

COMMERCIAL



STANDALONE OFFICE for LEASE

809 Katie St, Fayetteville, NC

FOR MORE INFO



Marguerite Greene
VICE PRESIDENT COMMERCIAL
Century 21 Triangle Group
919-219-9312
mgreene@marccom.com

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COMMERCIAL.**



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LEASE TERMS



LEASE TERMS & HIGHLIGHTS

- Lease Rate: \$18.00/SF/Year
- Lease Type: Modified Gross
- Rentable Area: 1,092 SF
- Lease Term: Negotiable
- Parking: Dedicated parking
- Zoning: OI
- Availability: Immediate

TENANT RESPONSIBILITIES

- Electricity, sewer and water
- Telephone & internet services
- Janitorial services

LANDLORD RESPONSIBILITIES

- Property taxes & insurance



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PERMITTED USES



POTENTIAL USES INCLUDE,
BUT ARE NOT LIMITED TO:

- Law offices, Accounting firms
- Financial advisors & insurance agencies, Consulting firms
- Real estate & Mortgage offices
- Therapists, counselors, psychologists, & behavioral health practitioners
- Nonprofit organizations



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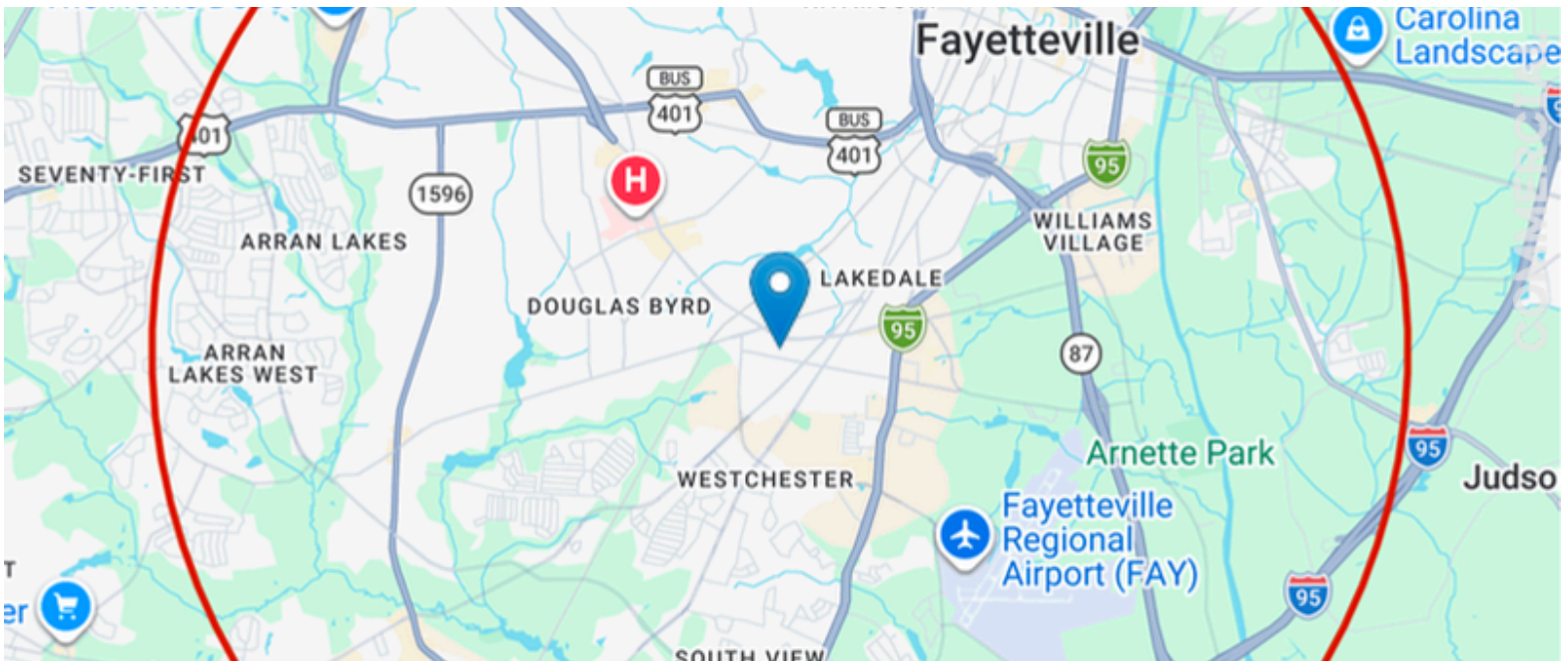
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FLOOR PLAN

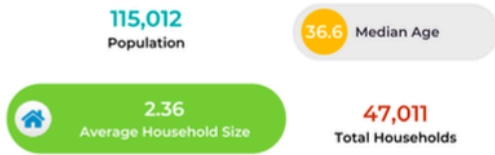


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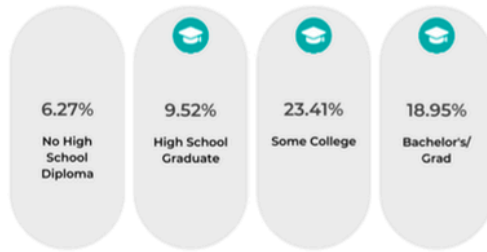
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KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



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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