

MULTI-TENANT

RETAIL | 2719 BRAGG
BL

2719 Bragg Blvd
Fayetteville, NC 28303



Jose Cruz, Commercial Broker

Phone: 984.239.8452

Email: Jose.cruzCommercial@gmail.com License: 312455



Pat Flanagan, CRE Broker / Owner

Phone: (919) 302-3298

Email: Pat.flanagan@email.com
License: 295126

CENTURY 21 COMMERCIAL.

Triangle Group

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Multi-Tenant

Retail | 2719 Bragg Bl

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MULTI-TENANT RETAIL | 2719 BRAGG BL

PROPERTY INFORMATION

Purchase Price
\$1,500,000.00

Property Address
2719 Bragg Blvd
Fayetteville, NC 28303

Year Built
1963

Property Size
16,200 Sq. Ft.

Land Size
0.65 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

**CENTURY 21
COMMERCIAL.**

Triangle Group



PROPERTY OVERVIEW

2719 Bragg Blvd presents a compelling multi-tenant retail investment opportunity, located along one of Fayetteville's most active commercial corridors. The property consists of approximately 16,200 square feet situated on ± 0.65 acres, offering strong visibility, consistent traffic exposure, and convenient access to the greater Fort Liberty and central Fayetteville trade areas.

The asset is currently producing approximately \$10,000/month in NOI, representing an ~8% cap rate at the asking price. In addition to the in-place income, the property offers significant value-add potential, as several tenants are currently paying below-market lease rates.

MULTI-TENANT RETAIL | 2719 BRAGG BL

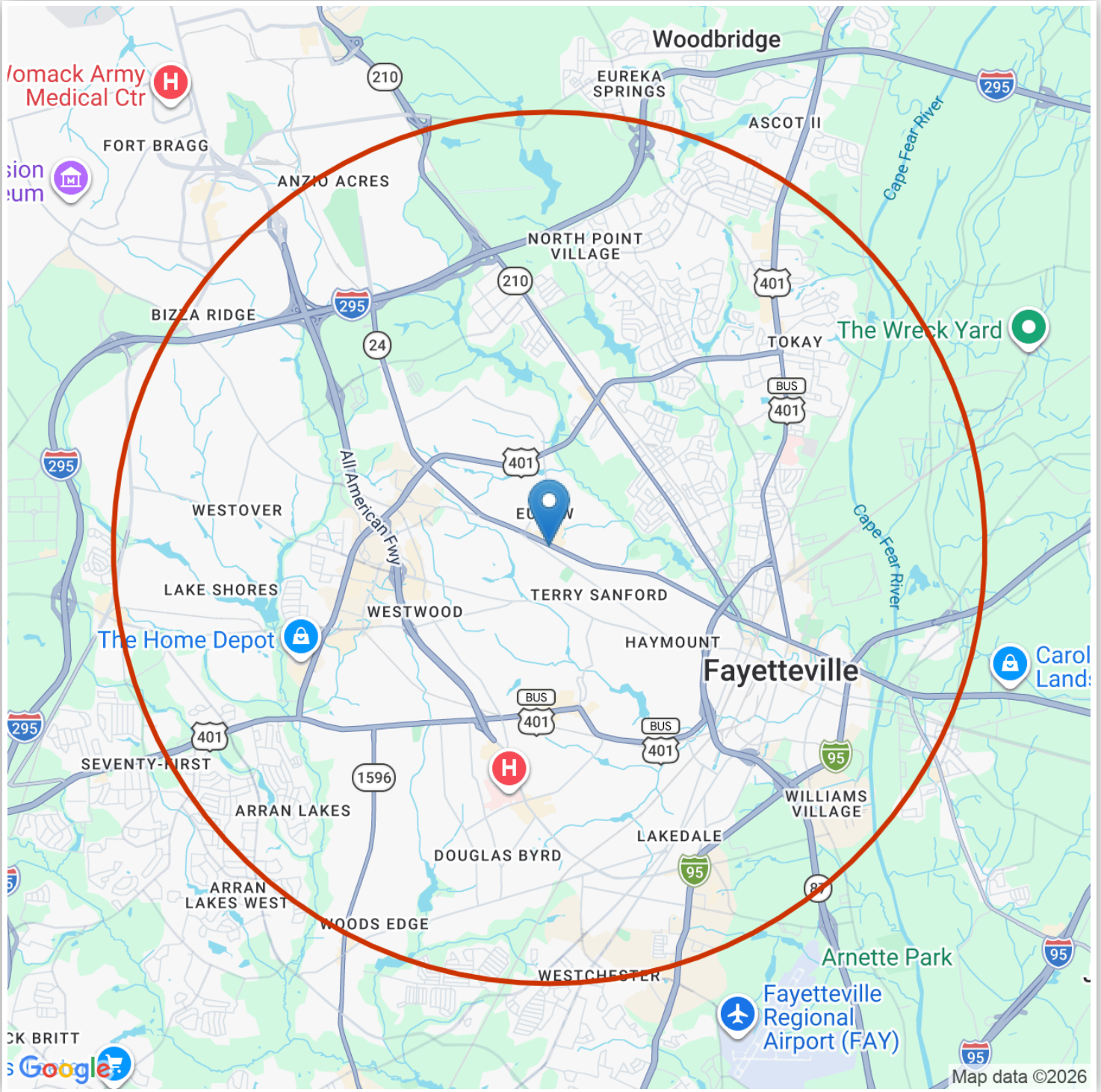
2719 Bragg Blvd
Fayetteville, NC 28303

PROPERTY DETAILS

The property is also supported by an **active property management company** that handles day-to-day operations, including expense management and tenant coordination. This structure provides a **hands-off, triple net–style investment experience**, where expenses are managed and deducted, and the owner receives consistent net income distributions. This setup is ideal for investors seeking **passive income with minimal involvement**.

This is an ideal opportunity for investors looking for **stable cash flow from day one**, combined with the ability to **increase returns through lease optimization** in a high-traffic retail location.

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



Jose Cruz
Commercial Broker
Century 21 Triangle Group
9842398452
License: 312455
Jose.cruzCommercial@gmail.com
<https://jclcommercial.com/>

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

139,011
Population

35.1 Median Age



2.25
Average Household Size

58,566
Total Households

EDUCATION



5.63%
No High School Diploma



9.46%
High School Graduate



24.03%
Some College

19.49%
Bachelor's/ Grad

BUSINESS



6,997

Total Businesses



93,295

Total Employees

EMPLOYMENT

22,118

Retail Trade Employees

2,740

Manufacturing Employees

8,650

Eating & Drinking Employees

4,345

Finance/Ins/Real Estate Emp

7.2%

Unemployment Rate

INCOME



\$53,111

Median Household Income



\$31,949

Per Capita Income



\$52,457

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (21.37%) ■

The smallest group : \$150,000 - \$199,999 (4.08%) ■

Indicator	Value(%)	
< \$15,000	12.85	■
\$15,000 - \$24,999	8.15	■
\$25,000 - \$34,999	9.52	■
\$35,000 - \$49,999	15.57	■
\$50,000 - \$74,999	21.37	■
\$75,000 - \$99,999	12.27	■
\$100,000 - \$149,999	11.6	■
\$150,000 - \$199,999	4.08	■
\$200,000+	4.58	■



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<https://jclcommercial.com/>

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)


POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

139,011 Population	59,447 Households	35.1 Median Age
2.25 Avg Size Household	\$53,111 Median Household Income	\$189,404 Median Home Value
54 Wealth Index	108 Housing Affordability	72.7 Diversity Index

HISTORICAL & FORECAST POPULATION


2019-2024
Historic
Growth Rate


0.25%



2024-2029
Forecasted
Growth Rate


-0.01%





Household
Population

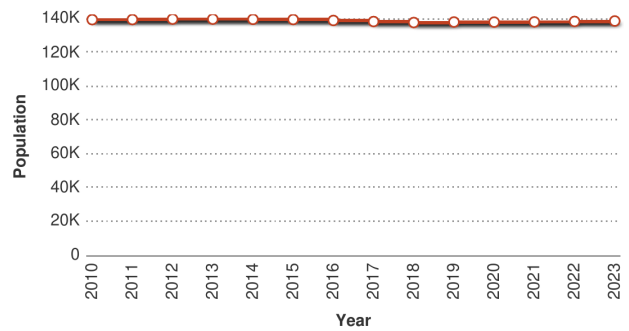
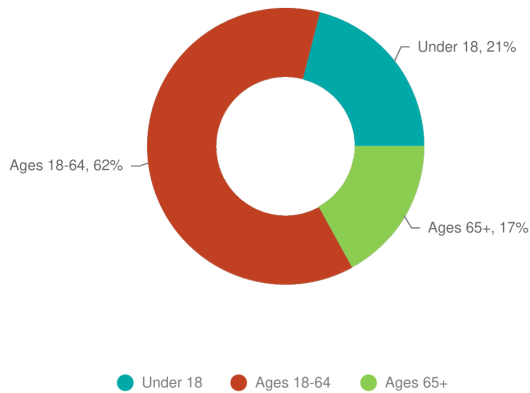
134,394



Population
Density

1,775

POPULATION BY AGE



DAYTIME POPULATION



182,245
2024 Total Daytime Population



76,424
2024 Daytime Pop: Residents




105,821
2024 Daytime Pop: Workers




2,321
2024 Daytime Pop Density


POPULATION BY GENERATION




4.52%
Greatest Gen: Born
1945/Earlier




17.9%
Baby Boomer: Born
1946 to 1964




16.5%
Generation X: Born
1965 to 1980



27.09%
Millennial: Born 1981
to 1998

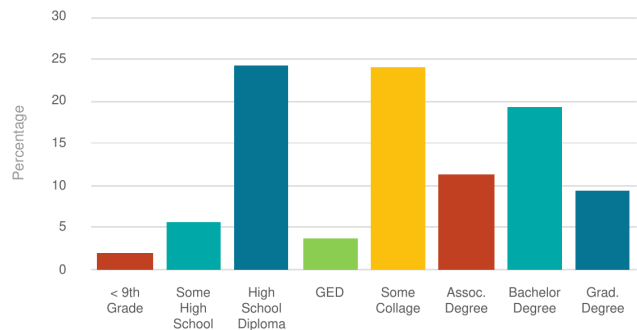


23.88%
Generation Z: Born
1999 to 2016



10.1%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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Jose Cruz
Commercial Broker
Century 21 Triangle Group
9842398452
License: 312455
Jose.cruzCommercial@gmail.com
<https://j2ccommercial.com/>

INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



139,011
Population
Total

0.25%
Population
Growth

2.25
Average
HH Size

35.1
Median
Age

72.7
Diversity
Index

\$53,111
Median HH
Income

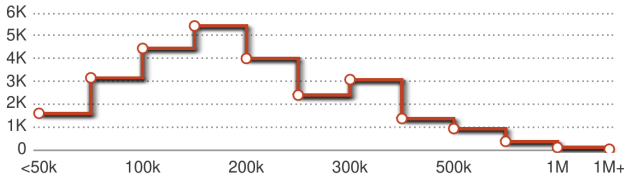
\$189,404
Median Home
Value

21.05%
Under 18

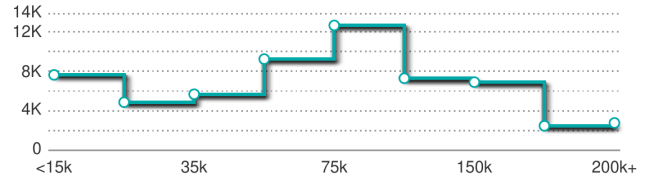
62.37%
Ages 18
to 65

16.58%
Aged 66+

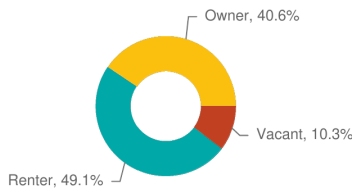
HOME VALUE



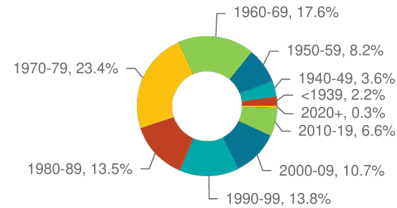
HOUSEHOLD INCOME



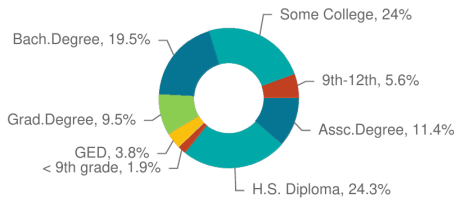
HOME OWNERSHIP



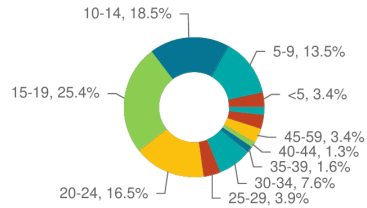
HOUSING: YEAR BUILT



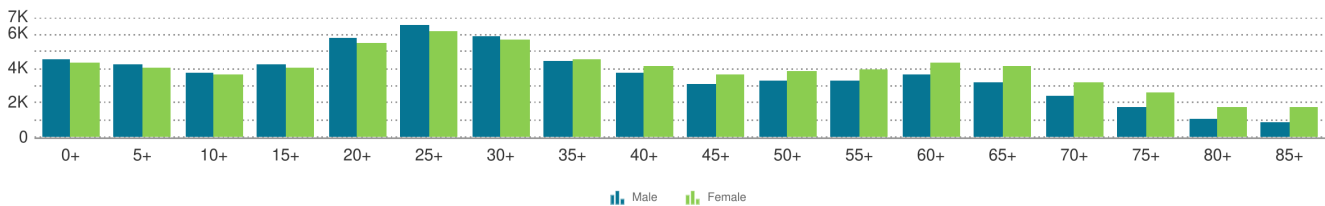
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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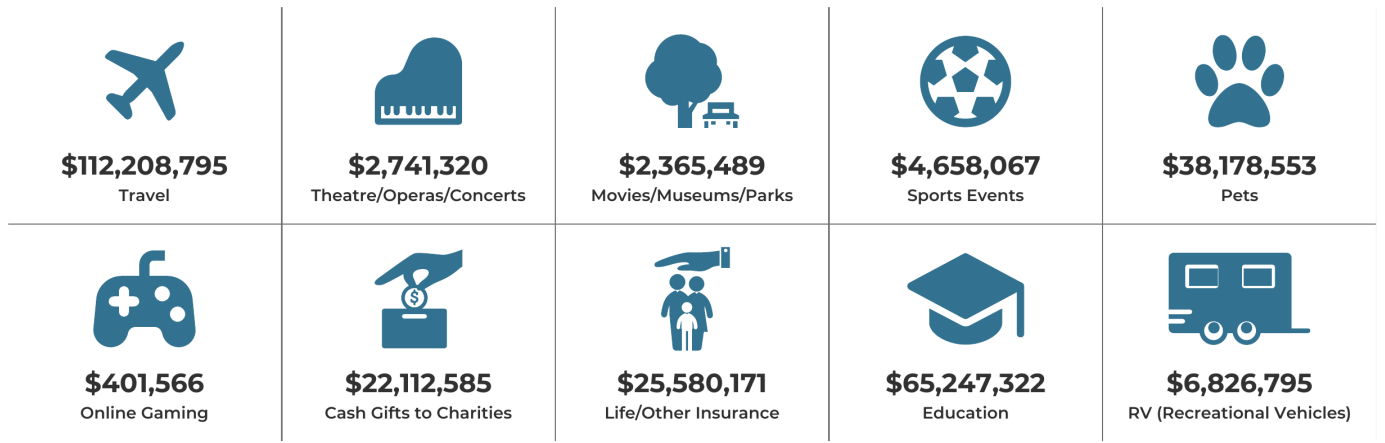
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

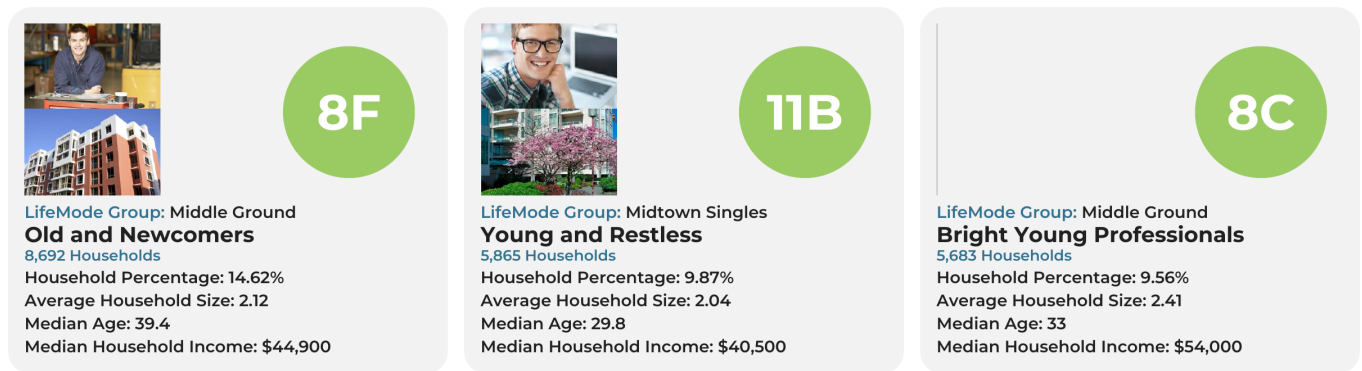
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2025	2030				
Population	138,963	137,563	138,407	138,178				
Households	58,257	58,566	60,043	60,816				
Families	35,362	34,431	34,142	34,191				
Average Household Size	2.31	2.27	2.22	2.19				
Owner Occupied Housing Units	28,185	25,866	26,821	28,111				
Renter Occupied Housing Units	30,071	32,700	33,222	32,705				
Median Age	32.7	34.7	35.6	37.2				
Trends: 2025-2030 Annual Rate	Area	State	National					
Population	-0.03%	0.80%	0.42%					
Households	0.26%	1.10%	0.64%					
Families	0.03%	0.94%	0.54%					
Owner HHs	0.94%	1.21%	0.91%					
Median Household Income	2.25%	2.61%	2.53%					
Households by Income	2025		2030					
	Number	Percent	Number	Percent				
<\$15,000	7,228	12.0%	6,580	10.8%				
\$15,000 - \$24,999	4,886	8.1%	4,048	6.7%				
\$25,000 - \$34,999	5,189	8.6%	4,501	7.4%				
\$35,000 - \$49,999	9,248	15.4%	8,624	14.2%				
\$50,000 - \$74,999	11,653	19.4%	11,819	19.4%				
\$75,000 - \$99,999	8,164	13.6%	8,702	14.3%				
\$100,000 - \$149,999	7,453	12.4%	8,602	14.1%				
\$150,000 - \$199,999	3,055	5.1%	3,853	6.3%				
\$200,000+	3,166	5.3%	4,087	6.7%				
Median Household Income	\$56,073		\$62,671					
Average Household Income	\$77,338		\$85,915					
Per Capita Income	\$33,905		\$38,169					
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,847	7.8%	9,010	6.5%	8,685	6.3%	8,441	6.1%
5 - 9	8,810	6.3%	8,127	5.9%	8,451	6.1%	7,754	5.6%
10 - 14	8,226	5.9%	8,064	5.9%	7,500	5.4%	7,850	5.7%
15 - 19	9,717	7.0%	8,383	6.1%	8,689	6.3%	8,169	5.9%
20 - 24	13,940	10.0%	12,723	9.2%	11,324	8.2%	11,818	8.6%
25 - 34	22,295	16.0%	23,053	16.8%	23,500	17.0%	20,519	14.8%
35 - 44	15,811	11.4%	15,656	11.4%	17,640	12.7%	19,392	14.0%
45 - 54	17,694	12.7%	14,337	10.4%	13,896	10.0%	14,813	10.7%
55 - 64	14,562	10.5%	16,729	12.2%	14,687	10.6%	13,109	9.5%
65 - 74	9,214	6.6%	12,447	9.0%	13,605	9.8%	13,880	10.0%
75 - 84	5,967	4.3%	6,526	4.7%	7,743	5.6%	9,280	6.7%
85+	1,880	1.4%	2,508	1.8%	2,689	1.9%	3,153	2.3%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	62,120	44.7%	49,448	35.9%	47,162	34.1%	45,248	32.7%
Black Alone	60,821	43.8%	62,818	45.7%	63,848	46.1%	64,208	46.5%
American Indian Alone	1,718	1.2%	1,910	1.4%	2,038	1.5%	2,062	1.5%
Asian Alone	3,414	2.5%	3,896	2.8%	4,101	3.0%	4,361	3.2%
Pacific Islander Alone	526	0.4%	546	0.4%	530	0.4%	542	0.4%
Some Other Race Alone	4,160	3.0%	6,238	4.5%	6,937	5.0%	7,247	5.2%
Two or More Races	6,203	4.5%	12,706	9.2%	13,792	10.0%	14,511	10.5%
Hispanic Origin (Any Race)	12,143	8.7%	15,105	11.0%	16,845	12.2%	17,702	12.8%

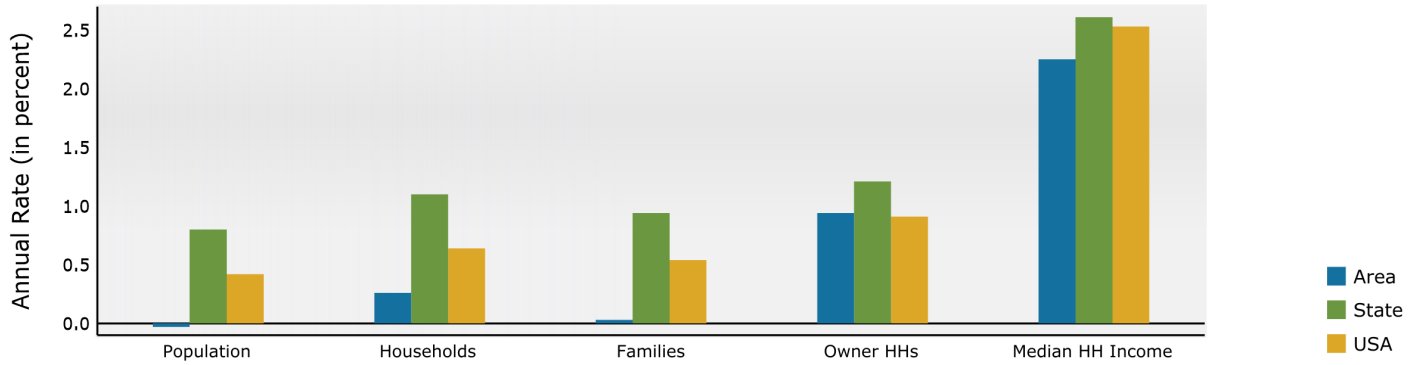
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

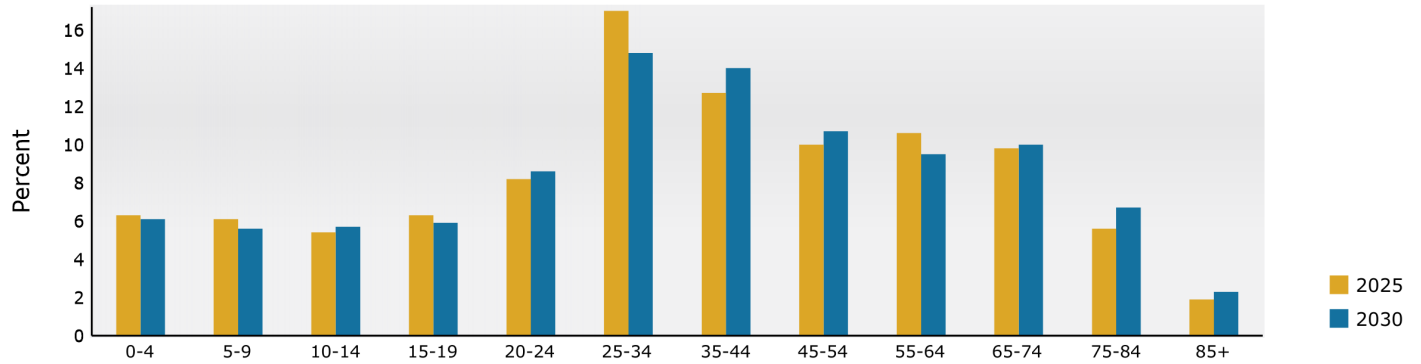


DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

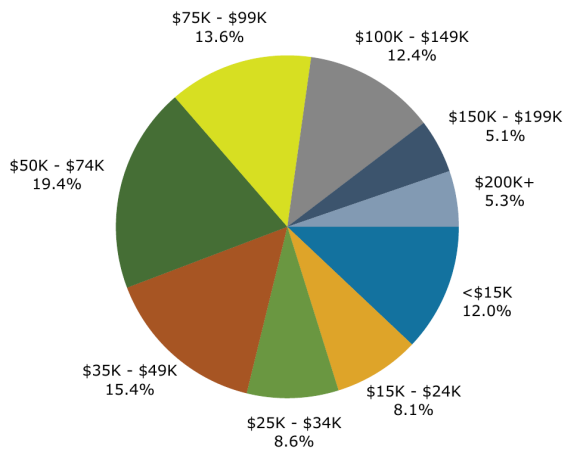
Trends 2025-2030



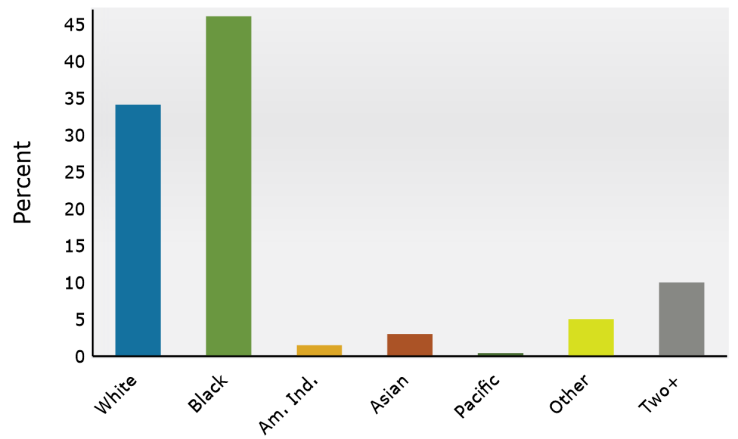
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 12.2%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	137,563	2025 Median Household Income	\$56,073
2025 Total Population	138,407	2030 Median Household Income	\$62,671
2030 Total Population	138,178	2025-2030 Annual Rate	2.25%
2025-2030 Annual Rate	-0.03%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	65,367	100.0%	66,876	100.0%	67,542	100.0%
Occupied	58,566	89.6%	60,043	89.8%	60,816	90.0%
Owner	25,866	39.6%	26,821	40.1%	28,111	41.6%
Renter	32,700	50.0%	33,222	49.7%	32,705	48.4%
Vacant	6,838	10.5%	6,833	10.2%	6,726	10.0%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	26,820	100.0%	28,111	100.0%
<\$50,000	1,497	5.6%	1,467	5.2%
\$50,000-\$99,999	3,096	11.5%	1,701	6.1%
\$100,000-\$149,999	4,267	15.9%	2,304	8.2%
\$150,000-\$199,999	4,167	15.5%	2,918	10.4%
\$200,000-\$249,999	4,417	16.5%	4,361	15.5%
\$250,000-\$299,999	2,470	9.2%	3,028	10.8%
\$300,000-\$399,999	3,828	14.3%	5,895	21.0%
\$400,000-\$499,999	1,500	5.6%	2,875	10.2%
\$500,000-\$749,999	1,117	4.2%	2,444	8.7%
\$750,000-\$999,999	262	1.0%	577	2.1%
\$1,000,000-\$1,499,999	52	0.2%	132	0.5%
\$1,500,000-\$1,999,999	77	0.3%	198	0.7%
\$2,000,000+	70	0.3%	211	0.8%
Median Value	\$204,347		\$271,541	
Average Value	\$242,397		\$325,440	

Census 2020 Housing Units	Number	Percent
Total	65,367	100.0%
Housing Units In Urbanized Areas	64,911	99.3%
Rural Housing Units	456	0.7%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	25,866	100.0%
Owned with a Mortgage/Loan	17,162	66.3%
Owned Free and Clear	8,704	33.7%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	6,838	100.0%
For Rent	3,273	47.9%
Rented- Not Occupied	436	6.4%
For Sale Only	775	11.3%
Sold - Not Occupied	234	3.4%
Seasonal/Recreational/Occasional Use	201	2.9%
For Migrant Workers	2	0.0%
Other Vacant	1,917	28.0%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	58,566	25,866	44.2%
15-24	4,155	407	9.8%
25-34	11,824	2,390	20.2%
35-44	9,046	2,990	33.1%
45-54	8,738	3,939	45.1%
55-59	5,325	2,914	54.7%
60-64	5,262	3,118	59.3%
65-74	8,196	5,444	66.4%
75-84	4,322	3,334	77.1%
85+	1,698	1,329	78.3%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	58,566	25,866	44.2%
White Alone	23,463	13,209	56.3%
Black/African American Alone	26,058	9,132	35.0%
American Indian/Alaska Native	838	348	41.5%
Asian Alone	1,613	847	52.5%
Pacific Islander Alone	191	62	32.5%
Other Race Alone	2,151	757	35.2%
Two or More Races	4,252	1,511	35.5%
Hispanic Origin	5,238	1,852	35.4%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	58,566	25,866	44.2%
1-Person	20,447	8,088	39.6%
2-Person	19,138	9,621	50.3%
3-Person	9,103	3,946	43.3%
4-Person	5,670	2,490	43.9%
5-Person	2,500	1,022	40.9%
6-Person	1,110	455	41.0%
7+ Person	599	245	40.9%

2025 Housing Affordability

Housing Affordability Index	96
Percent of Income for Mortgage	22.8%

Data Note: Persons of Hispanic Origin may be of any race.

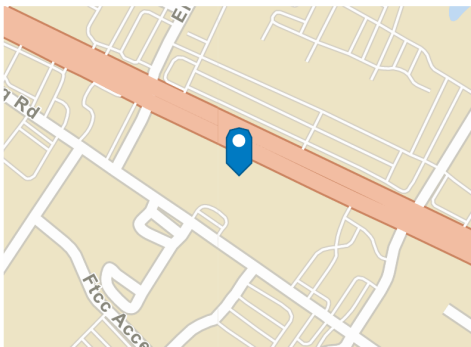
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



TRAFFIC COUNT MAP - CLOSE-UP

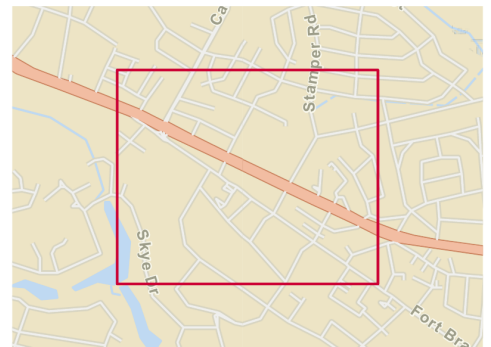


0 0.06 0.11 mi

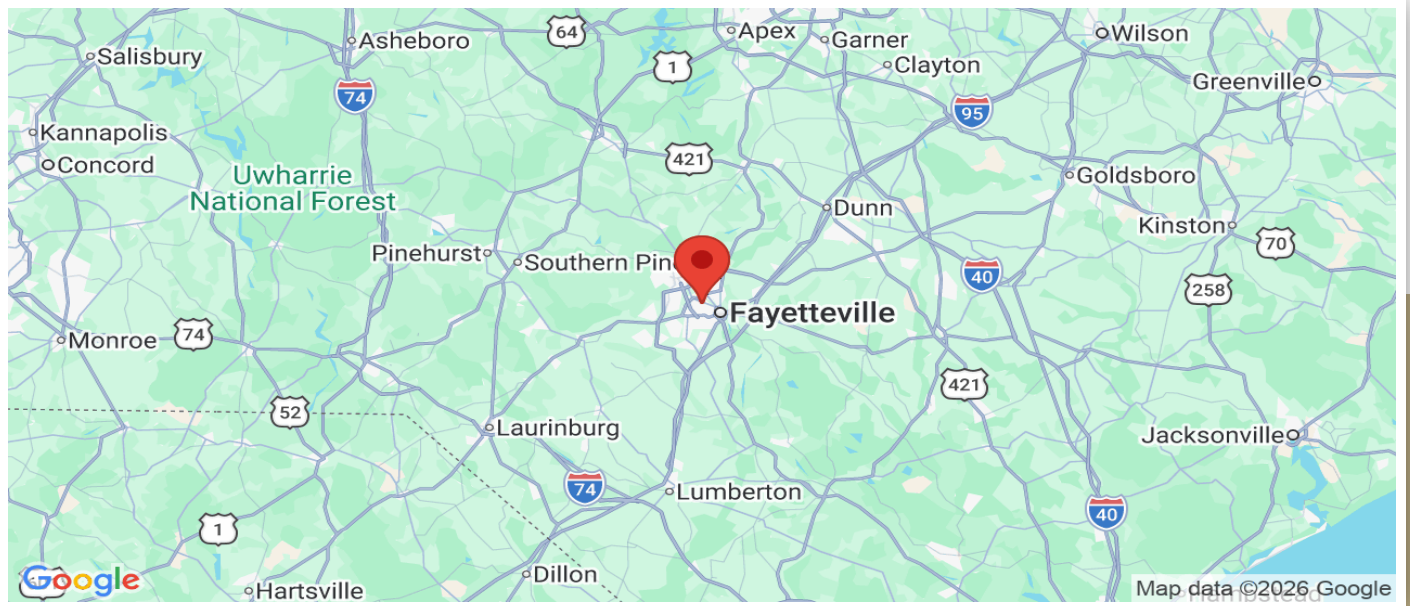


Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

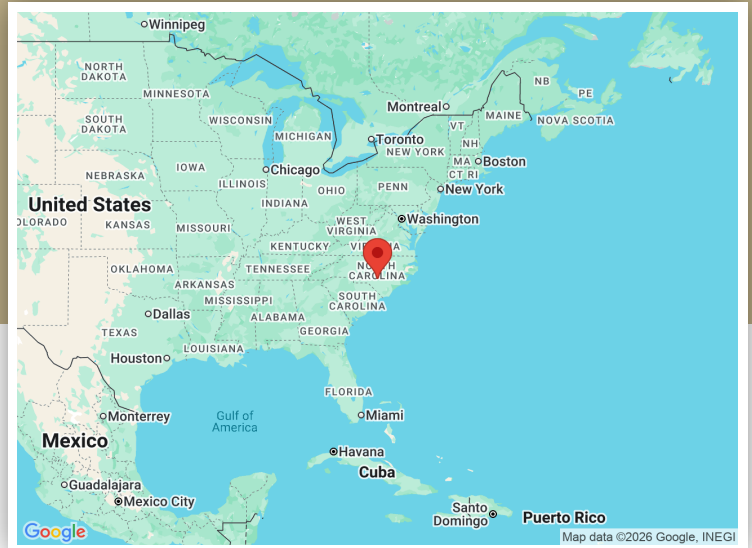


AREA LOCATION MAP



MULTI-TENANT RETAIL | 2719 BRAGG BL

2719 Bragg Blvd
Fayetteville, NC,
28303



Jose Cruz
Commercial Broker
Century 21 Triangle Group
9842398452
License: 312455
Jose.cruzCommercial@gmail.com
<https://jclcommercial.com/>

AERIAL ANNOTATION MAP



MULTI-TENANT

RETAIL | 2719 BRAGG BL

2719 Bragg Blvd
Fayetteville, NC,
28303



Jose Cruz
Commercial Broker
Century 21 Triangle Group
9842398452
License: 312455
Jose.cruzCommercial@gmail.com
<https://clcommercial.com/>



CENTURY 21 COMMERCIAL.

Triangle Group

CONTACT



Jose Cruz, Commercial Broker

Phone: 984.239.8452

Email: Jose.cruzCommercial@gmail.com License: 312455



Pat Flanagan, CRE Broker / Owner

Phone: (919) 302-3298

Email: Pat.flanagan@email.com

License: 295126