

PROPERTY FOR LEASE

Office @ Westwood

400 Westwood Shopping Center, Fayetteville, NC 28314



for more information

PATRICK MURRAY, CCIM, SIOR

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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Available SF:	Suite 110 - 6,514 SF
Lease Rate:	\$25.00 SF/yr
Lease Type:	Modified Gross
Building Size:	307,126 SF
Zoning:	CC
Traffic Count:	12,000

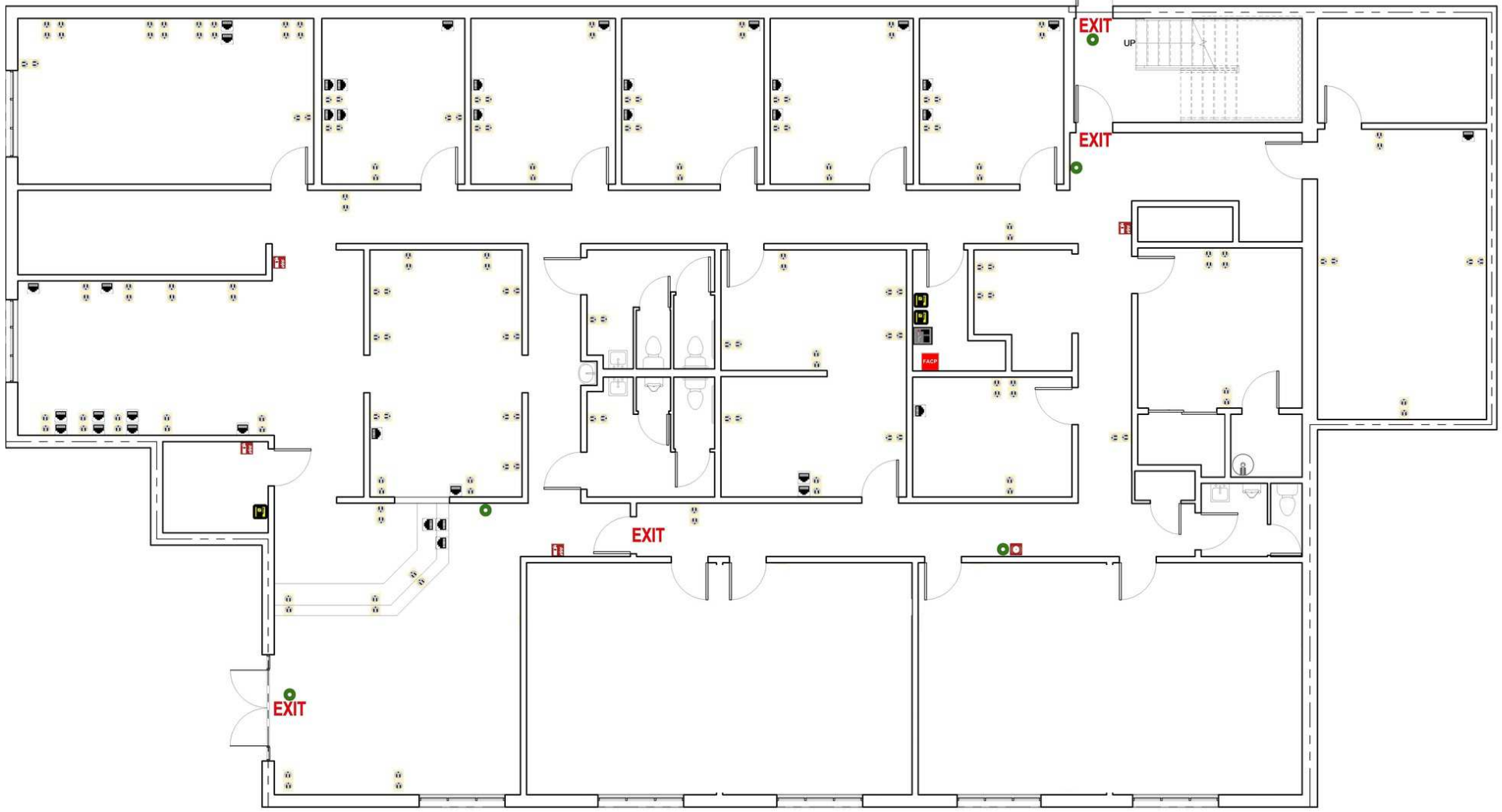
property description

CLASS-A OFFICE SPACE IN FAYETTEVILLE'S RETAIL HEART Now available at Westwood Shopping Center, Suite 110 is a 6,514 SF suite located on the first floor of the office building in the rear of the shopping center. The space is surrounded by an ample parking field and many restaurants and businesses within walking distance. The office has a large reception and waiting room, two large class rooms, numerous private offices, conference rooms, private restrooms, and break area.

Westwood Shopping Center is located at the intersection of McPherson Church Rd and Morganton Rd with signalized access into the shopping center along both roads. The 307,000+ SF shopping center averages over 182,000 visits per month. The immediate area surrounding the property is the primary retail corridor and shopping destination for a trade area of over 400,000 customers. Cross Creek Mall, Freedom Town Center, and the All American Freeway gates to Fort Liberty are all within minutes from the property. Within a three-mile radius there are 68,021 residents (daytime population 94,898 with an average household income of \$71,473).

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FLOOR PLAN



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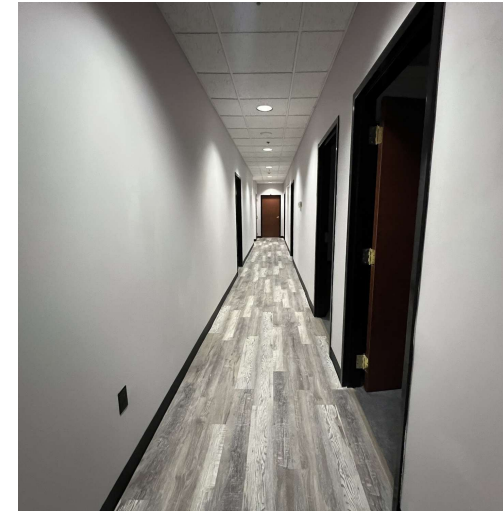
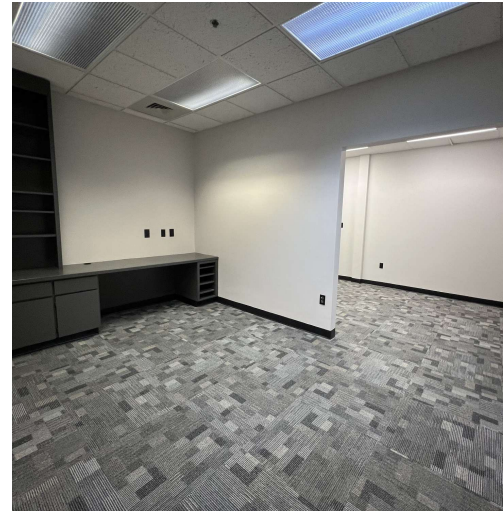
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ADDITIONAL PHOTOS



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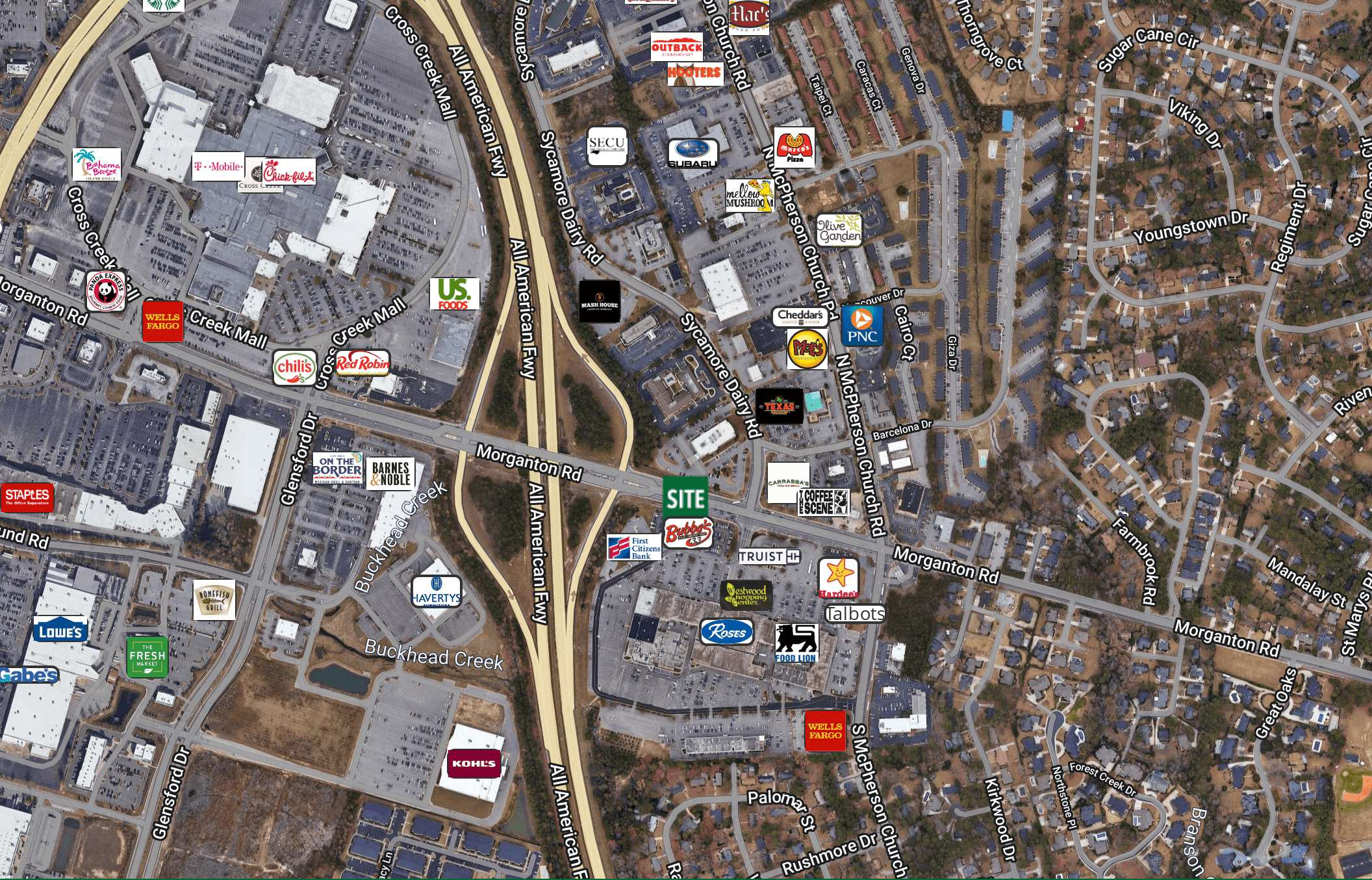
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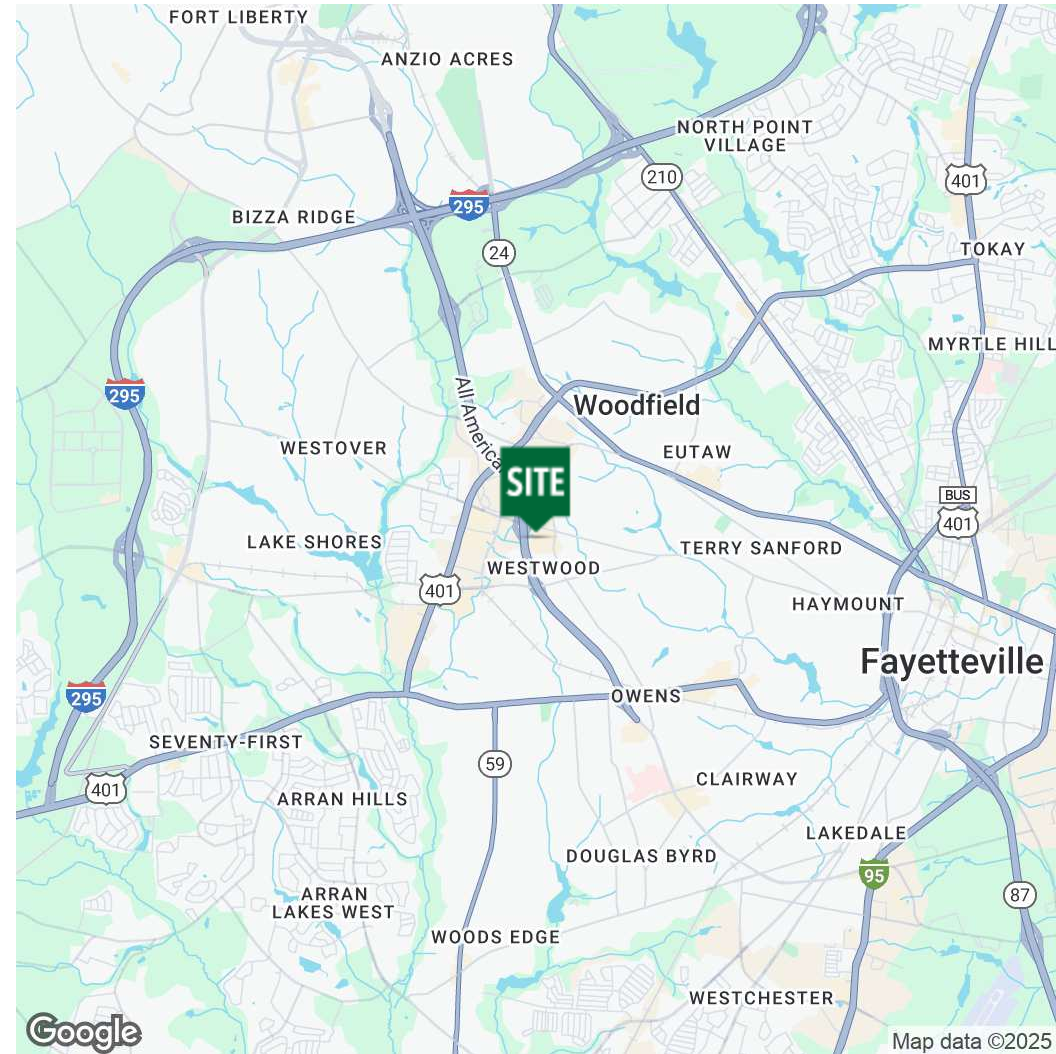
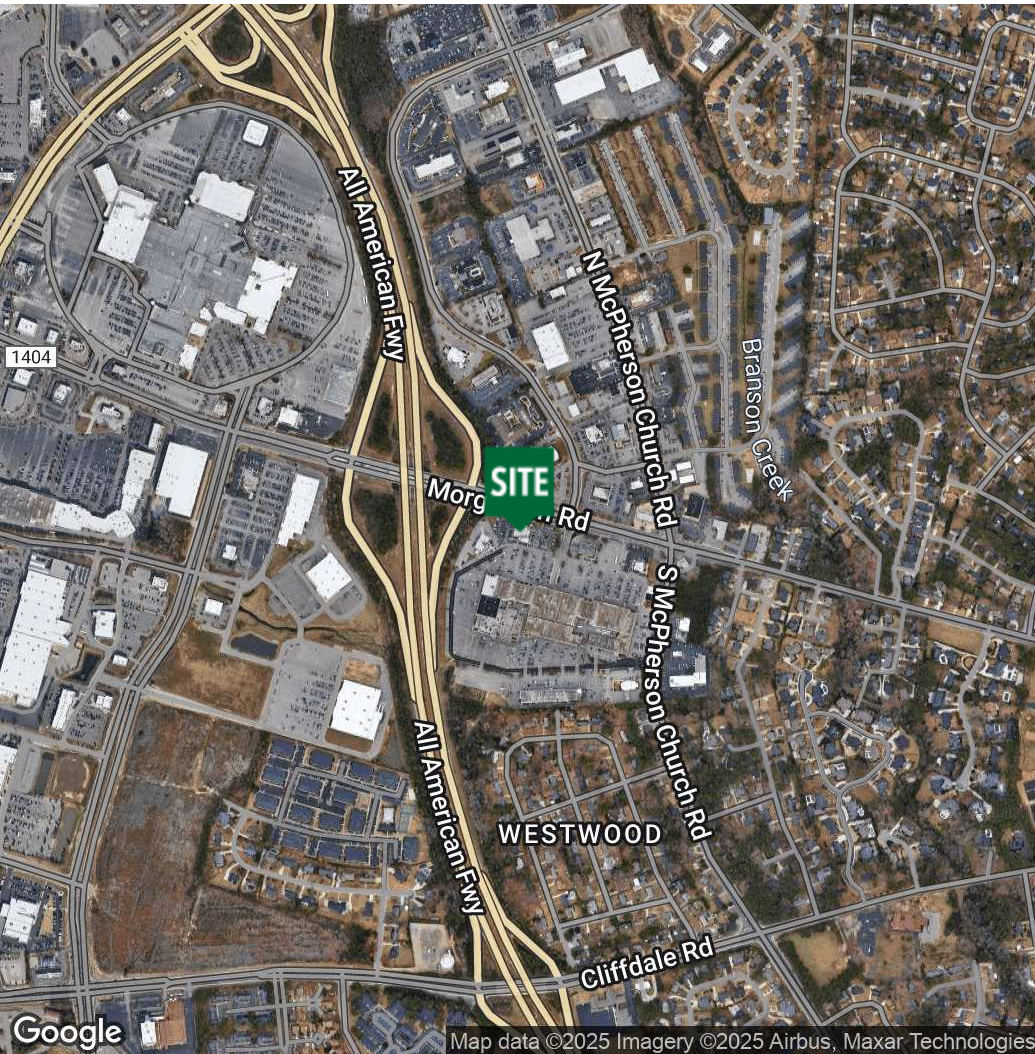
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LOCATION MAP



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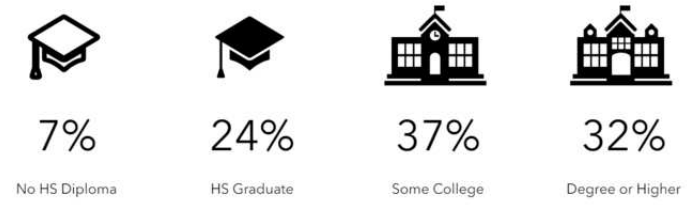


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DEMOGRAPHICS



Demographics



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028

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

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- #2 Best Place in America to Invest in Real Estate (Fortune, 2020)
- Top 50 Most Diverse Cities in America (Niche, 2020)
- Best Places for Business and Careers (Forbes, 2019)
- Top 50 Cheapest Places to Retire MSN Money, 2018)
- Most affordable housing in the USA for first-time home buyers (WalletHub, 2017)
- Vibrant downtown featuring museums, live music, & award-winning performing arts and cultural events
- Home of the International Folk Festival, Bi-Annual Dogwood Festival, When Pigs Fly All-American BBQ Festival, & more
- 520 Restaurants, breweries, wine bars, & more
- Professional & collegiate sporting events
- World-class golf courses



Why Fayetteville?

408,763

30-minute trade area

\$9.9B

total consumer spending

\$77,340

avg household income

6M+ SF

retail in area submarket

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