

FOR LEASE



121-131 PEPSI LANE

Fayetteville, North Carolina

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53,504 SF INDUSTRIAL FACILITY ON 5.02 ACRES



TYSON
COMMERCIAL REAL ESTATE



PROPERTY SPECIFICATIONS

Location: 121-131 Pepsi Lane, Fayetteville, NC 28301

Parcel ID#: 0447-02-5655 (Cumberland County)

Year Built: 1985

Property Type: Industrial

Zoning: HI

Building Size: 53,504 SF

Site Size: 5.02 AC

Clear Height: 24'8"

Drive-In Doors: 8 total

Dock Doors: 3 total

Levelers: 3 exterior

Parking Spaces: 75 (1.58/1,000 SF)

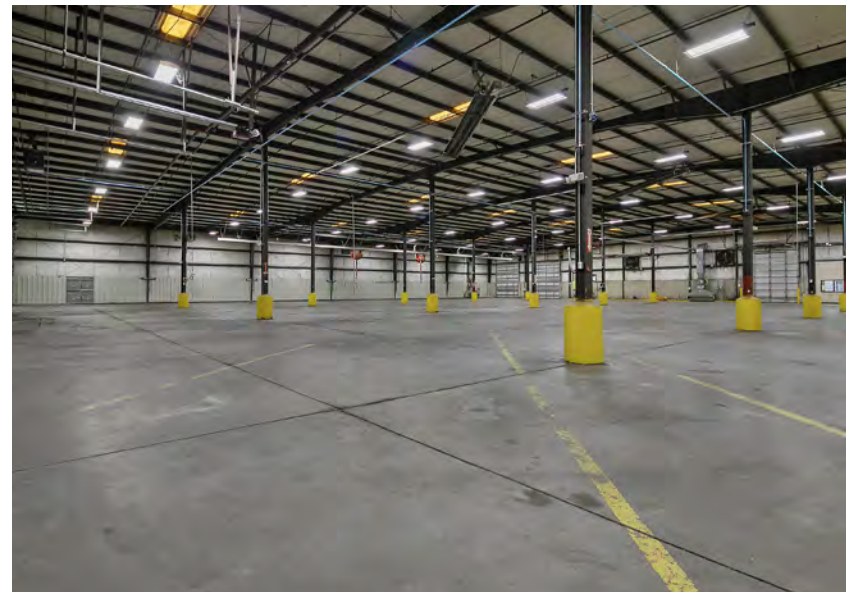
Power: 3p

Sprinkler: Wet

Amenities:

- 24 Hour Access
- Air Conditioning
- Bus Line
- Fenced Lot
- Signage

Lease Rate: **\$4.50 SF/yr**



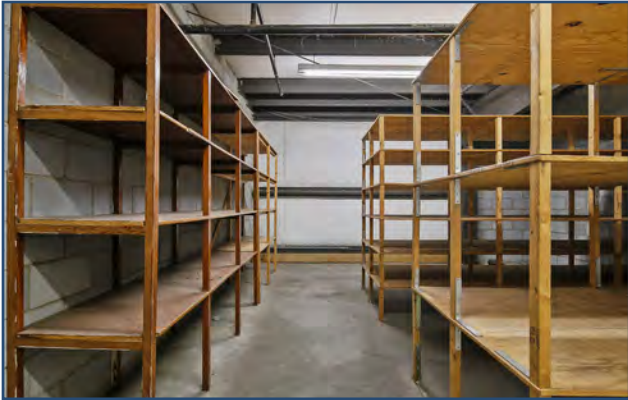
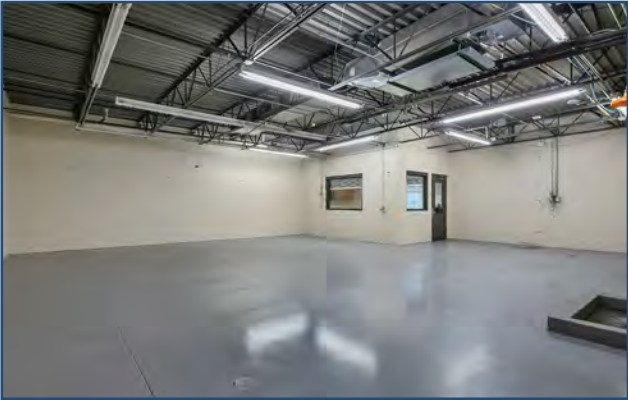
PROPERTY PHOTOS



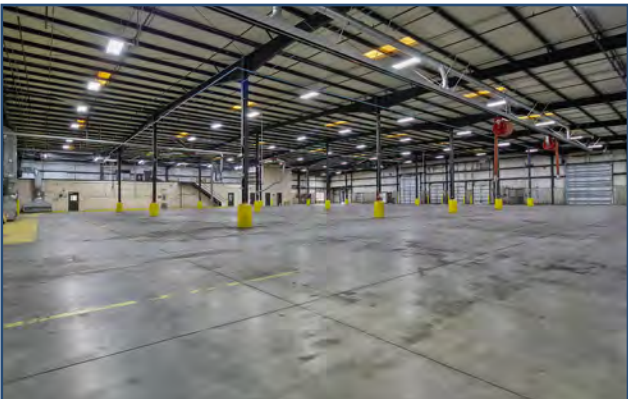
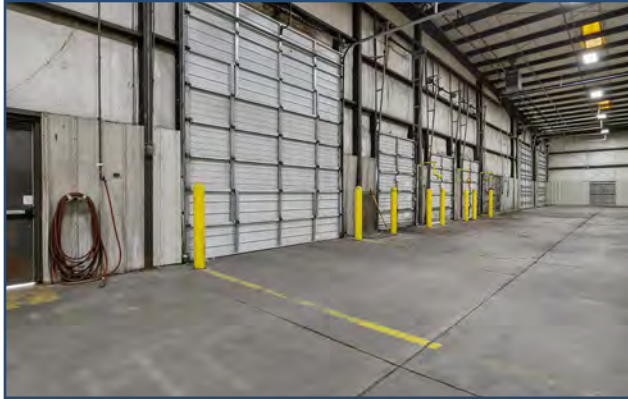
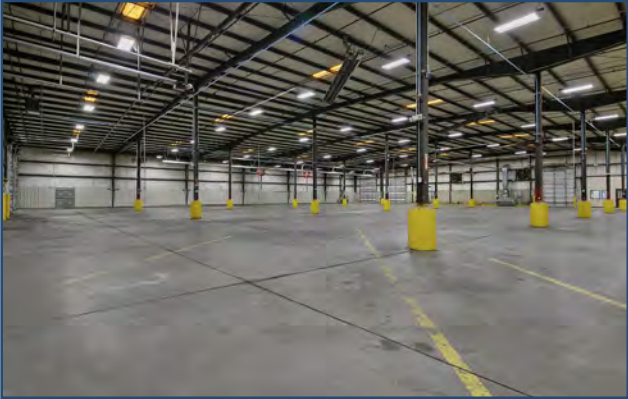
121-131 PEPSI LANE | FAYETTEVILLE, NC
PROPERTY PHOTOS



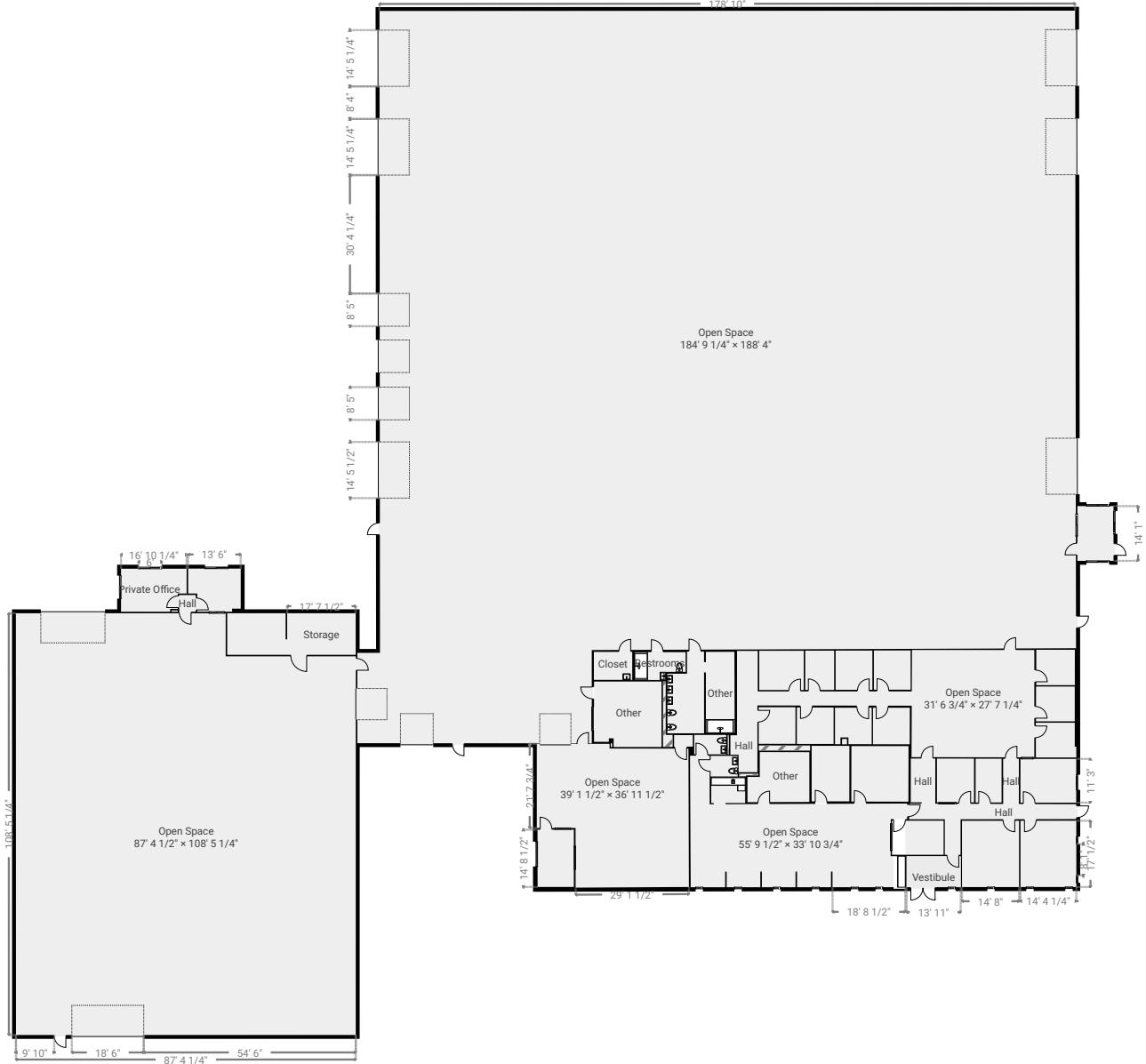
PROPERTY PHOTOS



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SITE PLAN



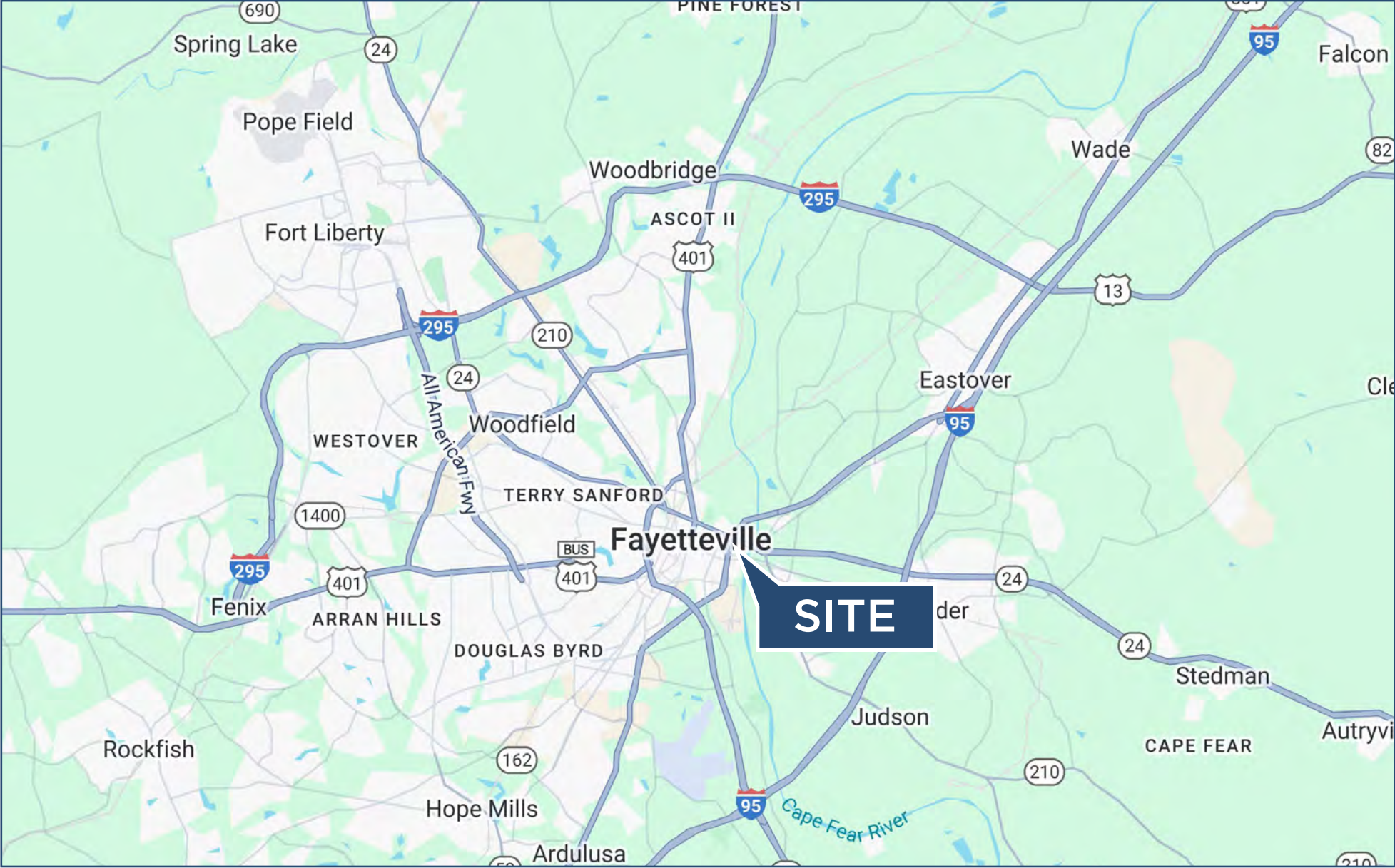
SITE AERIAL



AREA AERIAL



AREA MAP



DEMOGRAPHICS



	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2024 Population	3,362	25,046	72,921
2029 Population	3,472	25,471	73,278
Pop Growth 2024-2029	3.27%	1.70%	0.49%
Average Age	37.20	38.70	39.10
2024 Total Households	1,376	10,459	30,644
HH Growth 2024-2029	3.56%	1.71%	0.48%
Median HH Income	\$20,379	\$38,671	\$44,817
Avg Household Size	2.10	2.20	2.20
Median Home Value	\$119,658	\$163,566	\$163,938

