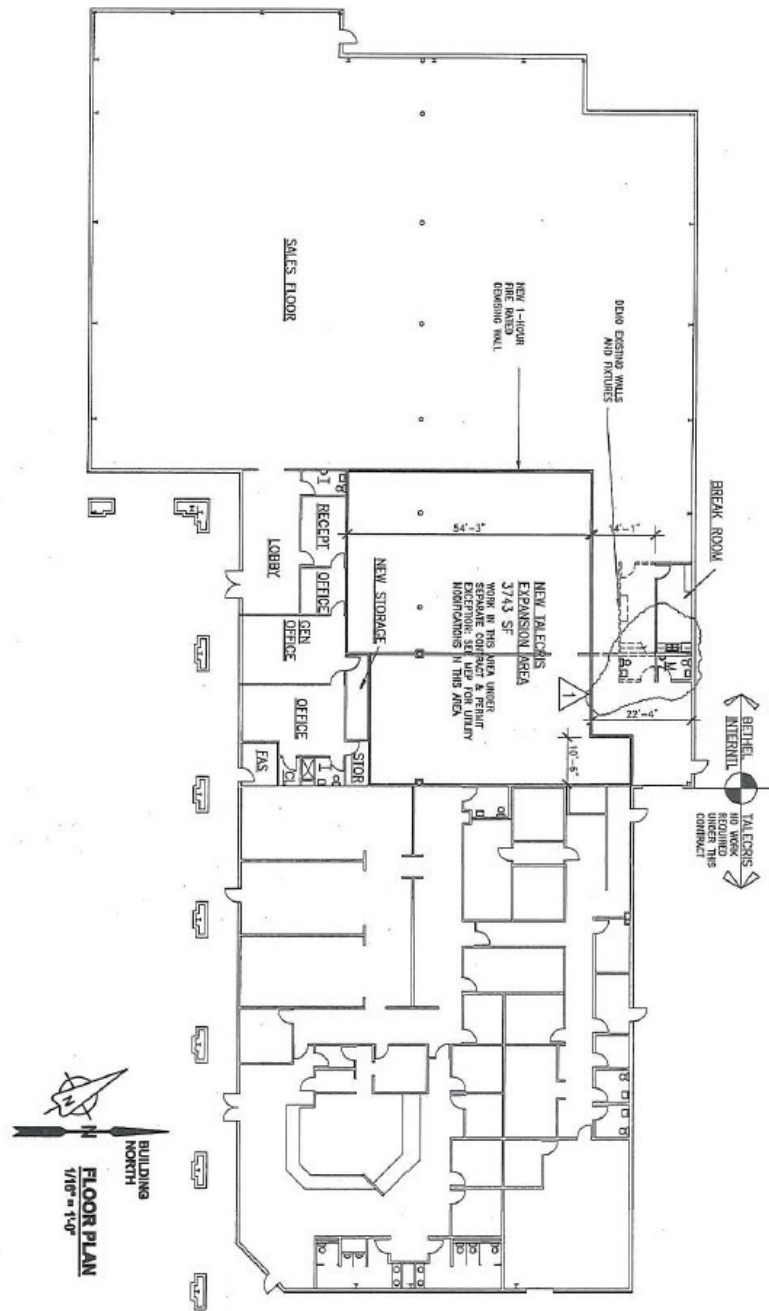
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