

LAND FOR LEASE

1.05 AC GROUND LEASE OPPORTUNITY IN THE CROSS CREEK MALL AREA
4780 Lake Valley Dr, Fayetteville, NC 28303



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617 x202

C: 910.988.5284

patrick@grantmurrayre.com



Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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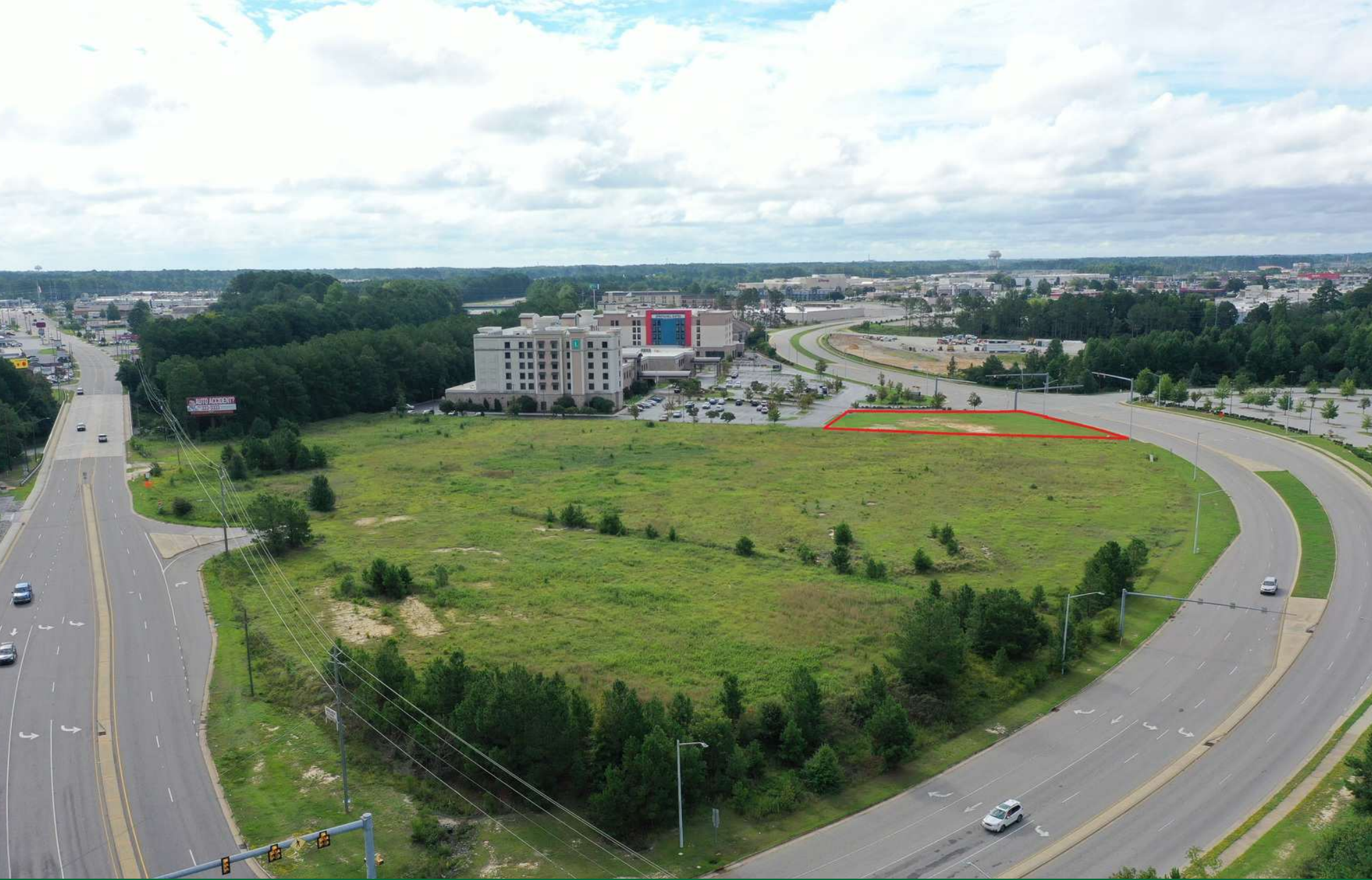
PROPERTY OVERVIEW

Lease Rate:	\$115,000 Acre/yr (NNN)
Lot Size:	1.05 Acres
Zoning:	CC
Traffic Count:	9,500

Property Description

PRIME GROUND LEASE OPPORUTNITY IN THE CROSS CREEK MALL AREA THIS 1.05 ACRE OUTPARCEL IS AVAILABLE FOR GROUND LEASE FOR \$115,000/ACRE/YEAR NNN. THE SITE IS EASILY ACCESSIBLE THROUGH THE TRAFFIC SIGNAL AND EXISTING DRIVEWAY APRONS FEEDING INTO THE SITE. THE SITE IS TO BE DELIVERED IN AS-IS CONDITION WITH THE UTILITIES NEAR THE PROPERTY LINES. THE RESIDENTIAL AND WORKFORCE POPULATION, CLOSE PROXIMITY TO FORT LIBERTY AND THE SKIBO RD CORRIDOR, AND THE NUMEROUS HOTELS MAKE THIS AN ATTRACTIVE SITE FOR A FULL-SERVICE RESTAURANT.

THE 1.05 ACRE OUTPARCEL IS LOCATED ALONG LAKE VALLEY DR AT THE SIGNALIZED ENTRANCE TO THE EMBASSY SUITES HOTEL AND AMC THEATER. LAKE VALLEY DR CONNECTS THE SKIBO RD ENTRANCE INTO CROSS CREEK MALL AND YADKIN RD, ONLY MINUTES AWAY FROM THE FORT LIBERTY GATES AND SURROUNDING RETAIL AREA. WITHIN THE IMMEDIATE AREA THERE ARE 802 HOTEL ROOMS. WITHIN A THREE-MILE RADIUS THE POPULATION IS 64,687 WITH AN AVERAGE HOUSEHOLD INCOME OF \$68,374.



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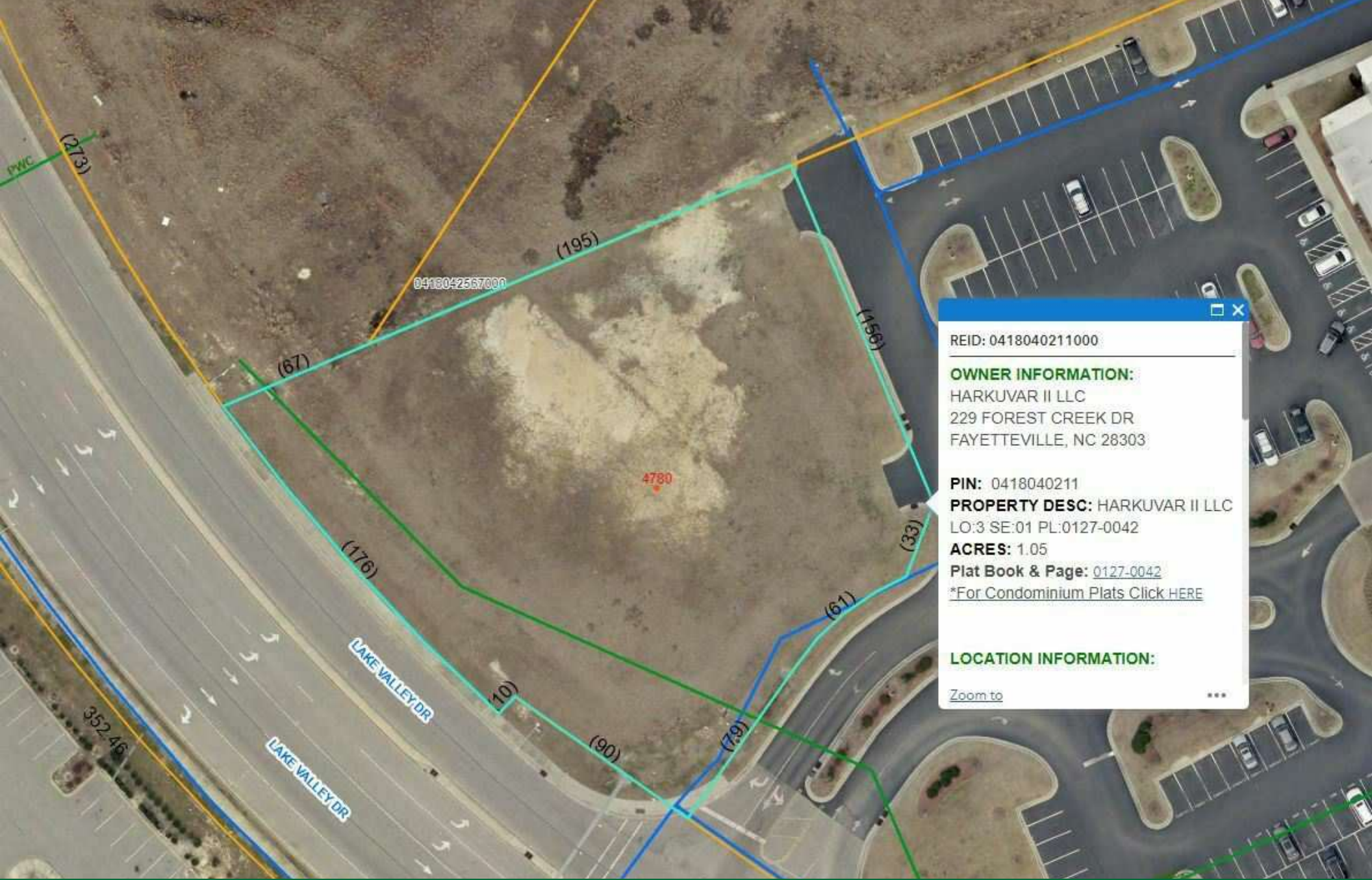
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REID: 0418040211000

OWNER INFORMATION:
 HARKUVAR II LLC
 229 FOREST CREEK DR
 FAYETTEVILLE, NC 28303

PIN: 0418040211
PROPERTY DESC: HARKUVAR II LLC
 LO:3 SE:01 PL:0127-0042
ACRES: 1.05
Plat Book & Page: [0127-0042](#)
 *For Condominium Plats Click [HERE](#)

LOCATION INFORMATION:

[Zoom to](#) ...

for more information

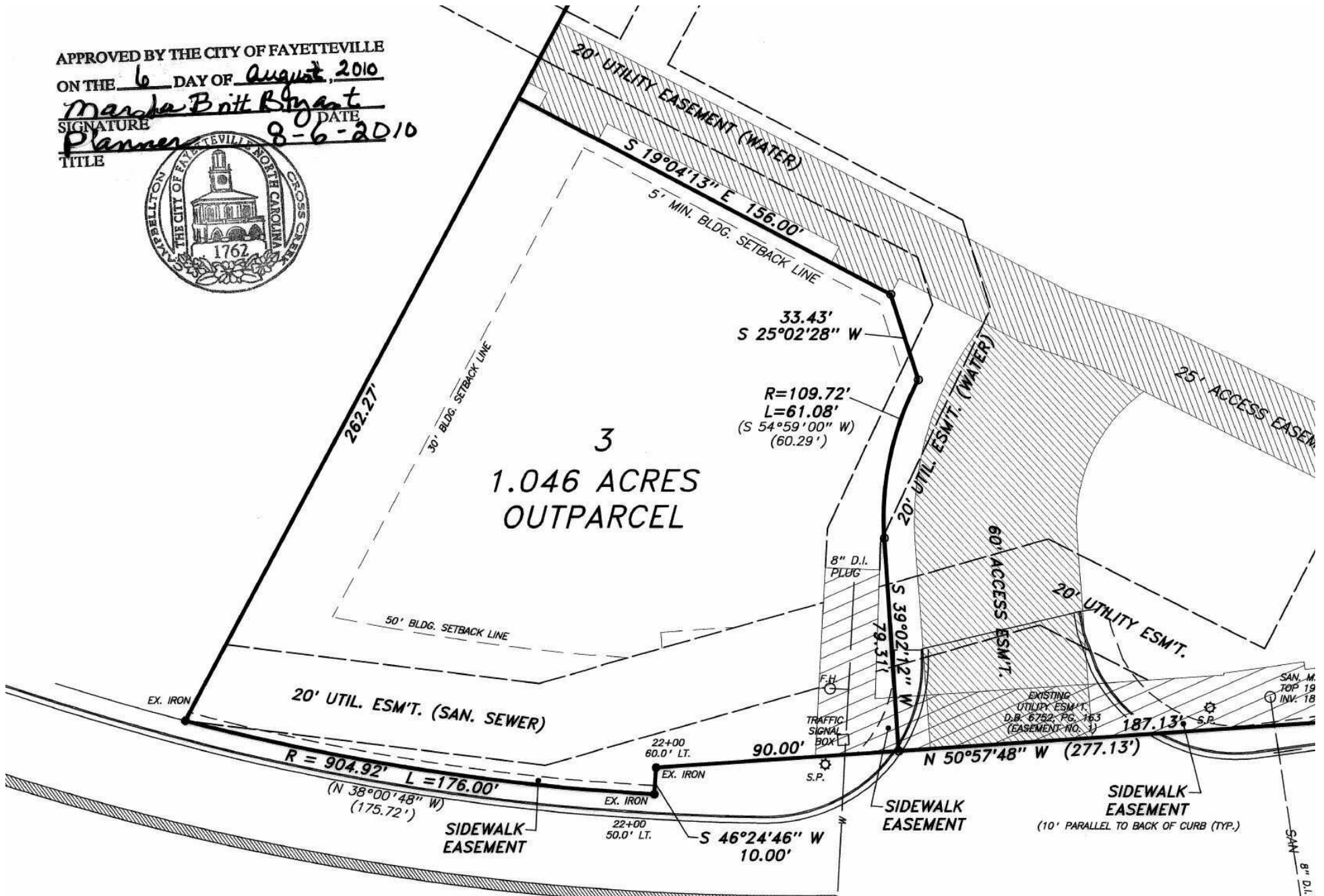
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APPROVED BY THE CITY OF FAYETTEVILLE
 ON THE 6 DAY OF August, 2010
Manda Britt Bryant
 SIGNATURE DATE
Planner 8-6-2010
 TITLE



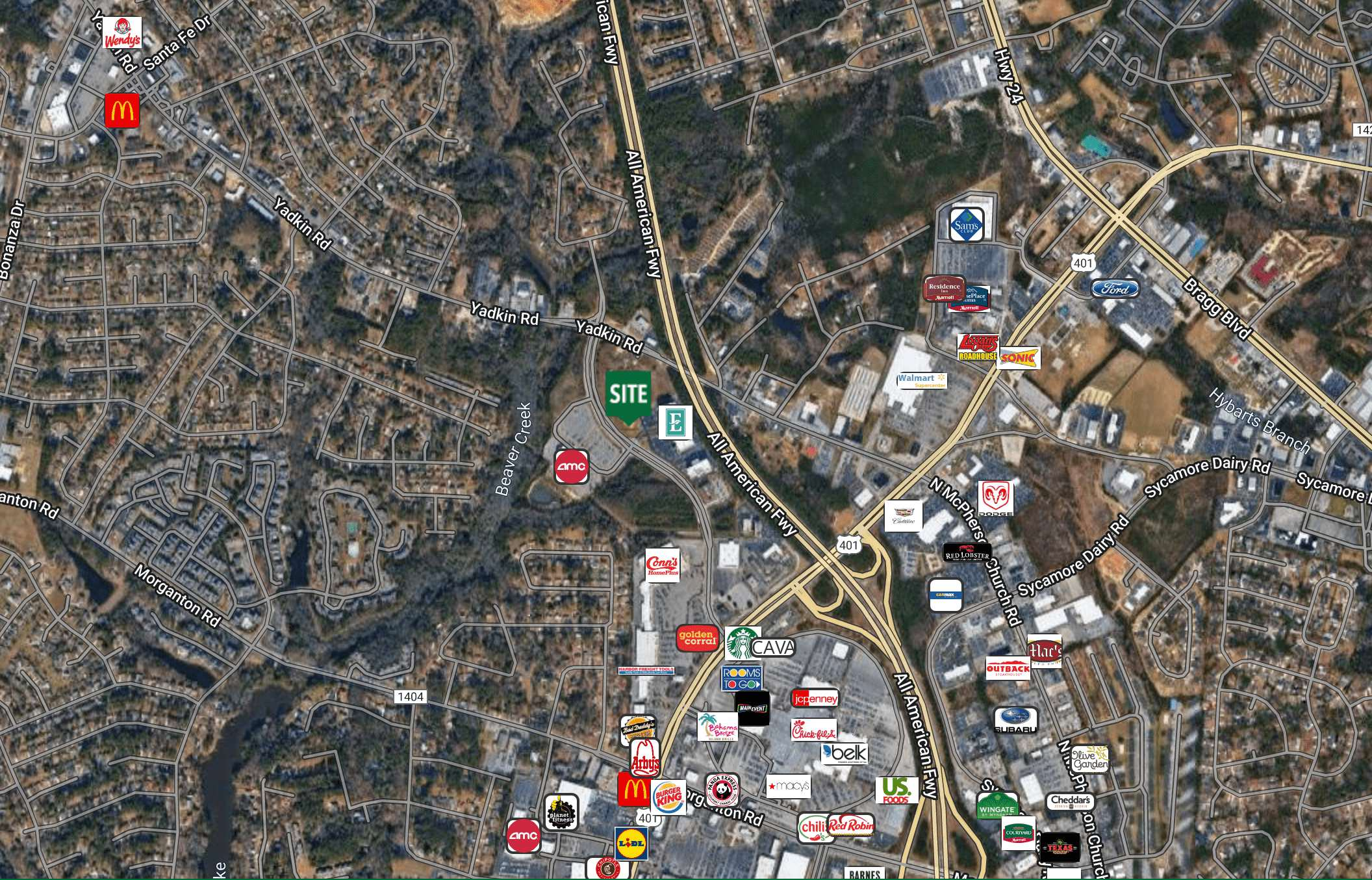
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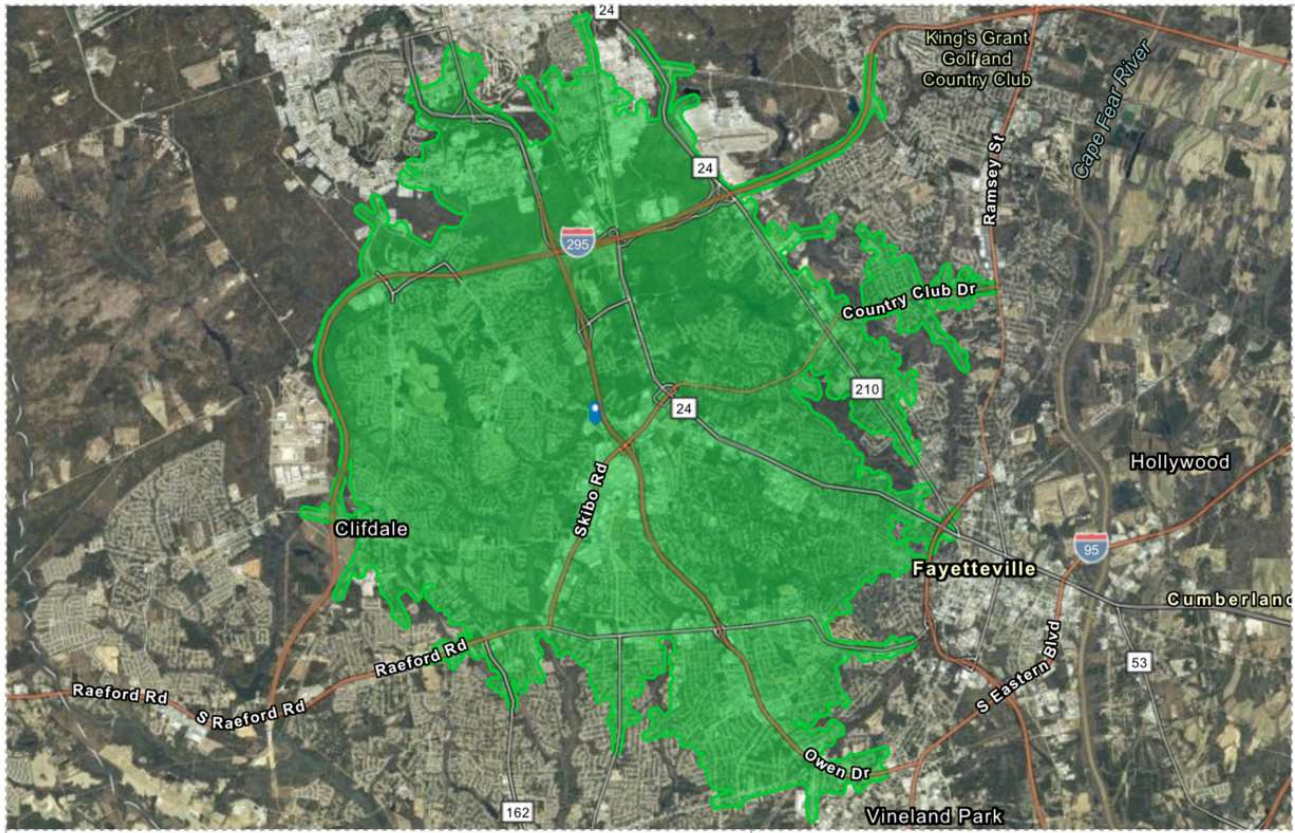
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EDUCATION



No High School Diploma



22%

High School Graduate



30%

Bachelors/Grad/Prof Degree

EMPLOYMENT



White Collar

61%



Blue Collar

23%



Services

17%



Unemployment Rate

KEY FACTS



91,504

Total Population



38,723

Total Households



\$49,135

Median Household Income



33.0

Median Age

BUSINESS



4,334

Total Businesses



58,475

Total Employees

INCOME



\$40,591

Median Disposable Income



\$30,045

Per Capita Income



\$23,191

Median Net Worth

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

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January 12, 2024

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