

RETAIL PROPERTY FOR LEASE

1516 & 1518 Clinton Rd

1516 & 1518 Clinton Road, Fayetteville, NC 28312



for more information

GARY FUTCH, CCIM

Broker

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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:	1,255 - 2,083 SF
Lease Rate:	\$2,000.00 - 2,500.00 per month (NNN)
Lot Size:	
Year Built:	1968
Building Size:	20,800 SF
Zoning:	CC
Number of Units:	2
Market:	Eastover

property description

Discover a prime leasing opportunity at this exceptional property on Clinton Road in Fayetteville, NC. Boasting spacious, versatile floor plans and modern amenities, this property offers an ideal canvas for businesses seeking a premium space. With ample parking, high visibility, and excellent accessibility, it presents a strategic advantage for attracting customers. The well-maintained exterior and customizable interior spaces provide the perfect backdrop for retail, office, or service-oriented ventures to flourish. Whether launching a new business or expanding an established brand, the property's standout features and strategic location make it a compelling choice for those seeking a dynamic and accommodating space.

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PROPERTY DETAILS & HIGHLIGHTS

Building Name	1516 & 1518 Clinton Rd
Property Type	Retail
Property Subtype	Street Retail
Building Size	20,800 SF
Lease rate	\$2000 & \$2500 per month-
Year Built	1968

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- Spacious and versatile floor plans
- Modern amenities and fixtures
- Ample on-site parking
- High visibility and accessibility
- Well-maintained exterior
- Customizable interior spaces
- Strategic location for foot traffic
- Versatile for retail, office, or service businesses
- Dynamic and accommodating space for businesses

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ADDITIONAL PHOTOS



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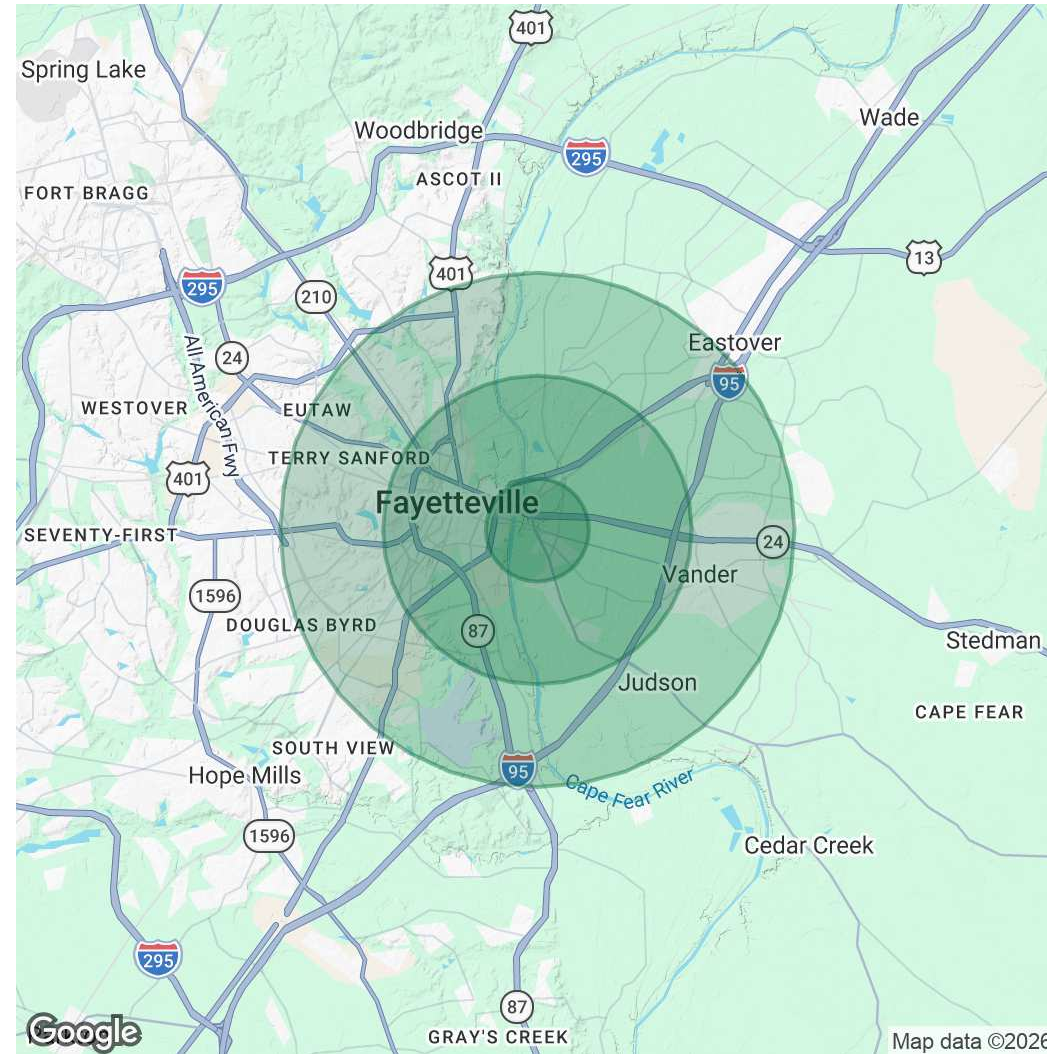
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,066	12,536	55,307
Average Age	37.0	39.2	39.5
Average Age (Male)	31.2	36.2	36.6
Average Age (Female)	38.7	42.0	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	954	5,641	24,045
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$39,530	\$61,719	\$71,937
Average House Value	\$146,015	\$194,885	\$211,292

2023 American Community Survey (ACS)



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