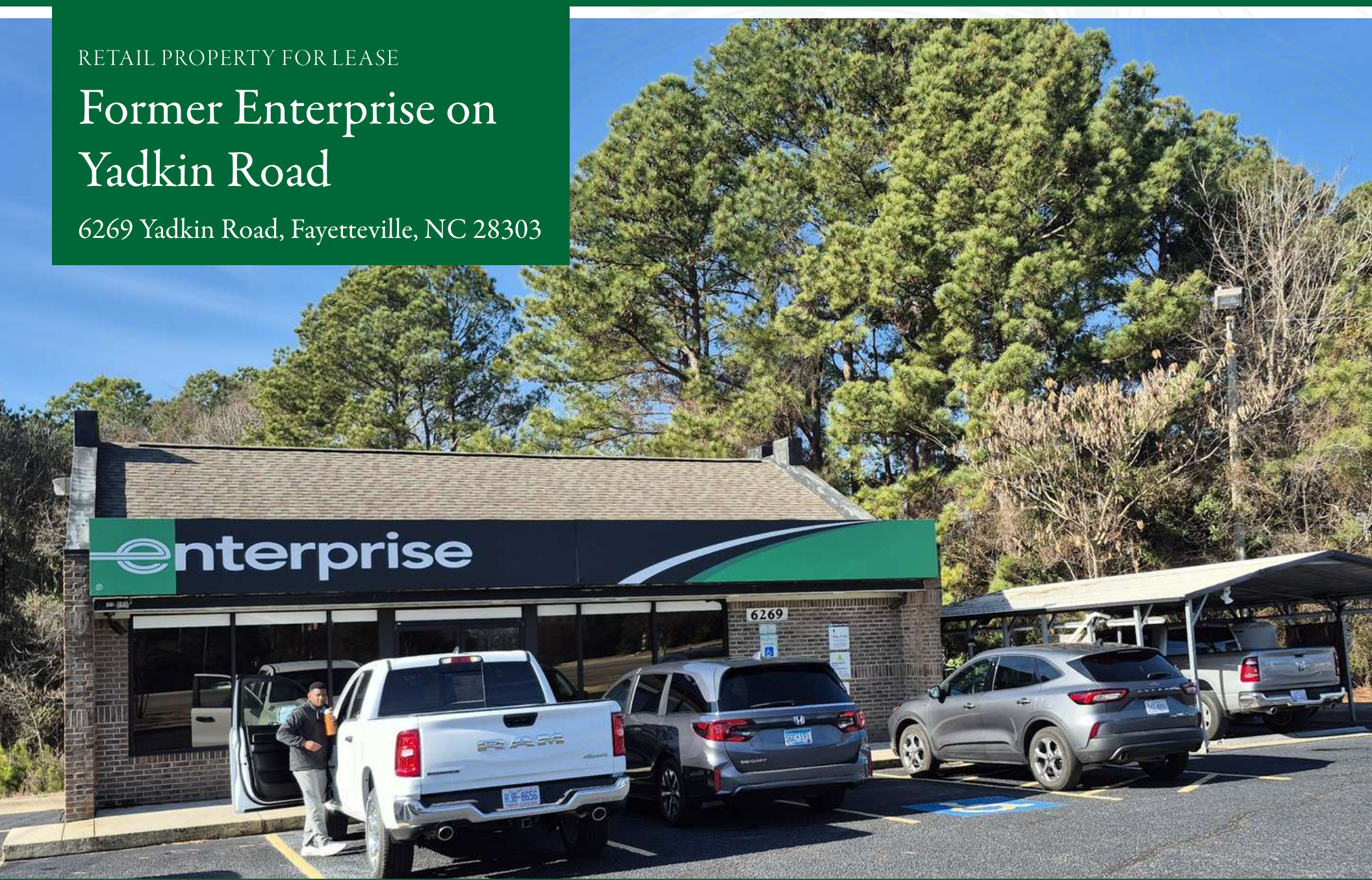


RETAIL PROPERTY FOR LEASE

Former Enterprise on Yadkin Road

6269 Yadkin Road, Fayetteville, NC 28303



for more information

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

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VISHAL NANDWANI

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

Former Enterprise on Yadkin Road

6269 YADKIN ROAD, FAYETTEVILLE, NC 28303

PROPERTY DETAILS & HIGHLIGHTS

Building Name	Former Enterprise on Yadkin Road
Property Type	Retail
Property Subtype	Street Retail
Building Size	1,464 SF
Traffic Count	22,000 VPD
Lease Rate	\$ 3,100 Per Month plus Taxes and Insurance

This former car rental facility offers approximately 1,450 square feet of versatile commercial space in a stand-alone building well suited for professional office or service-oriented retail use. The layout supports efficient office configurations while maintaining strong frontage and visibility along Yadkin Road. A dedicated surface lot provides approximately 20 on-site parking spaces, accommodating both employee and customer needs. The independent building design allows for clear branding and controlled access. Prior automotive use contributes to practical functionality and durable construction.



- Approximately 1,450 SF building
- Stand-alone commercial structure
- Former car rental facility
- 20 dedicated parking spaces
- Heavy Yadkin Road traffic
- Near Fort Bragg gates

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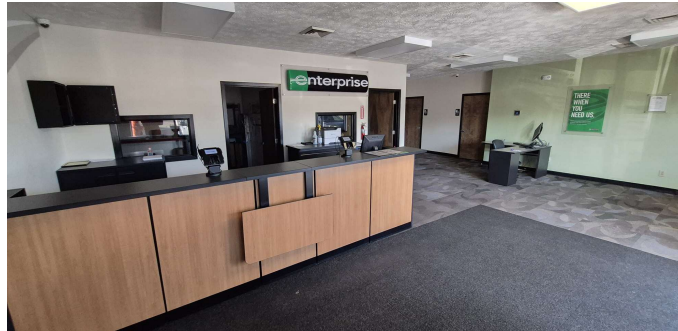
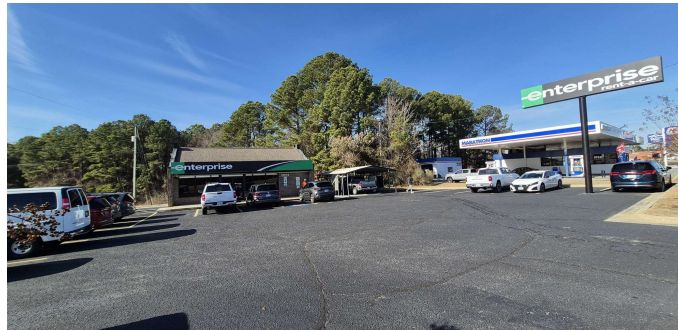
Former Enterprise on Yadkin Road
6269 YADKIN ROAD, FAYETTEVILLE, NC 28303

ADDITIONAL PHOTOS



6269 Yadkin Rd
 Fayetteville, NC 28303
 March 2025

	1 mi Radius	3 mi Radius	5 mi Radius	10 mi Radius
Count	6,492	48,714	116,500	300,063
Population	\$84,188	\$76,139	\$77,259	\$84,470
Median Income	2,896	17,096	43,900	114,673
Population Density	33.8	28.1	30.6	33.3
Population Change	63.5%	69.5%	69.4%	68%



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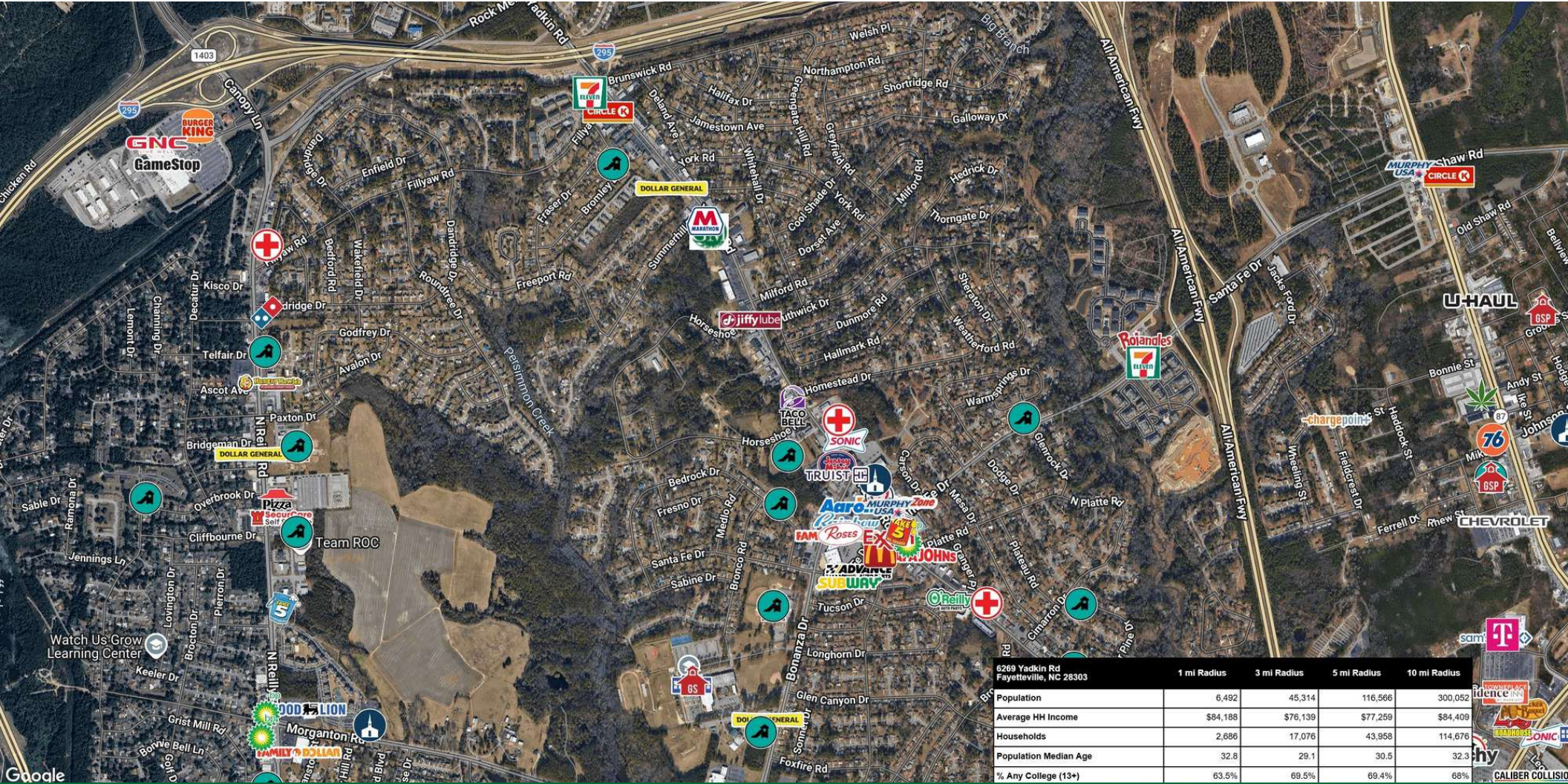
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ADDITIONAL PHOTOS



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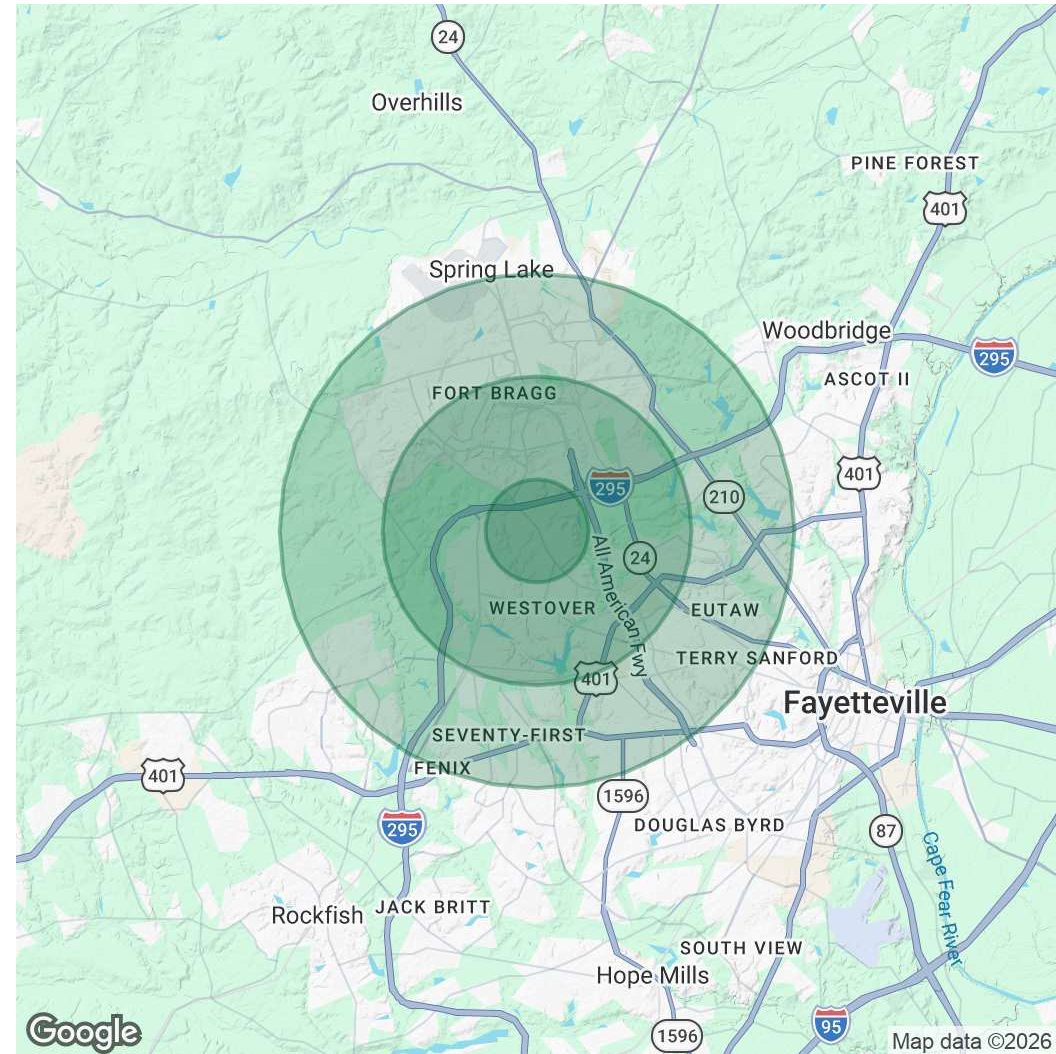


Former Enterprise on Yadkin Road 6269 YADKIN ROAD, FAYETTEVILLE, NC 28303

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,104	46,092	118,134
Average Age	39	34	35
Average Age (Male)	37	32	34
Average Age (Female)	40	35	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,557	17,358	45,140
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$70,082	\$71,420	\$72,535
Average House Value	\$167,378	\$148,141	\$168,183

Demographics data derived from AlphaMap



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