

RETAIL PROPERTY FOR SALE

New Price \$ 799,000

2101 Cedar Creek Rd, Fayetteville, NC 28312



for more information

NEIL GRANT

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

Gas Station with Store

2101 CEDAR CREEK RD, FAYETTEVILLE, NC 28312

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$799,000
Building Size:	2,260 SF
Lot Size:	0.73 Acres
Year Built:	1982
Zoning:	CC
Market:	Fayetteville

PROPERTY OVERVIEW

The property is located along Cedar Creek Rd. (Hwy 53) in east Fayetteville, less than half a mile from the I-95 interchange. The area has numerous hotels (approximately 1,400 rooms) and restaurants to serve interstate traffic, as well as a growing industrial business park approximately two miles to the east of this site. The daily traffic count on Cedar Creek Rd. is 11,000, and on I-95, it is 57,000.

Fantastic business opportunity with this gas station property priced at \$799,000. It comes with eight pumps, including diesel, and still-working tanks for smooth operations. The property features two bathrooms, a storage room, and walk-in coolers for added convenience. The owner plans to reopen the retail area as a tobacco store, showcasing its flexibility. Whether you're in the fuel industry or looking for a retail-ready space, this property offers a prime location and versatile infrastructure.

For further clarification, only the real property is for sale. The gas station business has not been operated for approximately 2 years, and there is no available sales information. Our understanding, however, is that the pumps and tanks are in good working order, which can be confirmed during any due diligence period.

Based on the location described above, nothing should prevent successful operations. The property presents an excellent owner-user or investment opportunity.

PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	666	20,850	177,582
Average Age	44.4	38.9	36.2
Average Age (Male)	44.8	36.7	33.8
Average Age (Female)	46.0	42.0	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	331	9,832	82,766
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$53,391	\$48,152	\$52,198
Average House Value	\$103,722	\$135,489	\$143,231

2020 American Community Survey (ACS)



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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