

LAND FOR SALE

2434 Hope Mills Rd

Fayetteville, NC 28304



for more information

KEVIN CARROLL

Broker

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

3.16 ACRES

PROPERTY OVERVIEW

Sale Price:

Subject to Offer

Lot Size:

3.16 Acres

Zoning:

CC

Market:

Hope Mills

Submarket

Fayetteville

Property Description

2434 Hope Mills Road offers a 3.16-acre commercial land opportunity with approximately ± 350 feet of direct road frontage, delivering strong visibility along a well-traveled corridor with traffic counts of 23,000 VPD. Zoned CC (Community Commercial), the site supports a wide range of retail, office, and service-oriented uses, making it adaptable for both developers and owner-users. The parcel's size and layout allow for flexible site planning, including multi-tenant configurations, pad-ready development, or a single-user footprint with efficient access and parking. Water and sewer availability are in place, helping to reduce development timelines and upfront costs. Consistent vehicle flow and clear frontage enhance signage opportunities and long-term exposure for future occupants.

2434 Hope Mills Rd
FAYETTEVILLE, NC 28304

PROPERTY DETAILS & HIGHLIGHTS

Lot Size	3.16 Acres
Pin #	0405-98-7345
Zoning	CC
Market	Hope Mills

Located along Hope Mills Road in Fayetteville, the property benefits from a steady stream of commuter and local traffic supported by surrounding residential growth. The corridor features a mix of national and regional retailers, restaurants, and service providers that contribute to daily consumer activity. Proximity to major transportation routes, including Interstate 95, provides convenient regional access and connectivity to broader markets. Nearby employment hubs and established neighborhoods help sustain both daytime and evening traffic patterns. This setting supports businesses seeking consistent visibility and accessibility within a growing commercial corridor.



- ±3.16 acres commercial land
- ±350 ft road frontage
- 23,000 VPD traffic count
- CC zoning flexibility
- Water and sewer available
- Strong corridor visibility
- Flexible development configurations

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ADDITIONAL PHOTOS



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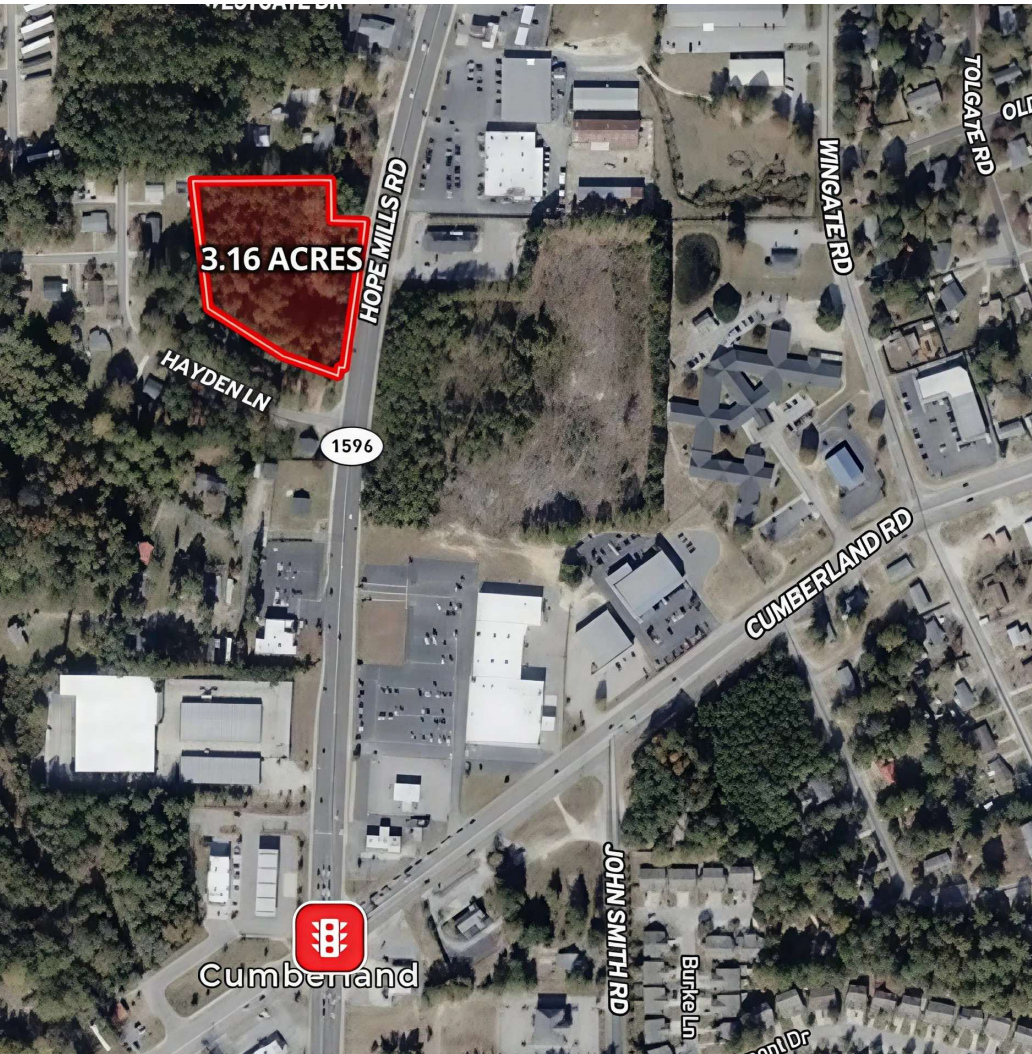


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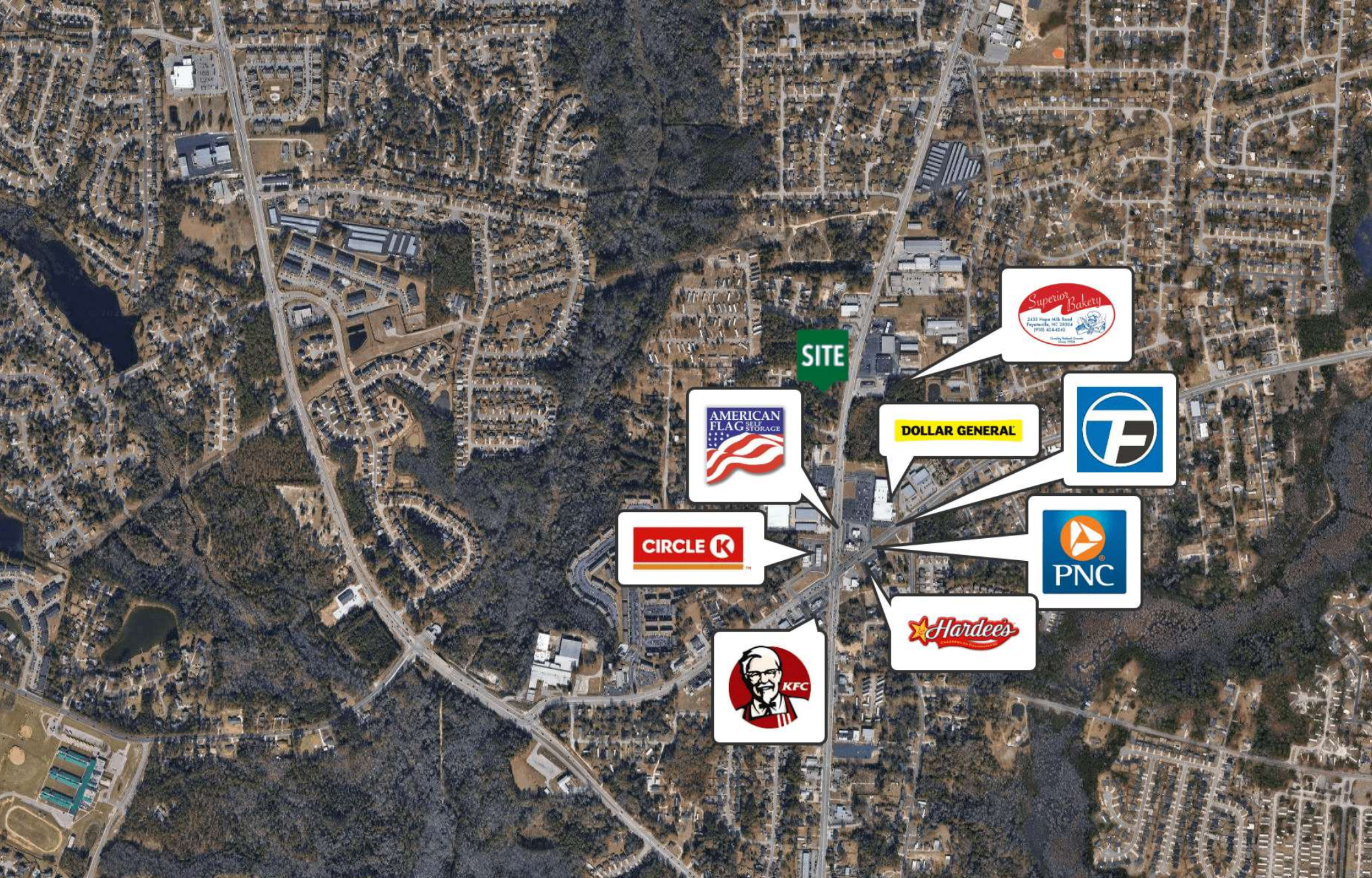
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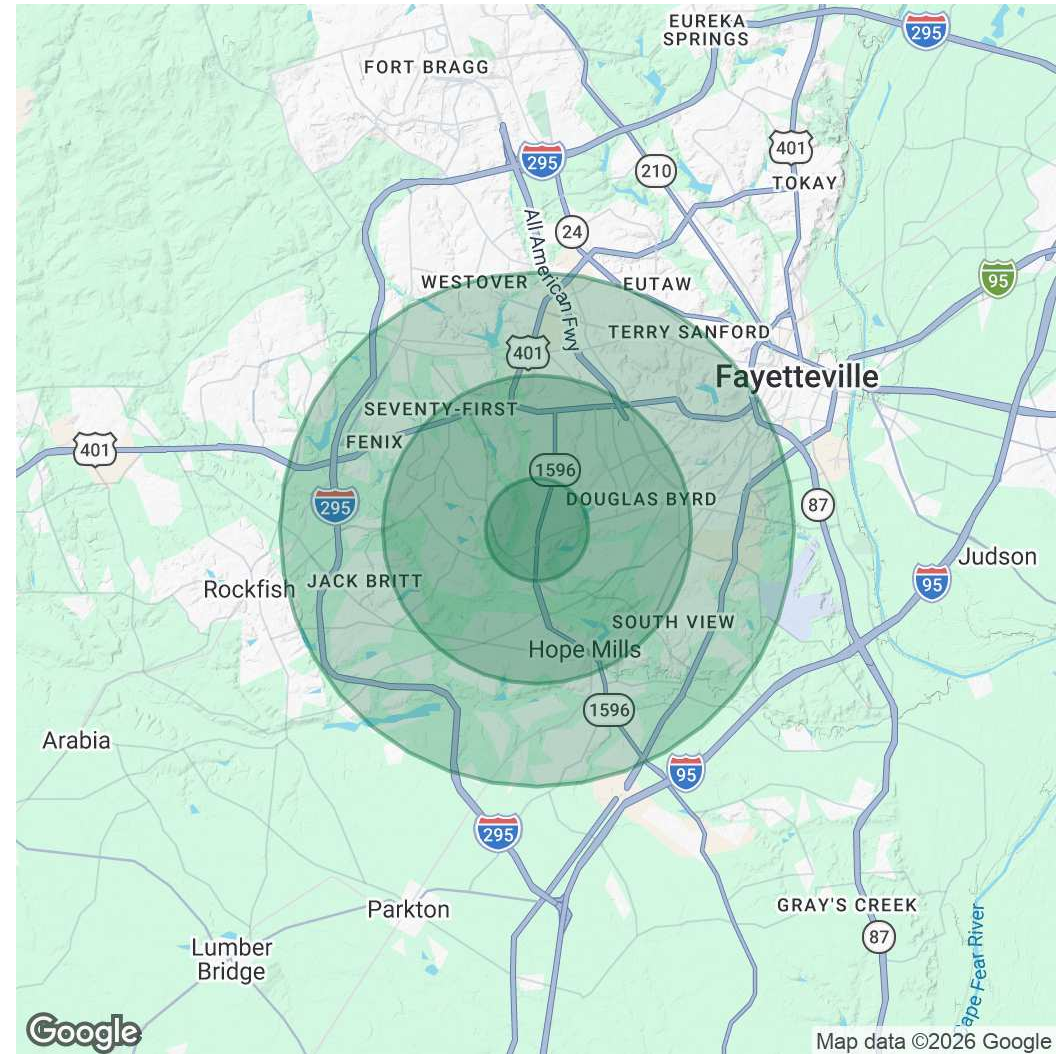
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,730	61,520	139,807
Average Age	34.8	33.8	34.8
Average Age (Male)	33.2	32.0	32.6
Average Age (Female)	37.0	36.1	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,190	24,066	55,151
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$62,151	\$70,279	\$77,927
Average House Value	\$142,708	\$171,610	\$208,111

2023 American Community Survey (ACS)



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