

RETAIL PROPERTY FOR LEASE

2528 Gillespie St

Fayetteville, NC 28306

for more information

VISHAL NANDWANI

Broker

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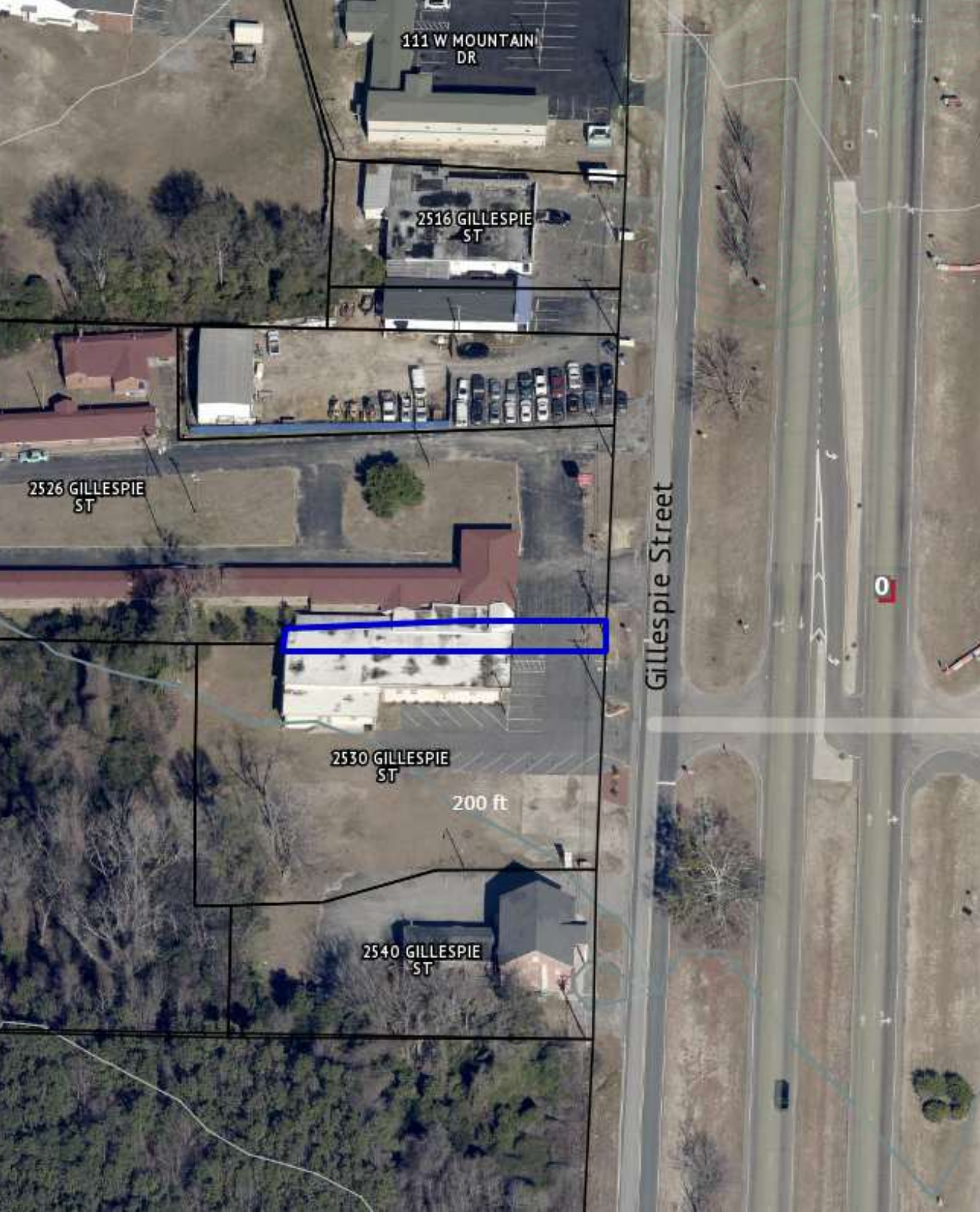
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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Available SF:	1,100 SF
Lease Rate:	\$1,000.00 per month (MG)
Lot Size:	0.6 Acres
Year Built:	1963
Building Size:	1,125 SF
Zoning:	HSP
Number of Units:	1
Market:	Fayetteville

property description

This commercial property spans 0.06 acres and includes an approximately 1,100 SF structure, offering excellent visibility and functionality. Zoned HS(P), this site is highly adaptable to a variety of commercial uses, such as retail establishments, small offices, or storage solutions. The size and location make it particularly suitable for businesses looking for a manageable footprint in a bustling area. With its strategic positioning near the Crown Coliseum, the property benefits from a high volume of daily passersby, ensuring strong exposure and potential customer footfall.

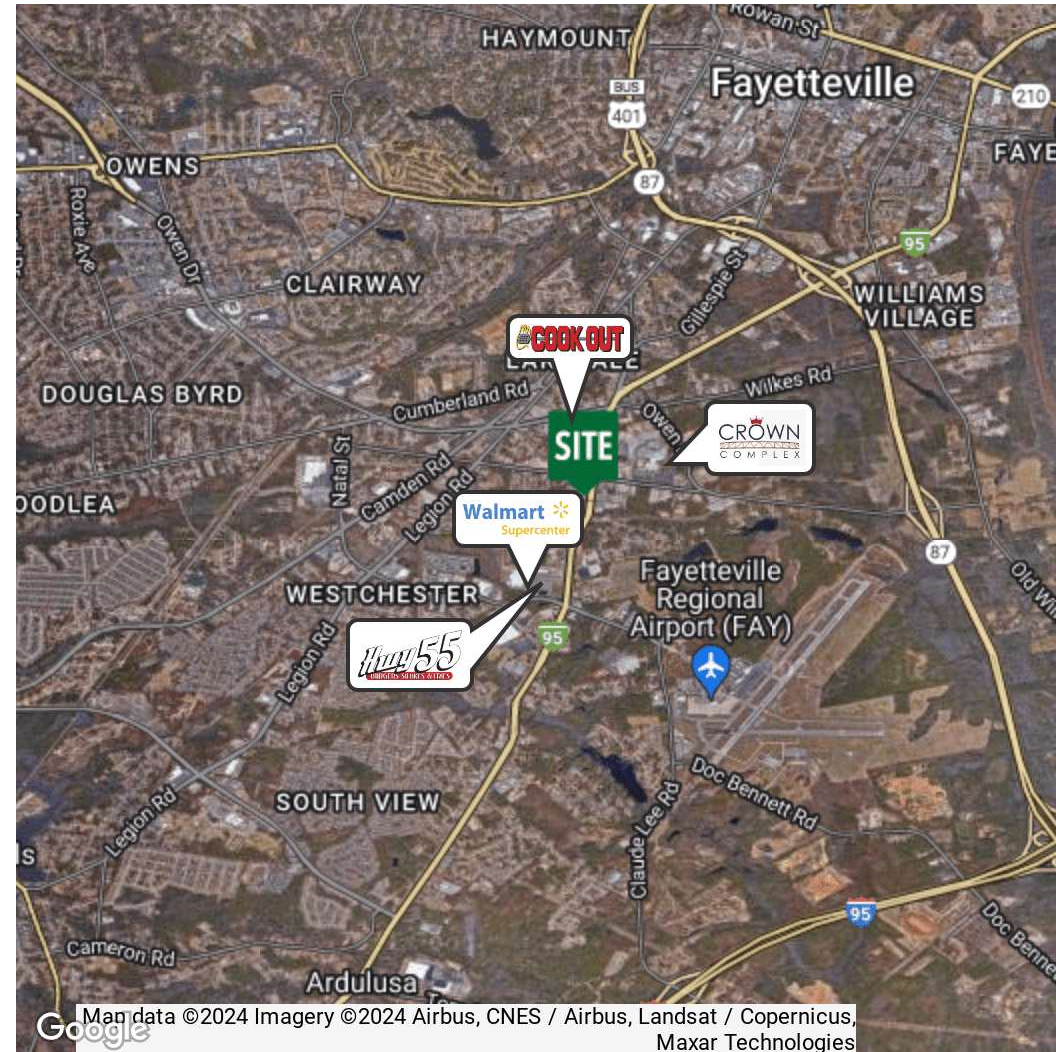
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	150	728	2,759
Average Age	40	40	40
Average Age (Male)	38	39	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	73	340	1,224
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$53,520	\$52,822	\$51,509
Average House Value	\$107,051	\$112,738	\$132,628

Demographics data derived from AlphaMap



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