

231-245 WESTLAKE RD

FAYETTEVILLE, NC 28314



Property Details

Brown Property Group, is pleased to offer three-office portfolio located in Fayetteville's Westover neighborhood. The offering includes three two-story masonry office buildings;

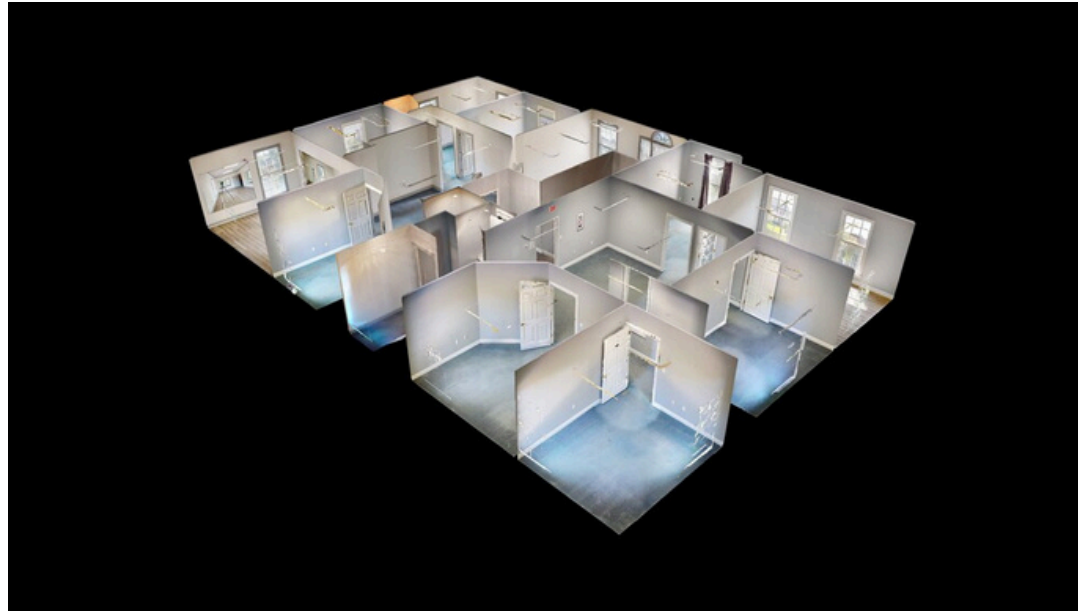
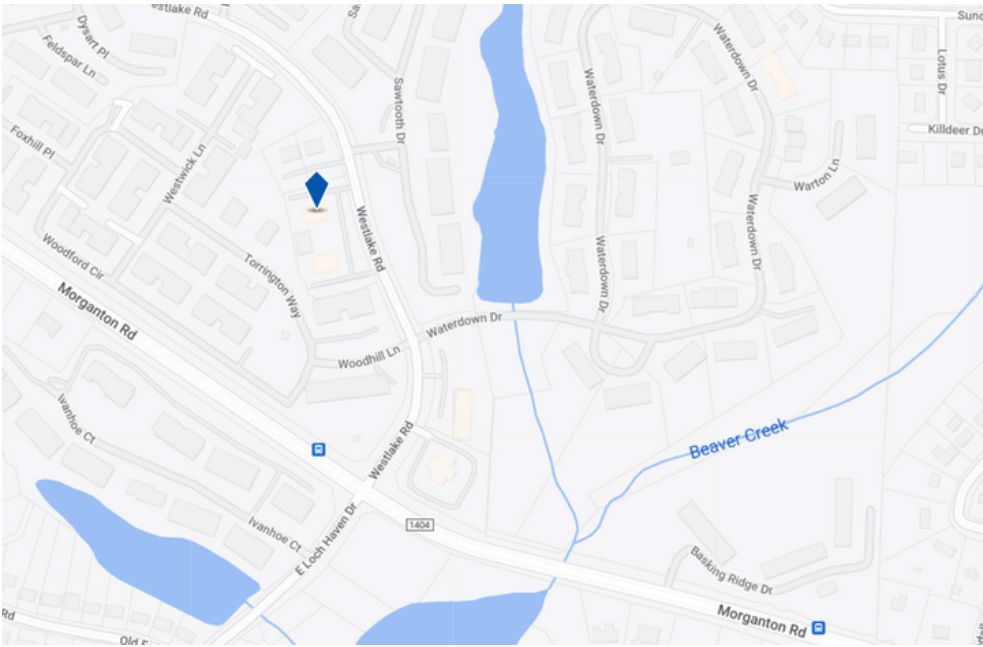
231 Westlake Drive is fully occupied and totals 5,770 square feet, 235 Westlake Drive is 75% occupied and totals 5,814 square feet, and 245 Westlake Road is 75% occupied and totals 5,815 square feet.

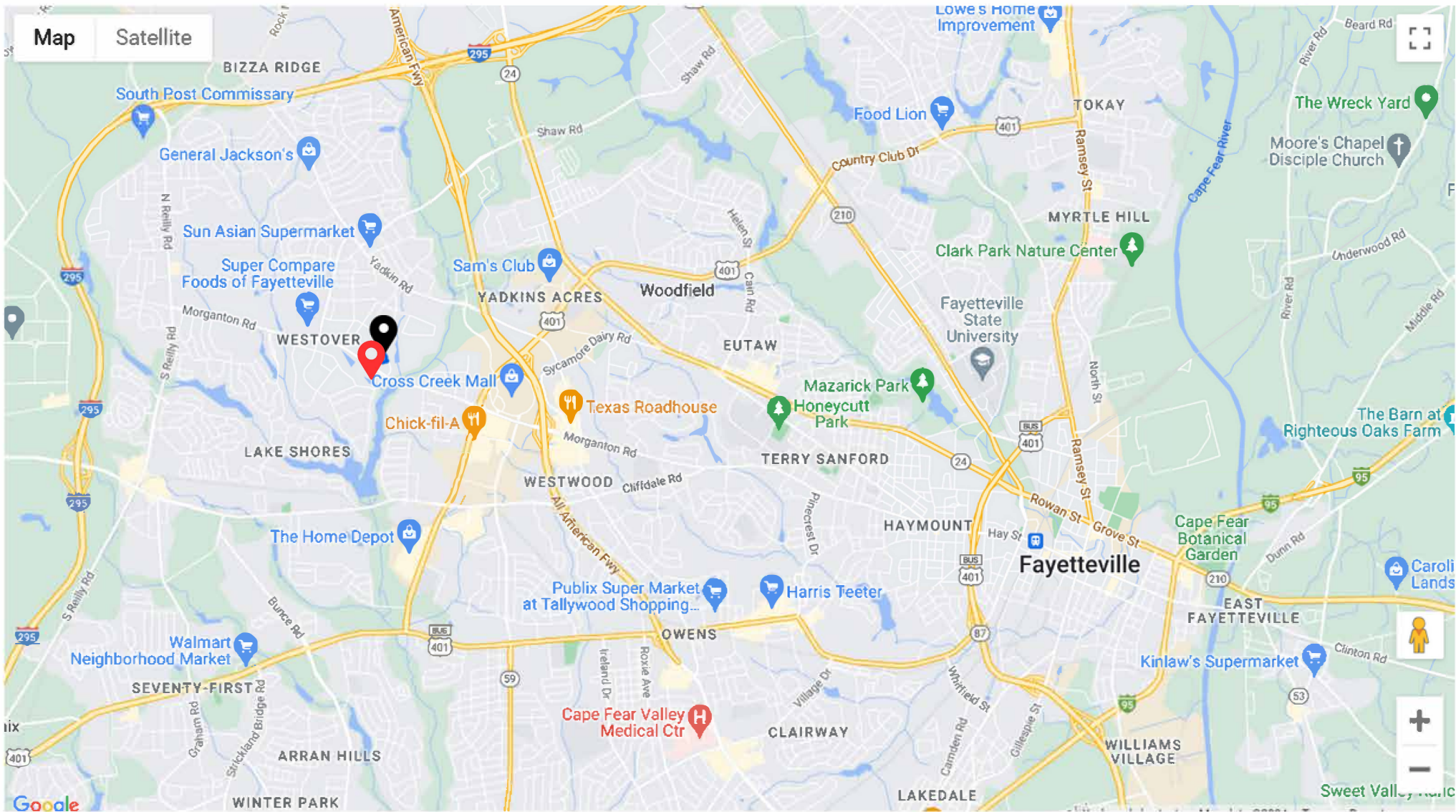
The Westlake Office Park is ideally situated in a densely developed and well-educated North Carolina market. Over the past three years, Fayetteville's population growth has remained below the national average at 0.6% but has consistently outperformed comparable markets. Over 34,000 residents live within a 2-mile radius of the property, earning an average household income of \$65,000. There are also nearly 2,100 businesses with 19,000 employees within a 2-mile radius, presenting a large employee pool. Fayetteville is a growing community in the Sandhills region of North Carolina and the county seat of Cumberland County. It is just 65 miles from Raleigh, the state capital, and is adjacent to Interstate 95. The state is currently constructing the Fayetteville Outer Loop around the western side of the city, which will further increase Fort Liberty and the city's direct access to Interstate 95. The 39-mile Outer Loop will be completed in 2024 and will provide vital connectivity to the entire region. The Fayetteville city limits include portions of Fort Liberty, one of the nation's largest military bases, and sits immediately adjacent to Pope Army Airfield. Both of these bases significantly contribute to the Fayetteville economy and culture. Don't miss out on this incredible opportunity to acquire a value-add office park within a growing community.



Property Address

231-245 Westlake Rd
Fayetteville, NC 28314





Map Satellite



Google

BIZZA RIDGE

South Post Commissary

General Jackson's

Sun Asian Supermarket

Super Compare Foods of Fayetteville

WESTOVER

Cross Creek Mall

LAKE SHORES

The Home Depot

Walmart Neighborhood Market

SEVENTY-FIRST

ARRAN HILLS

WINTER PARK

Sam's Club

YADKINS ACRES

Woodfield

EUTAW

WESTWOOD

Publix Super Market at Tallywood Shopping...

OWENS

Cape Fear Valley Medical Ctr

CLAIRWAY

HAYMOUNT

Fayetteville

OWENS

CLAIRWAY

LAKEDALE

WILLIAMS VILLAGE

EAST FAYETTEVILLE

Cape Fear Botanical Garden

TERRY SANFORD

Mazarick Park
Honeycutt Park

Fayetteville State University

Clark Park Nature Center

MYRTLE HILL

TOKAY

Food Lion

Lowe's Home Improvement

The Wreck Yard

Moore's Chapel Disciple Church

The Barn at Righteous Oaks Farm

Caroli Lands

Kinlaw's Supermarket

Sweet Valley, ...IC



Pamela Wiggs

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