



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



OFFICE BUILDING FOR LEASE

1,160 SF OFFICE/FLEX SPACE

409 Chicago Dr, Fayetteville, NC 28306

for more information

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge

O: 910.829.1617 x202

C: 910.988.5284

patrick@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,160 SF
Lease Rate:	\$1,160/Month
Lease Type:	Gross
Year Built:	1997
Zoning:	CC (AOD)

PROPERTY OVERVIEW

NOW AVAILABLE! 1,160 SF office/flex space in the Commerce Park development in the center of Fayetteville, NC. The space has a waiting area/reception, three private offices, a training room, one restroom, and a roll up door in the rear.

The property is located along Chicago Dr in the Commerce Park development. It has quick, easy access to Hwy 87, Business 95, and the Fayetteville airport which gives this convenient regional access. The total daytime population is 53,325.

PROPERTY HIGHLIGHTS

- 1,160 SF available for lease
- \$12.00/sf gross
- Waiting area/reception, three private offices, a training room, one restroom, and a roll up door in the rear
- Close to Hwy 87, Bus-95, and airport

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1,160 SF Office/Flex Space
409 CHICAGO DR, FAYETTEVILLE, NC 28306

ADDITIONAL PHOTOS



for more information

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AERIAL MAP



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LOCATION MAP



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Executive Summary

409 Chicago Dr, Fayetteville, North Carolina, 28306
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.03465
Longitude: -78.88102

	1 mile	3 miles	5 miles
Population			
2000 Population	2,899	31,261	85,047
2010 Population	2,554	30,046	88,879
2021 Population	2,749	29,847	88,518
2026 Population	2,815	29,876	88,581
2000-2010 Annual Rate	-1.26%	-0.40%	0.44%
2010-2021 Annual Rate	0.66%	-0.06%	-0.04%
2021-2026 Annual Rate	0.48%	0.02%	0.01%
2021 Male Population	54.3%	46.4%	46.6%
2021 Female Population	45.7%	53.6%	53.4%
2021 Median Age	39.6	40.0	37.4

In the identified area, the current year population is 88,518. In 2010, the Census count in the area was 88,879. The rate of change since 2010 was -0.04% annually. The five-year projection for the population in the area is 88,581 representing a change of 0.01% annually from 2021 to 2026. Currently, the population is 46.6% male and 53.4% female.

Median Age

The median age in this area is 39.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	29.8%	45.5%	43.0%
2021 Black Alone	60.1%	43.8%	44.2%
2021 American Indian/Alaska Native Alone	3.1%	2.5%	1.9%
2021 Asian Alone	1.6%	2.1%	2.6%
2021 Pacific Islander Alone	0.2%	0.2%	0.2%
2021 Other Race	1.7%	2.1%	3.2%
2021 Two or More Races	3.4%	3.9%	4.8%
2021 Hispanic Origin (Any Race)	4.9%	6.6%	9.6%

Persons of Hispanic origin represent 9.6% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	26	48	48
2000 Households	988	13,013	34,097
2010 Households	793	12,923	36,665
2021 Total Households	859	12,971	36,881
2026 Total Households	883	13,024	37,010
2000-2010 Annual Rate	-2.17%	-0.07%	0.73%
2010-2021 Annual Rate	0.71%	0.03%	0.05%
2021-2026 Annual Rate	0.55%	0.08%	0.07%
2021 Average Household Size	2.55	2.17	2.32

The household count in this area has changed from 36,665 in 2010 to 36,881 in the current year, a change of 0.05% annually. The five-year projection of households is 37,010, a change of 0.07% annually from the current year total. Average household size is currently 2.32, compared to 2.35 in the year 2010. The number of families in the current year is 22,140 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

July 12, 2021



Executive Summary

409 Chicago Dr, Fayetteville, North Carolina, 28306
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.03465
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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	13.1%	20.1%	13.9%
Median Household Income			
2021 Median Household Income	\$26,243	\$36,932	\$39,780
2026 Median Household Income	\$28,324	\$40,847	\$44,063
2021-2026 Annual Rate	1.54%	2.04%	2.07%
Average Household Income			
2021 Average Household Income	\$38,134	\$57,098	\$57,226
2026 Average Household Income	\$42,885	\$63,828	\$64,083
2021-2026 Annual Rate	2.38%	2.25%	2.29%
Per Capita Income			
2021 Per Capita Income	\$15,569	\$25,089	\$23,912
2026 Per Capita Income	\$17,349	\$28,109	\$26,842
2021-2026 Annual Rate	2.19%	2.30%	2.34%
Households by Income			

Current median household income is \$39,780 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$44,063 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$57,226 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$64,083 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$23,912 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$26,842 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	162	107	156
2000 Total Housing Units	1,136	14,625	37,741
2000 Owner Occupied Housing Units	446	6,843	19,900
2000 Renter Occupied Housing Units	542	6,170	14,197
2000 Vacant Housing Units	148	1,612	3,644
2010 Total Housing Units	927	14,634	40,571
2010 Owner Occupied Housing Units	390	6,281	19,728
2010 Renter Occupied Housing Units	403	6,642	16,937
2010 Vacant Housing Units	134	1,711	3,906
2021 Total Housing Units	1,038	15,306	42,227
2021 Owner Occupied Housing Units	358	5,246	16,955
2021 Renter Occupied Housing Units	500	7,725	19,926
2021 Vacant Housing Units	179	2,335	5,346
2026 Total Housing Units	1,086	15,680	43,168
2026 Owner Occupied Housing Units	376	5,391	17,288
2026 Renter Occupied Housing Units	507	7,633	19,722
2026 Vacant Housing Units	203	2,656	6,158

Currently, 40.2% of the 42,227 housing units in the area are owner occupied; 47.2%, renter occupied; and 12.7% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 40,571 housing units in the area - 48.6% owner occupied, 41.7% renter occupied, and 9.6% vacant. The annual rate of change in housing units since 2010 is 1.79%. Median home value in the area is \$131,480, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 6.52% annually to \$180,269.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

July 12, 2021

APPLY NOW!

409 Chicago Dr, #103, Fayetteville, NC 28306

Patrick Murray

 (910) 829-1617  patrick@grantmurrayre.com

Grant-Murray Real Estate, LLC
License #231098

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- Criminal Background Check *
- Eviction Report *

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