

LAND FOR SALE

2434

Hope Mills Rd

Fayetteville, NC 28304



3.16  
ACRES

Hope Mills Rd

Hope Mills Rd

Cumberland Rd

*for more information*

KEVIN CARROLL

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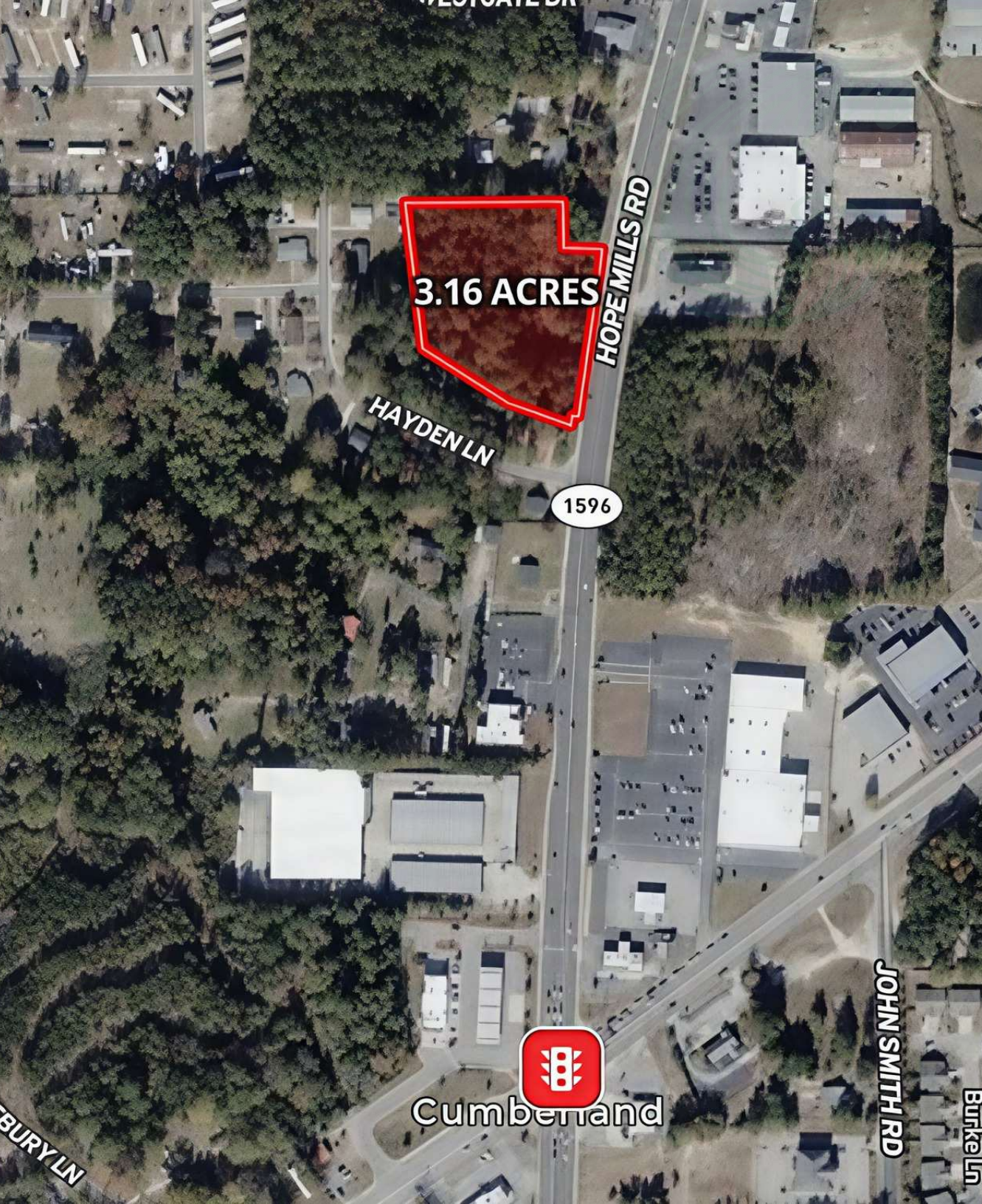


Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



**3.16 ACRES**

1596



Cumberland

# PROPERTY OVERVIEW

<b>Sale Price:</b>	Subject to Offer
<b>Lot Size:</b>	3.16 Acres
<b>Zoning:</b>	CC
<b>Market:</b>	Hope Mills
<b>Submarket</b>	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

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- ±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



*for more information*

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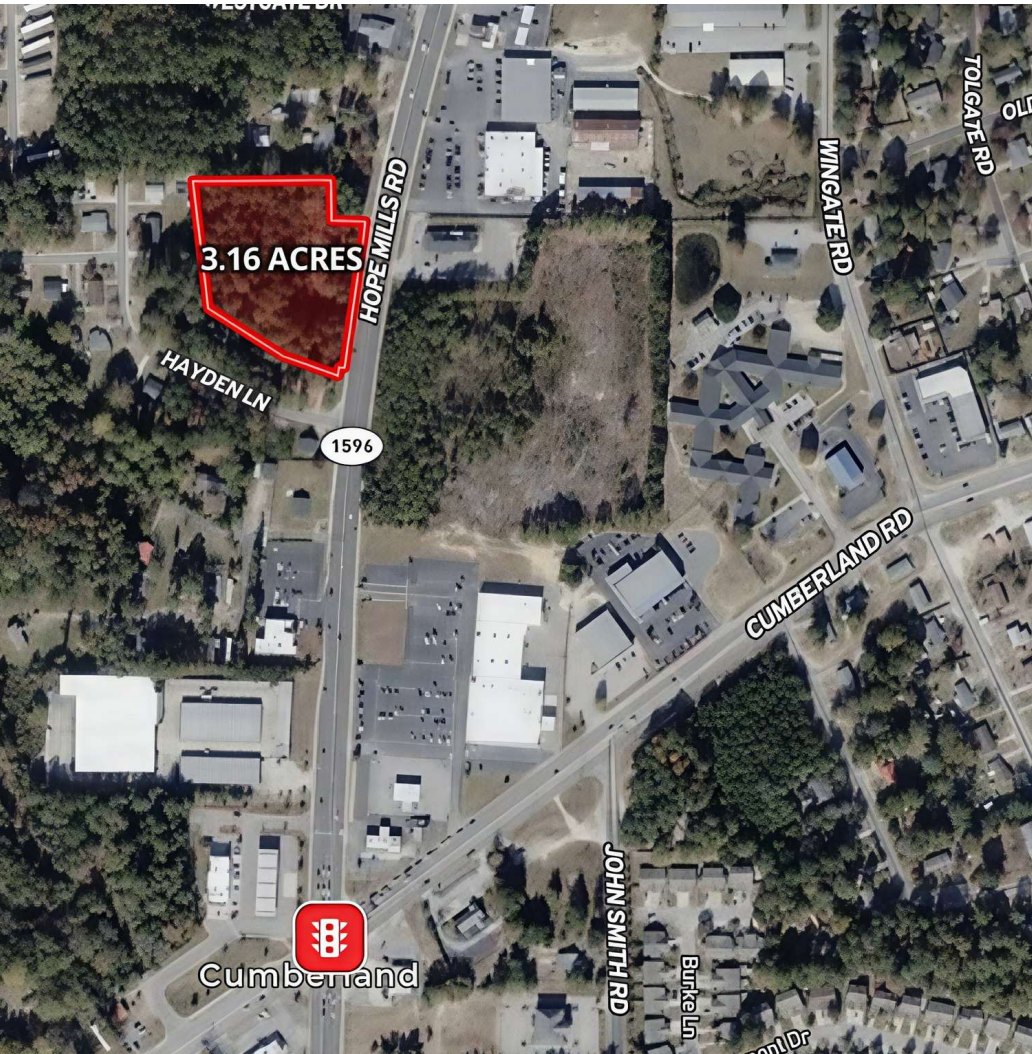
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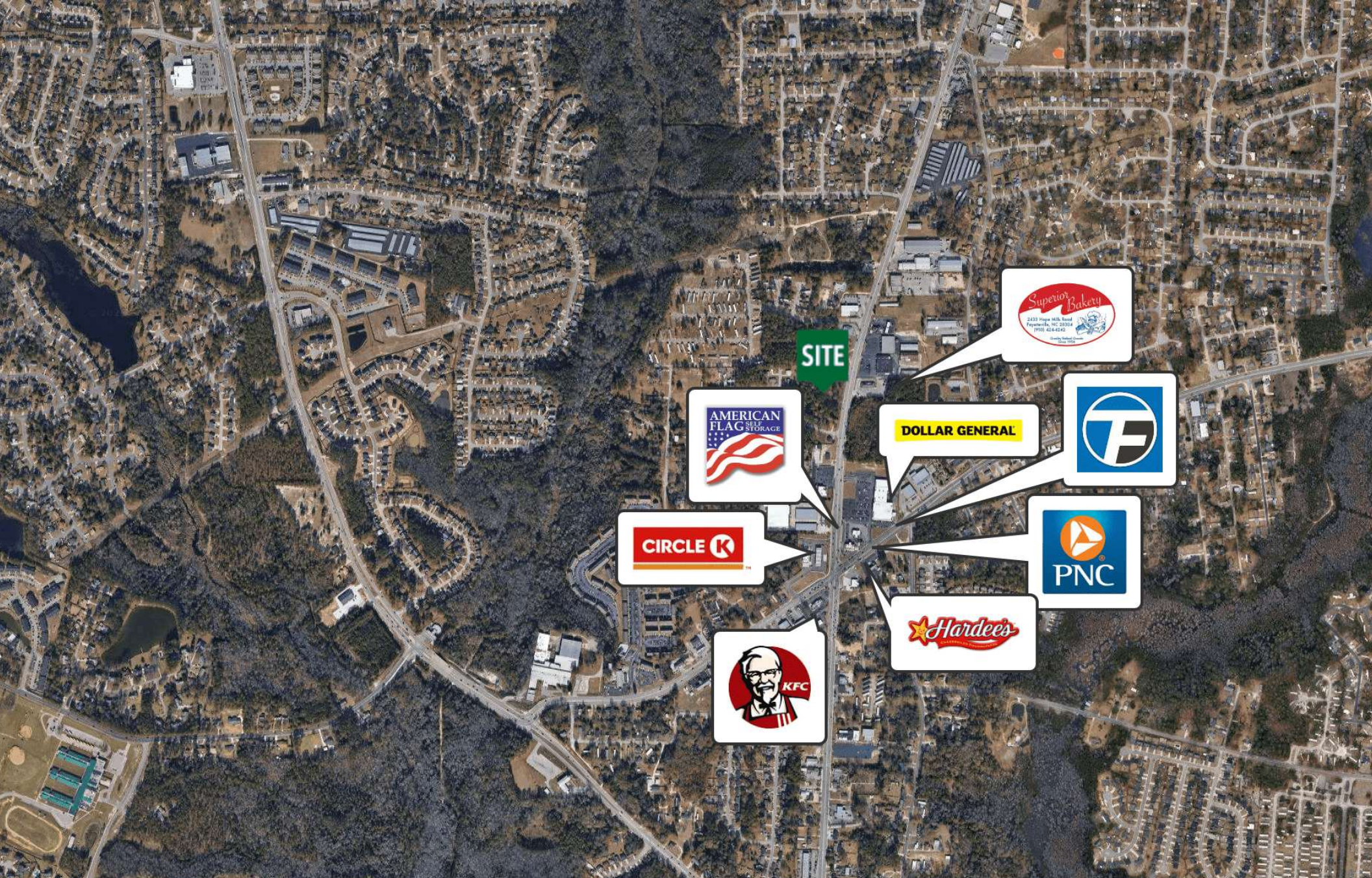


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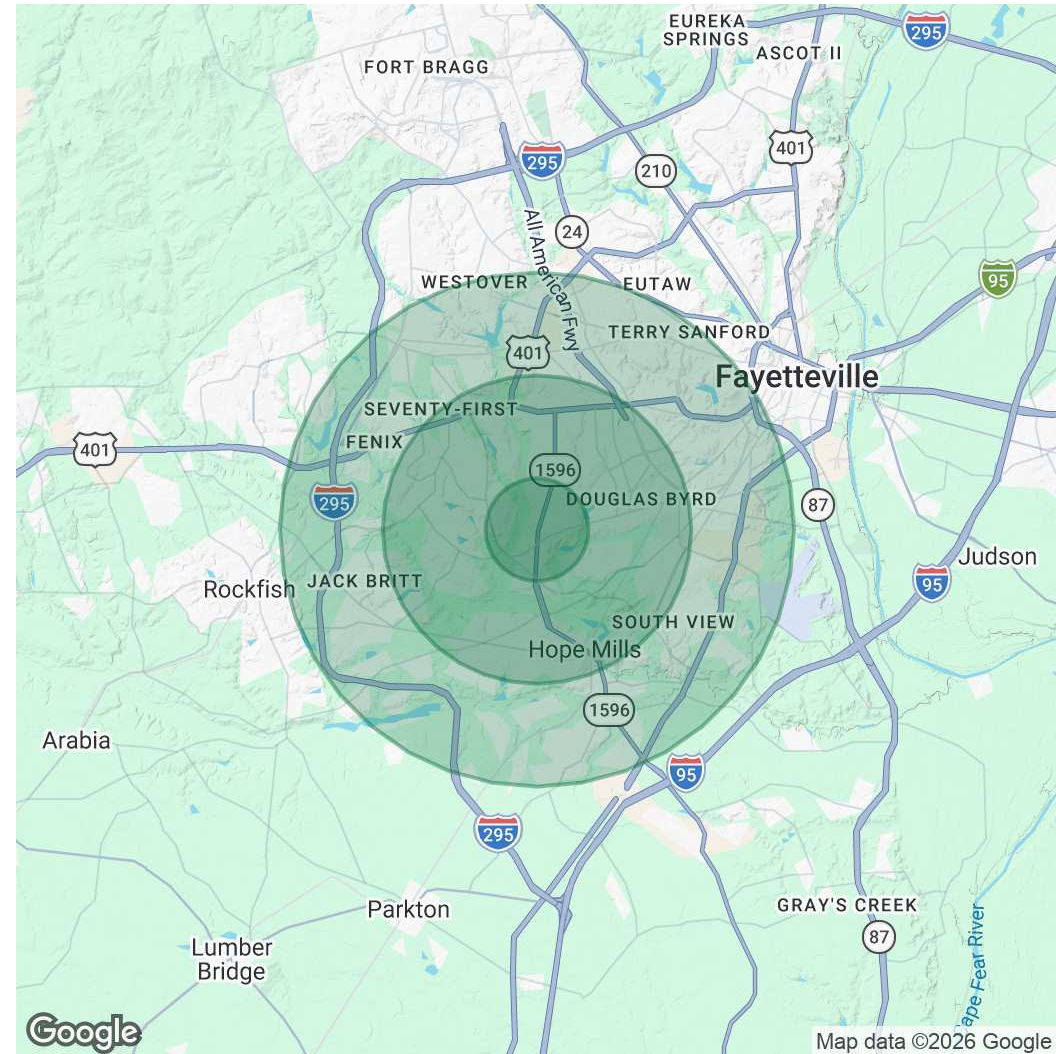
DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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