

RETAIL PROPERTY FOR LEASE

# The Shoppes at Ramsey

4251 Ramsey St, Fayetteville, NC 28311



*for more information*

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



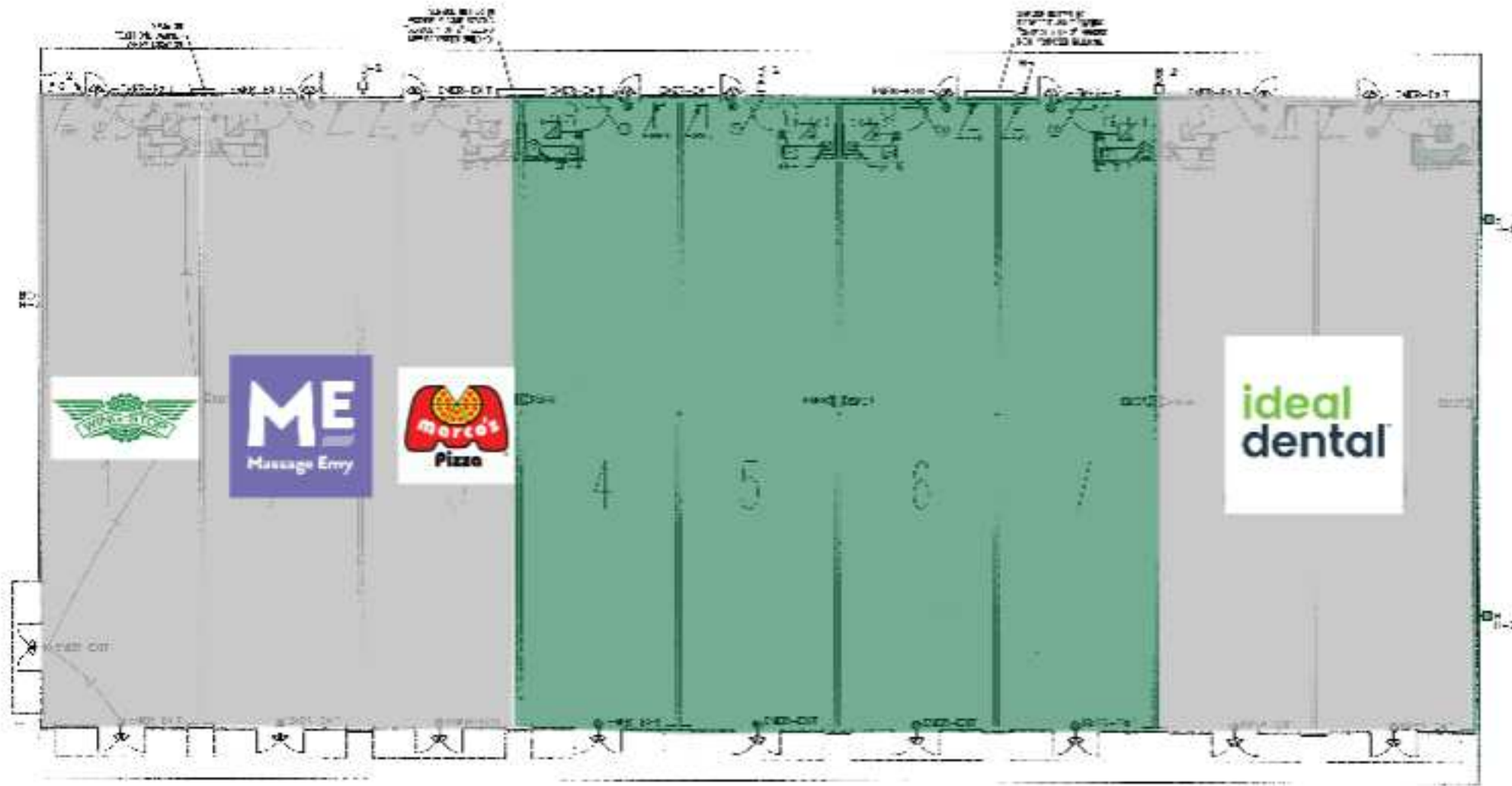
## PROPERTY OVERVIEW

<b>Available SF:</b>	3,000 - 6,000 SF
<b>Lease Rate:</b>	\$28 SF/yr (NNN)
<b>Lot Size:</b>	1.77 Acres
<b>Year Built:</b>	2017
<b>Building Size:</b>	14,400 SF
<b>Zoning:</b>	CC-Community Commercial
<b>Traffic Count:</b>	39,496

## property description

Join Wingstop, Massage Envy, Ideal Dental, and Marco's Pizza at The Shoppes at Ramsey, a recently constructed retail center along the heavily traveled Ramsey Street corridor in north Fayetteville. The available space is Suites 4-7 totaling 6,000 SF, currently occupied by Anytime Fitness, providing a versatile opportunity for retailers, medical users, service providers, or fitness-related concepts seeking visibility and established co-tenancy. Traffic counts along Ramsey Street reach 39,496 vehicles per day, delivering strong exposure to daily commuters and surrounding neighborhoods. \*\*No Tobacco Shops or Vape Shops\*\*

The Shoppes at Ramsey is located within Fayetteville's growing northeast submarket and is surrounded by a strong mix of hospitality, retail, and educational anchors, including a Fairfield Inn & Suites directly behind the center. Methodist University is less than one mile north, while Fayetteville State University is located just a few miles south, helping support consistent daytime activity in the area. Within a three-mile radius, the population exceeds 40,000 residents with average household incomes above \$68,000,



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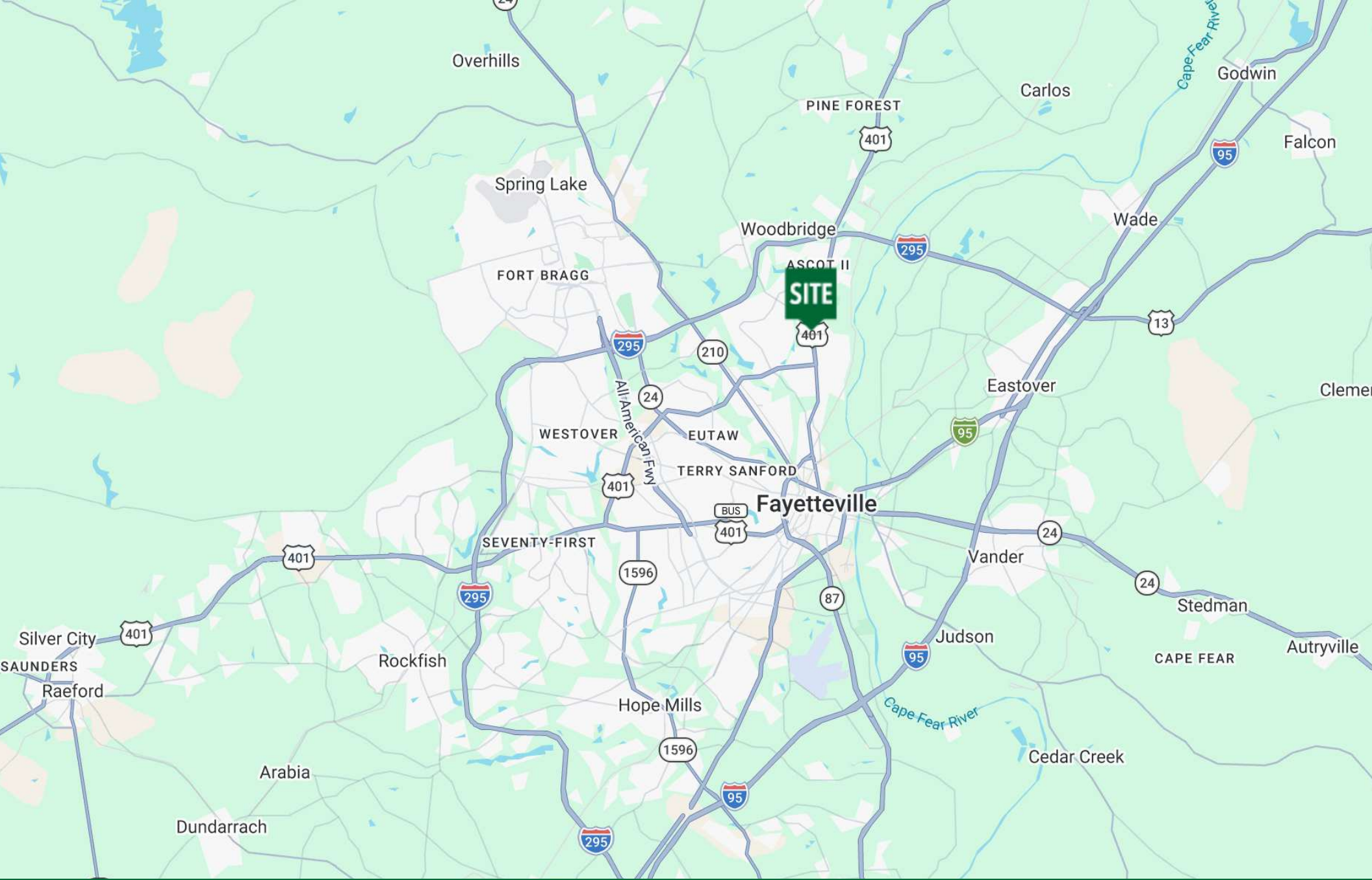


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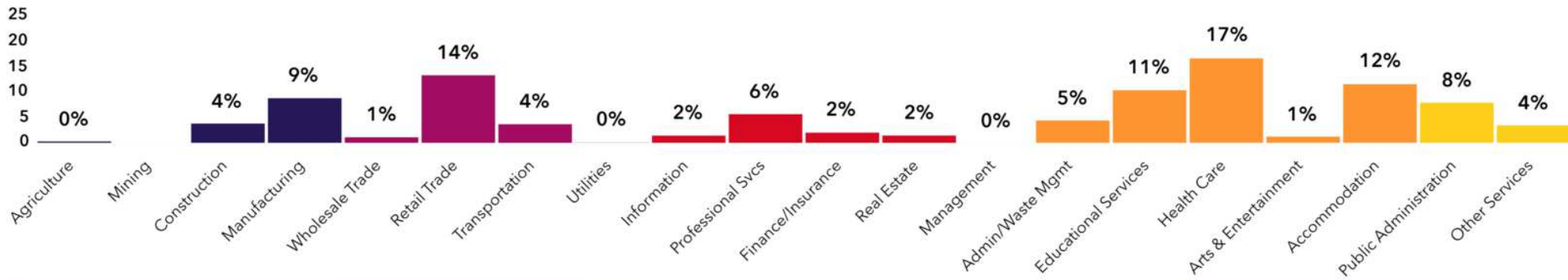
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**40,081**  
Total Population



## Population

**33,682**  
Daytime Population



**\$58,147**  
Median HH Income



## Income

**\$33,555**  
Per Capita Income



**17,294**  
Total Households



## Housing

**19,068**  
Total Housing Units



**\$235,000**  
Median Home Value



## Homes

**47.0%**  
Home Ownership



**36.3**  
Median Age



## People

Tapestry Segment



# Demographics

for more information  
4251 Ramsey St, Fayetteville, North Carolina,  
28311

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6%

No HS Diploma



27%



36%



31%



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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028

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