

CENTURY 21
COMMERCIAL.
Triangle Group

809

KATIE OFFICE LEASE

809 Katie Street
Fayetteville, NC 28306



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Katie Office lease

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Fayetteville, NC 28306



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KATIE OFFICE LEASE

PROPERTY INFORMATION

Annual Rent
\$18.00/ per SQ. FT.

Property Address
*809 Katie Street
Fayetteville, NC 28306*

Year Built
2001

Rentable Area
1,092 Sq. Ft.

COMPANY DISCLAIMER

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PROPERTY OVERVIEW

809 Katie St. is a fully renovated standalone office building available for lease in Fayetteville, NC. The property offers approximately 1,092 square feet with a functional layout that includes a reception area, four private offices, spacious break room with rear deck access, one ADA-accessible restroom, and ample parking.

Conveniently located less than a quarter mile from Owen Drive with quick access to I-95 and the Fayetteville Regional Airport, this move-in-ready office space is ideal for a variety of professional and office users seeking accessibility, convenience, and a private work environment.

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KATIE OFFICE LEASE

809 Katie Street
Fayetteville, NC 28306

PROPERTY DETAILS

Office for Lease: 809 Katie St, Fayetteville

Discover the perfect space for your business at 809 Katie St., Fayetteville, NC. This fully renovated standalone office building available for lease in Fayetteville, NC. The property offers approximately 1,092 square feet with a functional layout that includes a reception area, four private offices, spacious break room with rear deck access, one ADA-accessible restroom, and ample parking.

Conveniently located less than a quarter mile from Owen Drive with quick access to I-95 and the Fayetteville Regional Airport, this move-in-ready office space is ideal for a variety of professional and office users seeking accessibility, convenience, and a private work environment.

LEASE TERMS

- **Lease Rate:** \$18.00/SF/Year
- **Lease Type:** Modified Gross
- **Rentable Area:** 1,092 SF
- **Lease Term:** Negotiable
- **Parking:** Dedicated parking available. Parking allocation subject to lease agreement.
- **Zoning:** OI
- **Availability:** Immediate

Tenant Responsibilities

- Electricity, sewer and water (Public Works Commission)
- Telephone and internet services
- Janitorial services

Landlord Responsibilities: Property taxes and insurance

Potential uses include, but are not limited to:

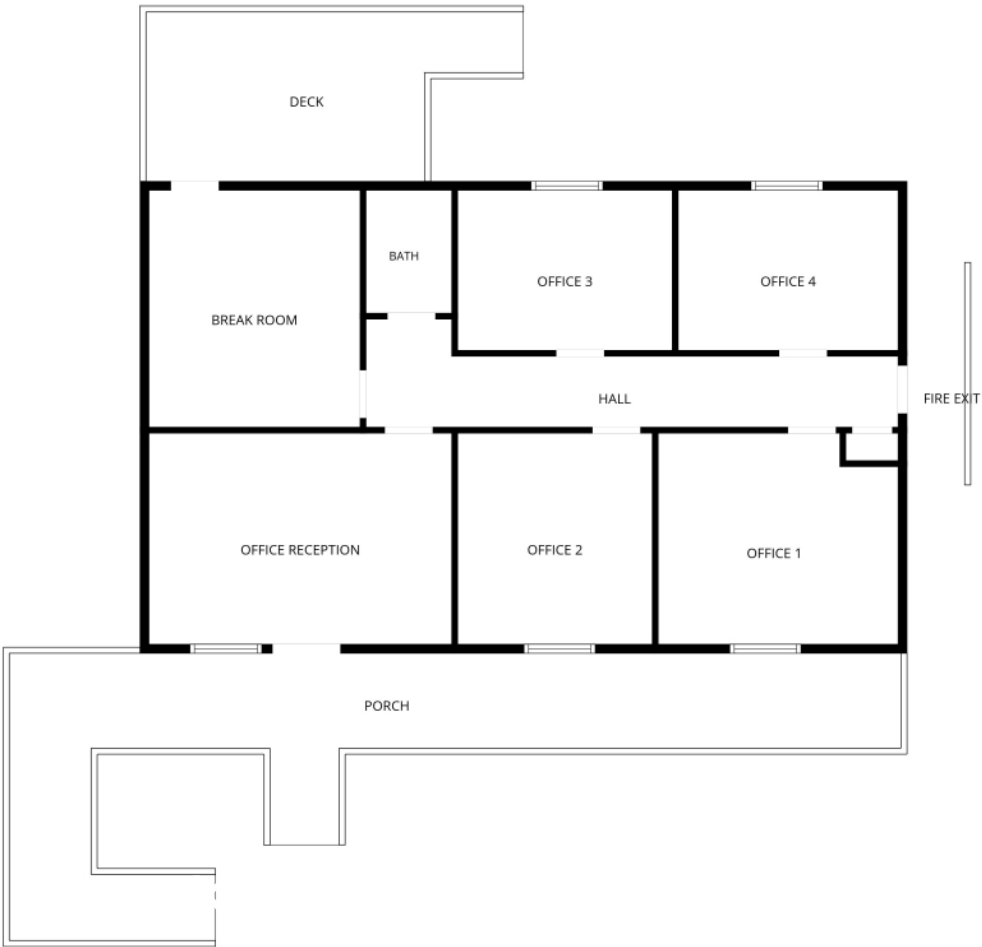
- Law offices, Accounting and tax preparation firms
- Financial advisors and insurance agencies, Consulting firms
- Real estate and mortgage offices
- Therapists, counselors, psychologists, and behavioral health practitioners
- Nonprofit organizations

PROPERTY PHOTOS



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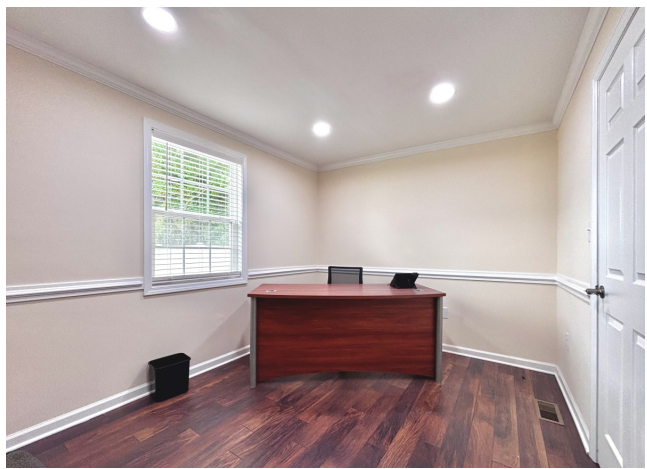
PROPERTY PHOTOS



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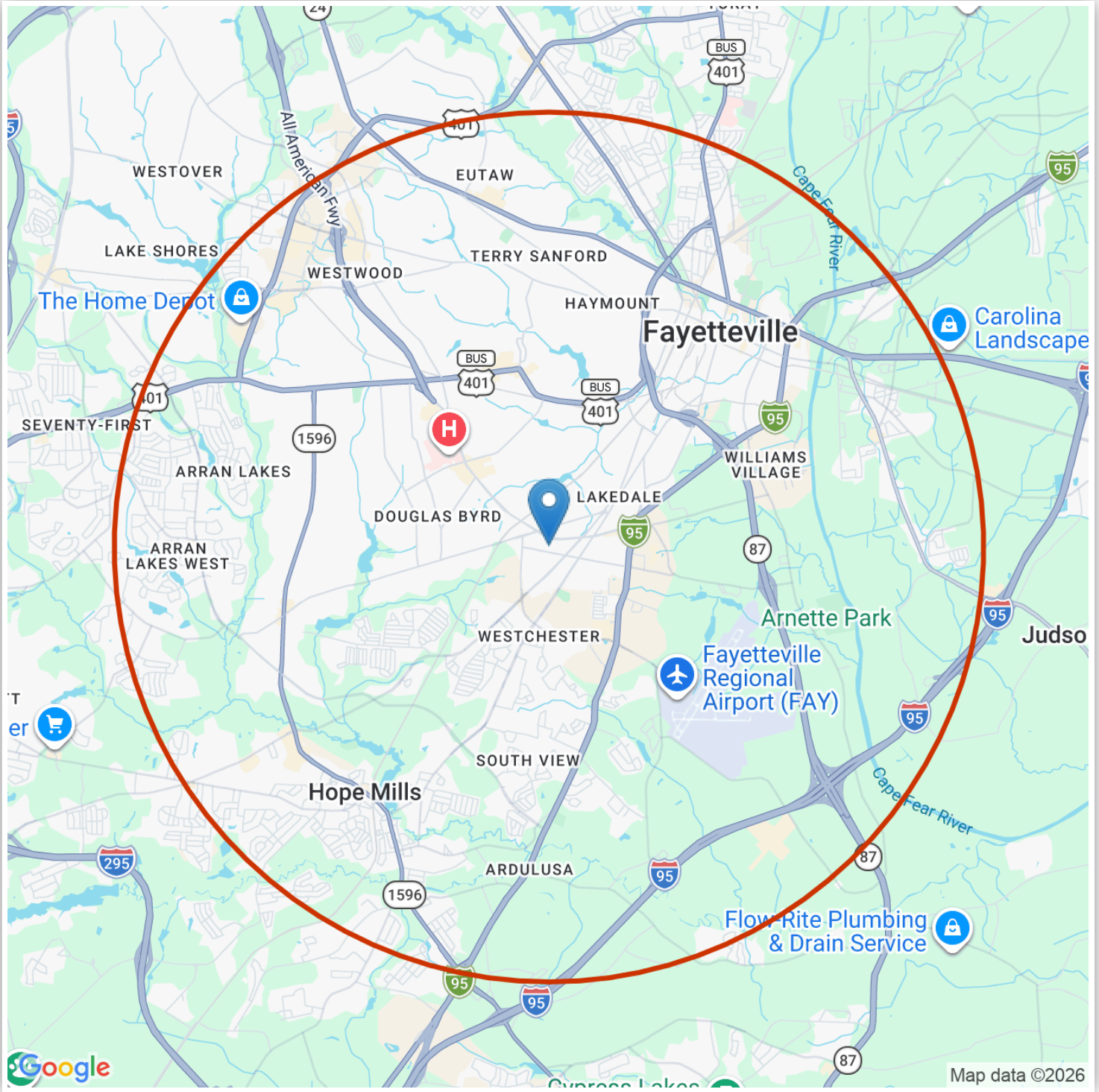
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PROPERTY PHOTOS



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



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

115,012
Population

36.6 Median Age

2.36
Average Household Size

47,011
Total Households

EDUCATION

6.27%

No High School Diploma

9.52%

High School Graduate

23.41%

Some College

18.95%

Bachelor's/ Grad

BUSINESS



EMPLOYMENT

3,668
Manufacturing Employees

19,197
Retail Trade Employees

7,818
Eating & Drinking Employees

3,893
Finance/Ins/Real Estate Emp

7.4% Unemployment Rate

INCOME

\$54,601
Median Household Income

\$31,523
Per Capita Income

\$78,651
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (20.21%)

The smallest group : \$200,000+ (4.63%)

Indicator	Value(%)	
< \$15,000	12.56	■
\$15,000 - \$24,999	8.23	■
\$25,000 - \$34,999	9.4	■
\$35,000 - \$49,999	14.6	■
\$50,000 - \$74,999	20.21	■
\$75,000 - \$99,999	11.59	■
\$100,000 - \$149,999	13.86	■
\$150,000 - \$199,999	4.9	■
\$200,000+	4.63	■



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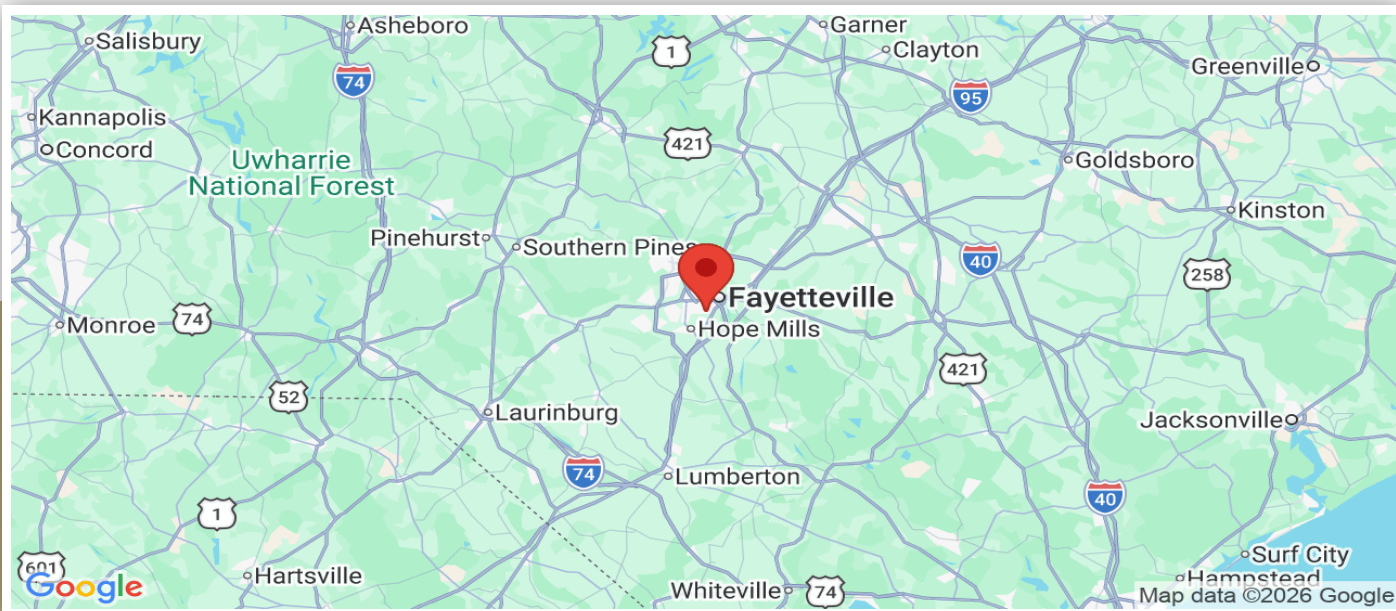
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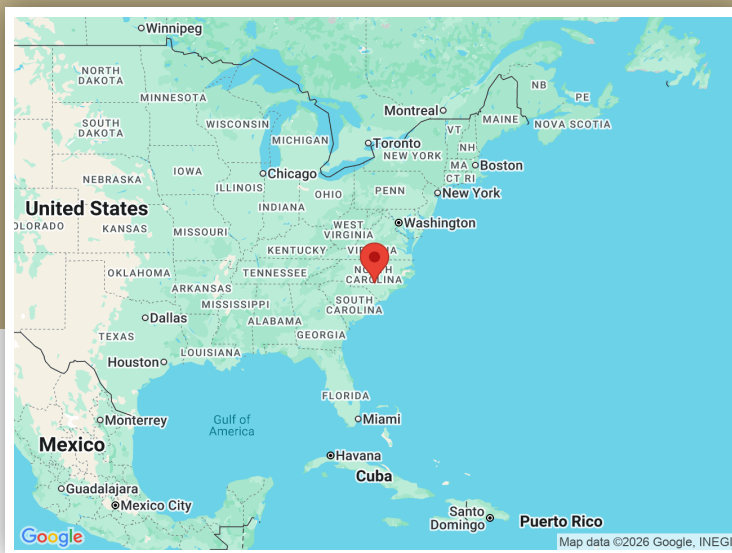
AREA LOCATION MAP



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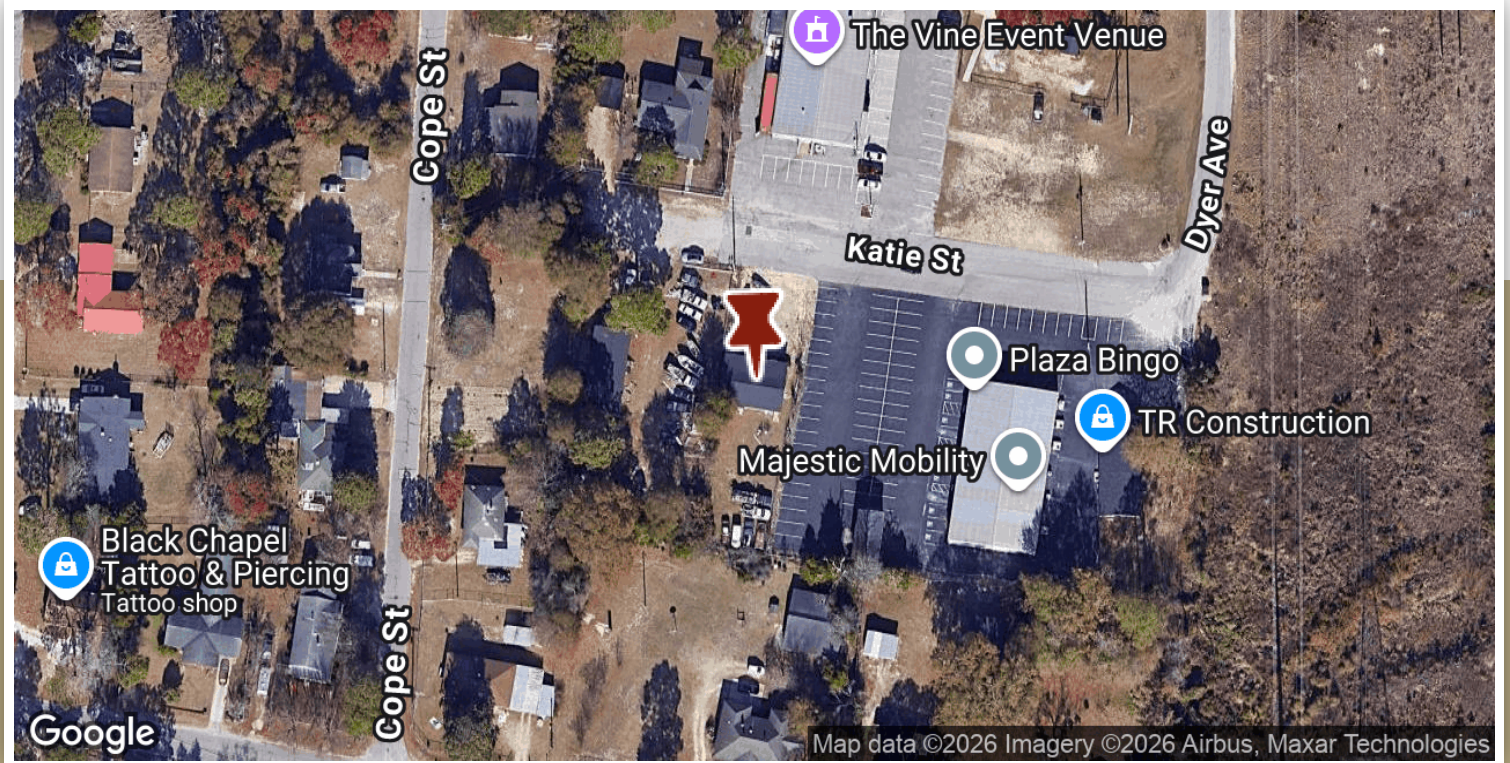
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AERIAL ANNOTATION MAP



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