

±10,641 SF AVAILABLE FOR LEASE OR PURCHASE

# 335-337 MCMILLAN STREET

FAYETTEVILLE, NC 28301



***FULL BUILDING WAREHOUSE SPACE AVAILABLE***



# PROPERTY HIGHLIGHTS

## BUILDING SIZE

±10,641 SF

## AVAILABLE SF

Suite A: ±4,000 SF, Suite B: ±6,000 SF

## SITE AREA

0.58 AC

## CLEAR HEIGHT

17' - 18'

## DRIVE-IN DOORS

3

## YEAR BUILT

2006

## LEASE RATE

\$7.50/SF

## SERVICE TYPE

NNN

## ESTIMATED TICAM

\$1.15/SF

## SALE PRICE

Contact Broker

## SPACE DETAILS

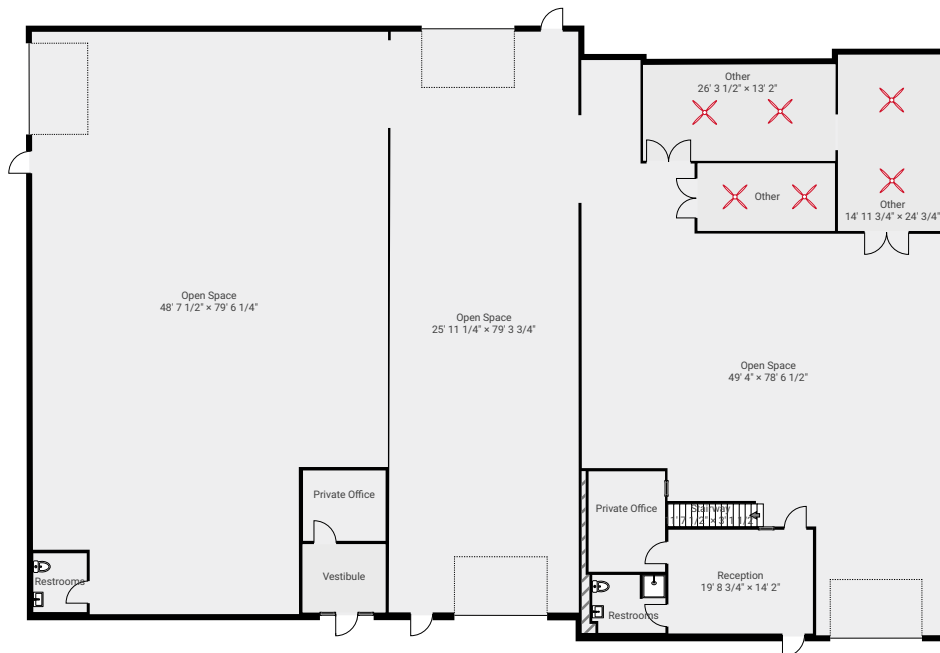
- Storage Room
- Fenced Lot
- Reception
- 2 Offices
- Kitchenette
- Conference Room



# FLOOR PLANS

- Building can accommodate additional 5,000 SF expansion
- Landlord willing to subdivide to approximately 4,000 SF and 6,000 SF suites

## GROUND FLOOR 10,185 SF



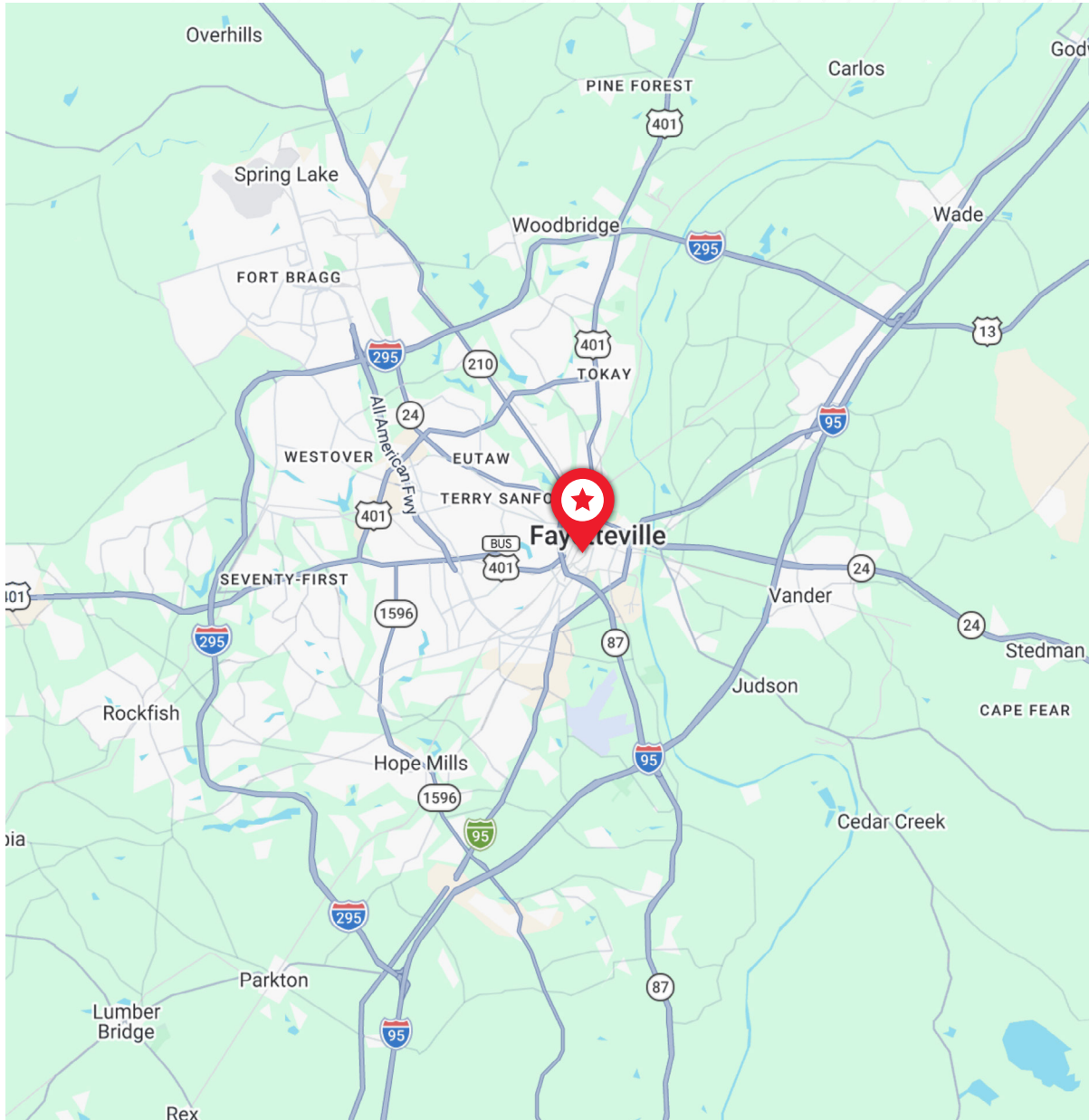
## SECOND FLOOR 456 SF



# SITE PLAN



# LOCATION OVERVIEW



## DEMOGRAPHICS



**5,087**

POPULATION | WITHIN 1 MILE



**37**

AVG. AGE | WITHIN 1 MILE



**\$68,854**

AVG. INCOME | WITHIN 1 MILE



**\$217,347**

AVG. HOME VALUE | WITHIN 1 MILE



0.07 MILES TO  
DOWNTOWN  
FAYETTEVILLE



1.6 MILES TO  
I-95



12.1 MILES TO  
FORT BRAGG



5.2 MILES TO  
FAYETTEVILLE  
REGIONAL  
AIRPORT

**FOR MORE INFORMATION, PLEASE CONTACT:**

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