

RETAIL PROPERTY FOR LEASE

1978 Skibo Road

Fayetteville, NC 28314



for more information

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

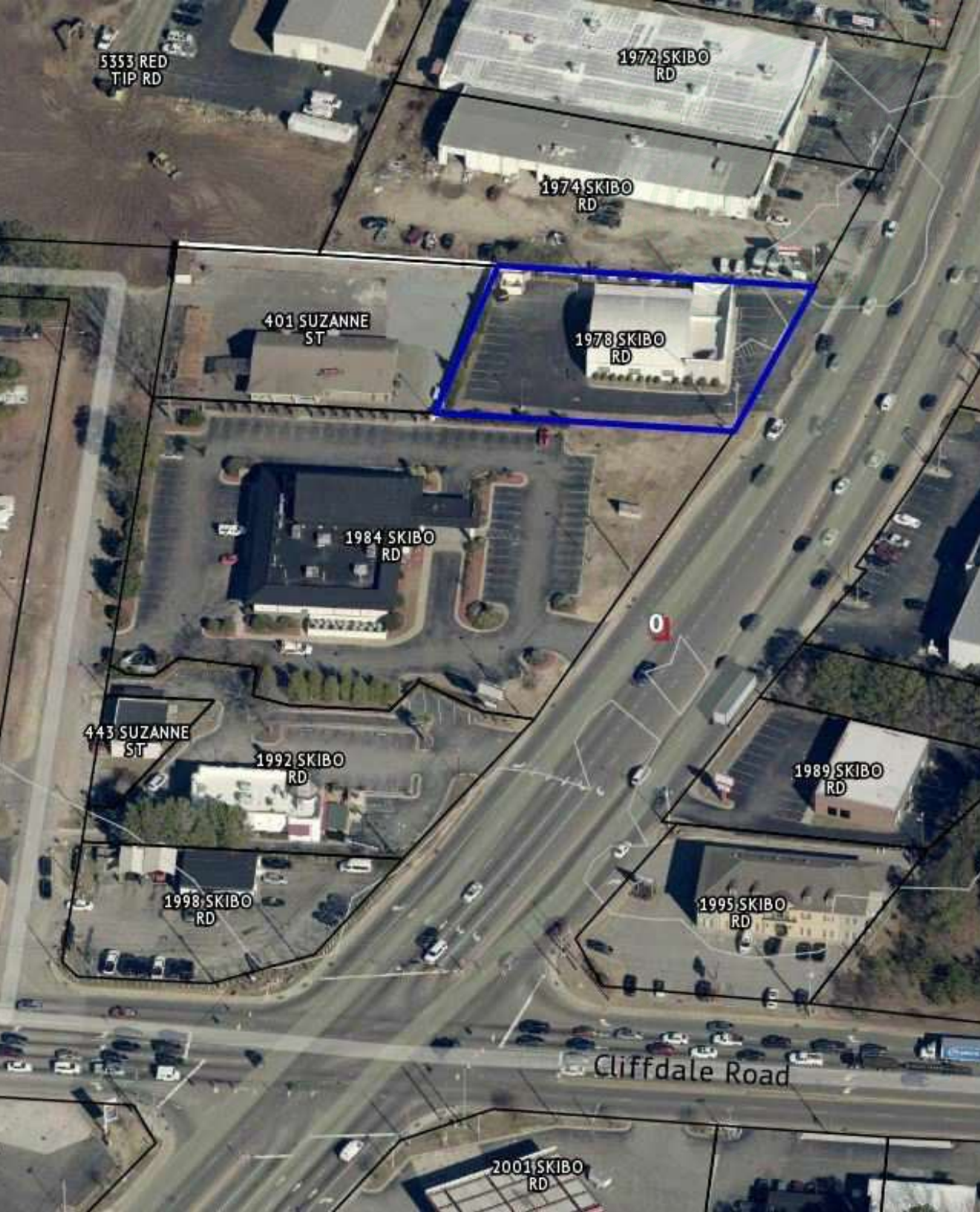
neil@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

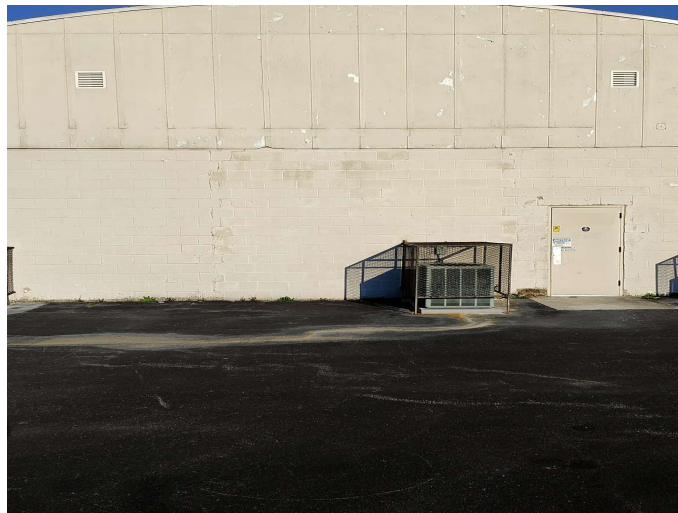
Available SF:	6,500 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	0.64 Acres
Building Size:	6,536 SF
Zoning:	CC
Market:	Fayetteville

property description

This ±6,500 SF stand-alone retail space at 1978 Skibo Road offers an exceptional opportunity in one of Fayetteville's most active commercial corridors. With excellent visibility and strong street frontage, the property benefits from ±41,000 vehicles passing daily, making it ideal for a wide range of retail or service-oriented tenants. The layout is highly functional, accommodating various business needs, while ample parking ensures convenience for customers and staff. Prominent signage opportunities further enhance exposure, providing maximum visibility for businesses looking to establish a commanding presence. Currently operating as a tobacco store, this versatile space is available for lease at \$25 NNN.

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ADDITIONAL PHOTOS



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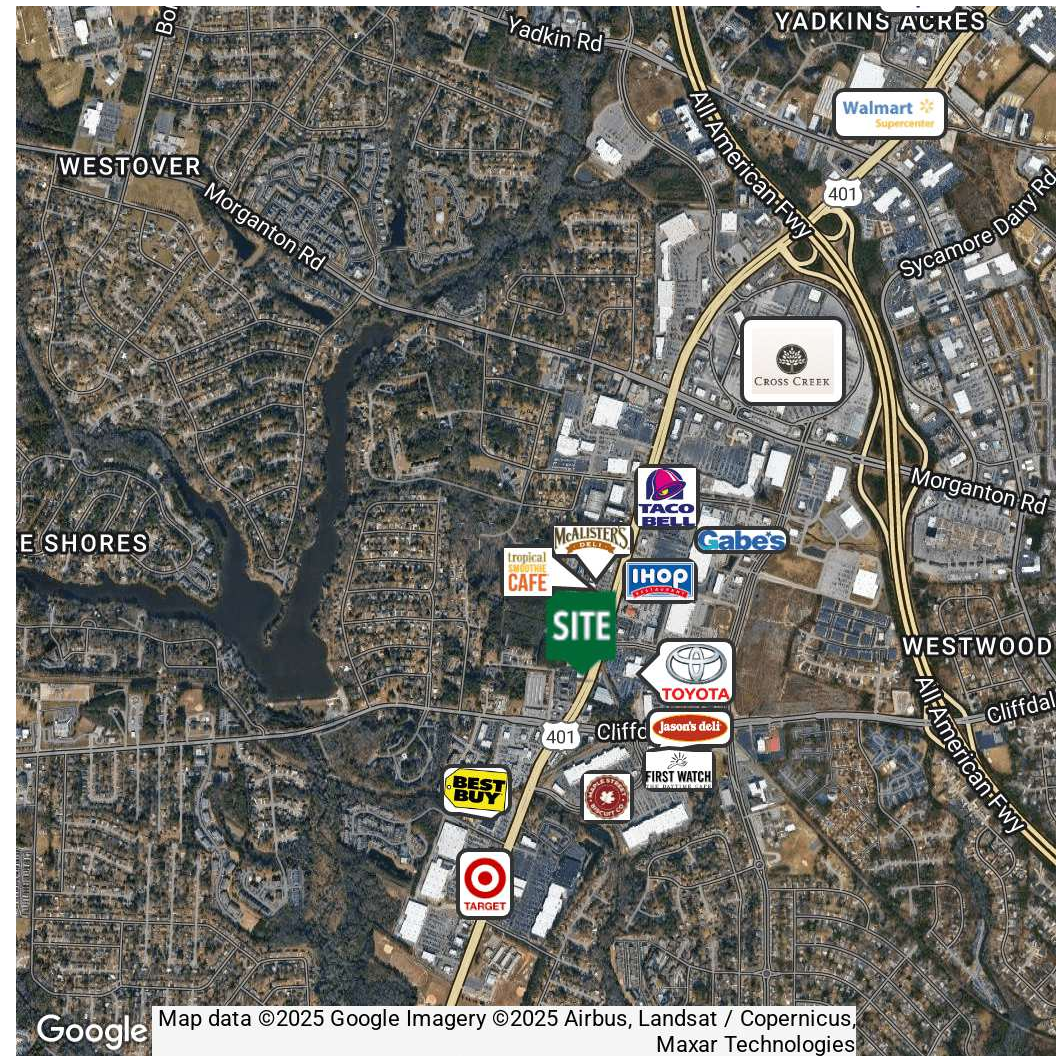
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,044	71,349	151,762
Average Age	37	38	38
Average Age (Male)	35	36	36
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,334	31,506	62,849
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$68,837	\$72,165	\$73,294
Average House Value	\$173,623	\$193,601	\$193,730

Demographics data derived from AlphaMap



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