

RETAIL SITE FOR SALE



519 & 521 Grove Street, Fayetteville, NC

AVISON
YOUNG

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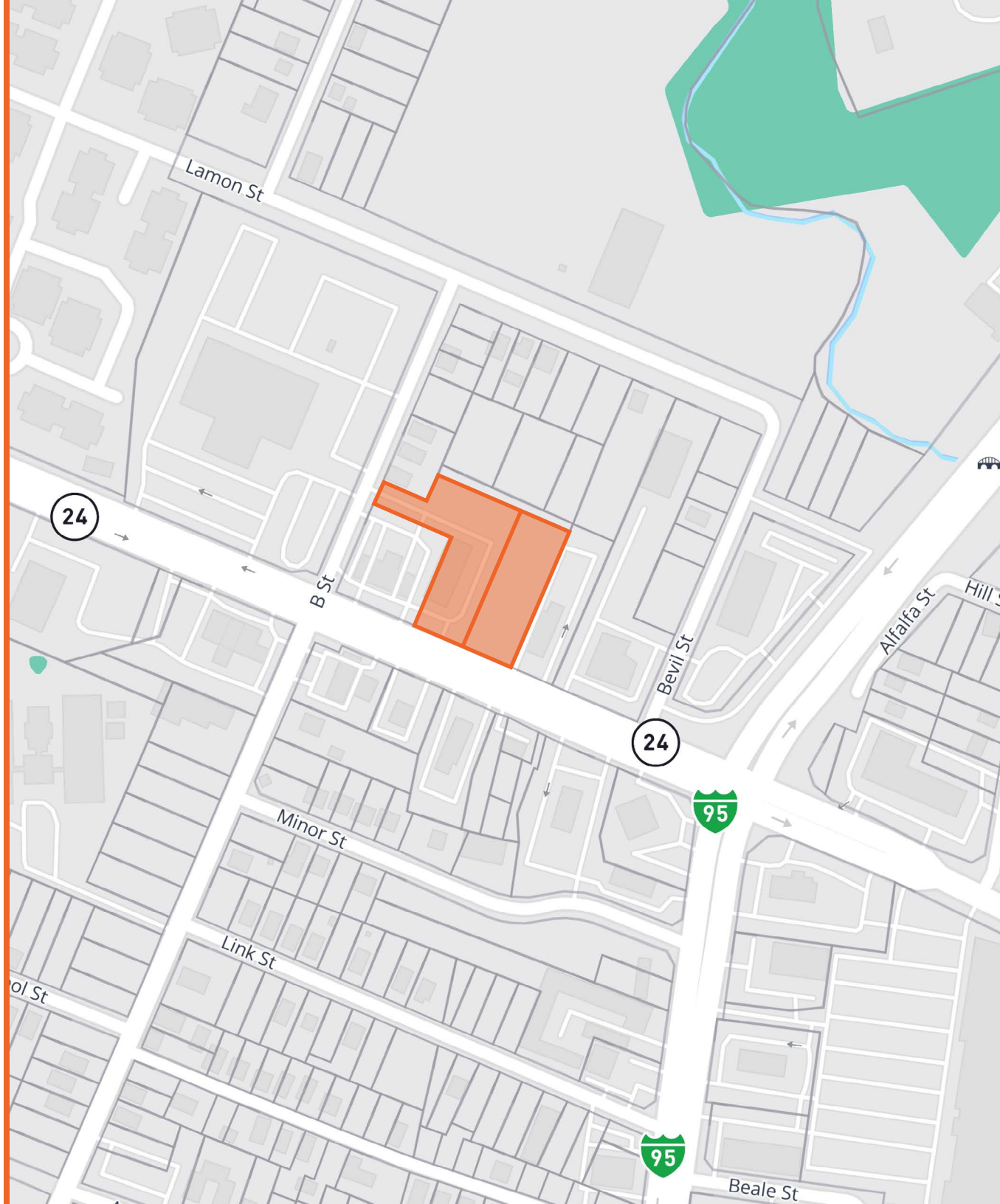
SALE CONTACT

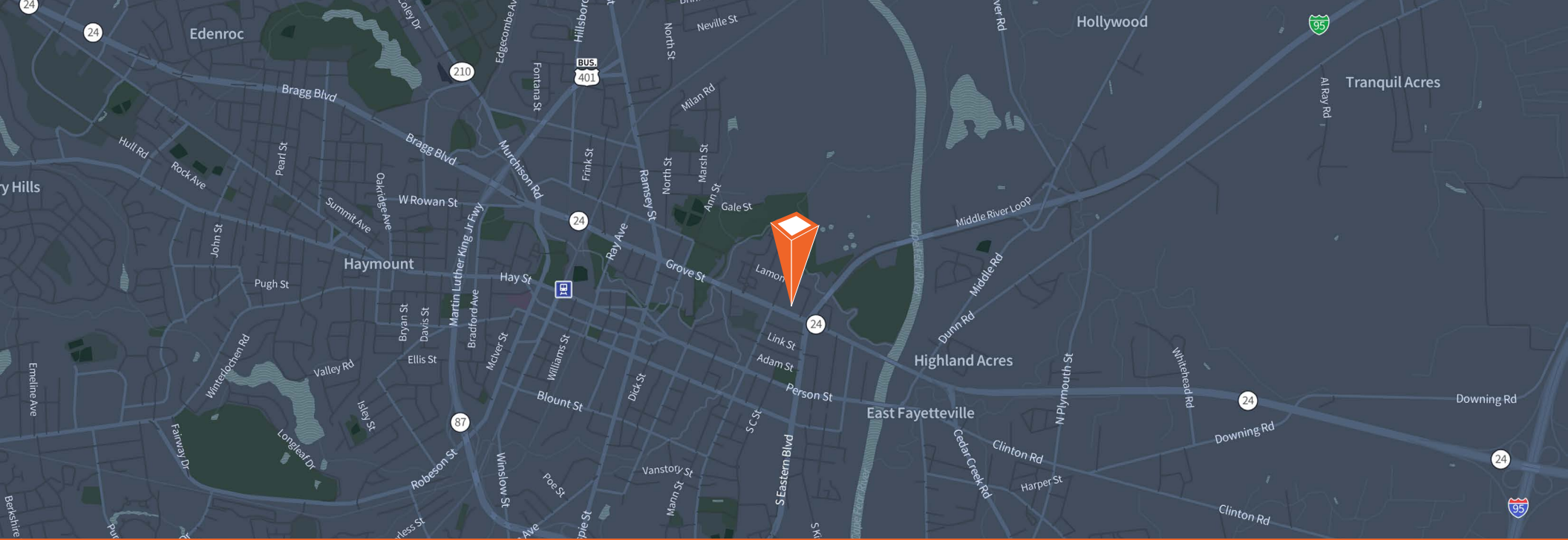
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EXECUTIVE SUMMARY

Avison Young is pleased to present an excellent investment opportunity, 519 & 521 Grove Street in Fayetteville, North Carolina (the “Property”), comprising approximately 1.88 acres across two adjacent parcels (1.10 acres and 0.78 acres). Strategically located within a growing commercial corridor, the site benefits from strong accessibility and visibility, making it well-suited for a variety of retail, service, or mixed-use commercial applications.

The property is zoned LC - Limited Commercial (C-1), which supports a wide range of neighborhood-oriented retail and service uses. This flexible zoning enhances the site’s appeal for both owner-users and investors seeking to capitalize on Fayetteville’s continued economic and population growth.

Offered at a total price of \$1,950,000, the assemblage provides a rare opportunity to acquire a sizeable, contiguous commercial footprint in an established area. The dual-parcel configuration allows for potential phased development, user occupancy, or repositioning strategies depending on investment objectives.

Overall, 519 & 521 Grove Street represent a strategically positioned asset with strong development potential, favorable zoning, and immediate accessibility, making it an attractive opportunity in the Fayetteville commercial real estate market.

Investment Highlights



High accessibility from Interstate 95



Ready-to-develop with essential infrastructure in place



Excellent long-term value in a growing market

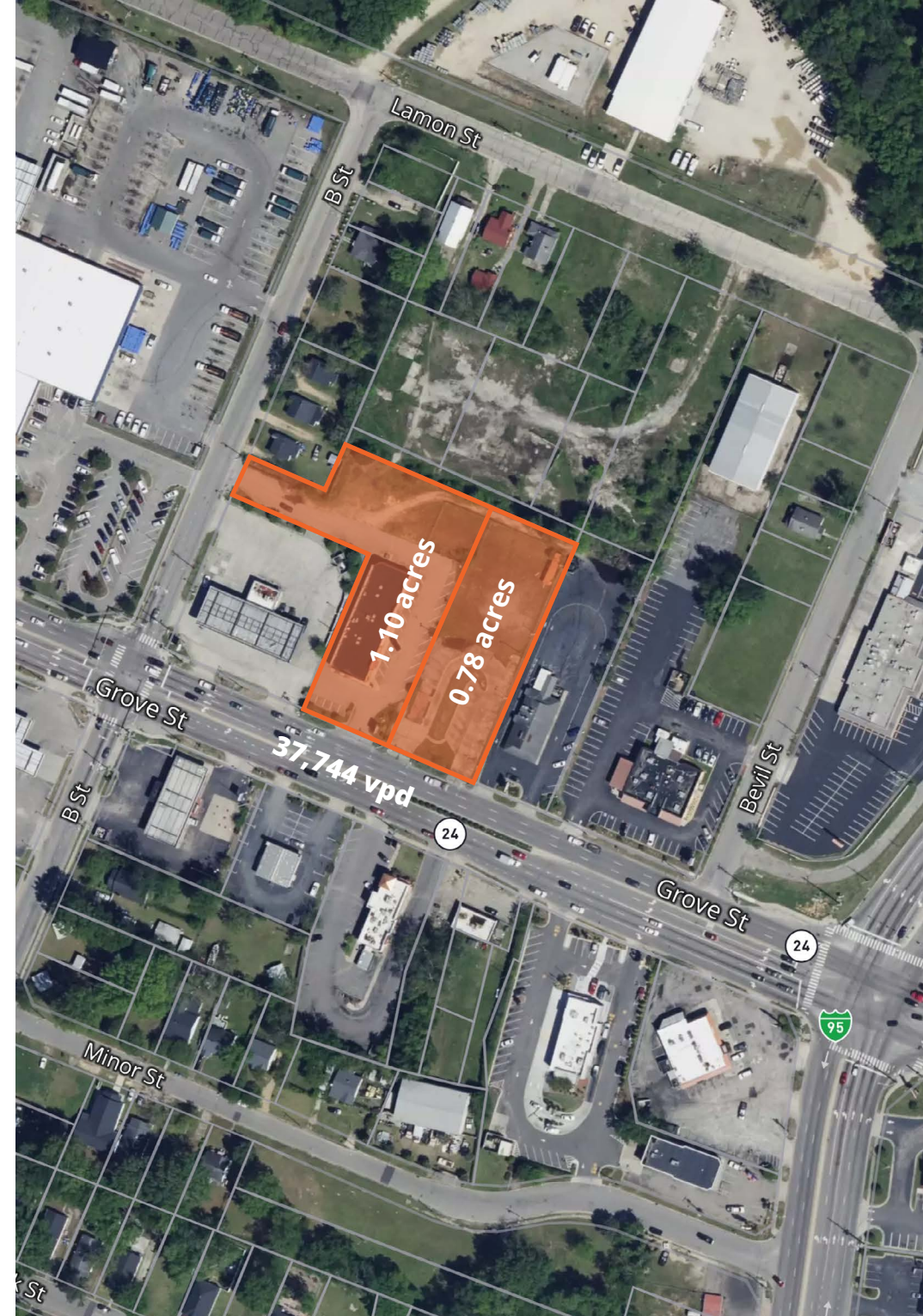


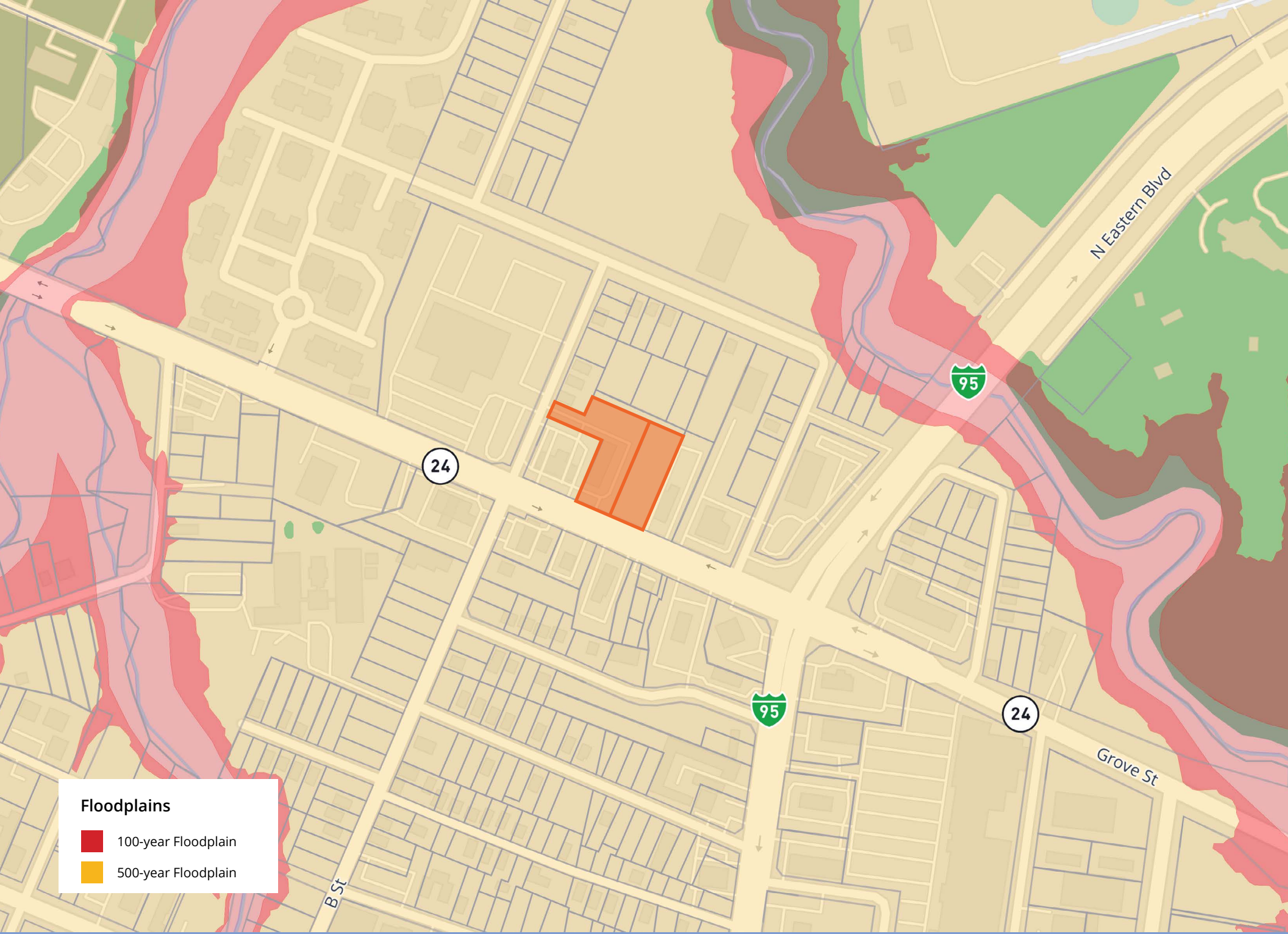
Zoned for retail development

PROPERTY OVERVIEW

Sale price	\$1,950,000
Address	519 & 521 Grove Street
City	Fayetteville
State	North Carolina
Zipcode	28301
Total lot size	1.88 acres (1.10 acres & 0.78 acres)
Parcel number	0447-04-0649 & 0447-04-1661
County	Cumberland
Zoning	LC - Limited Commercial (C-1)

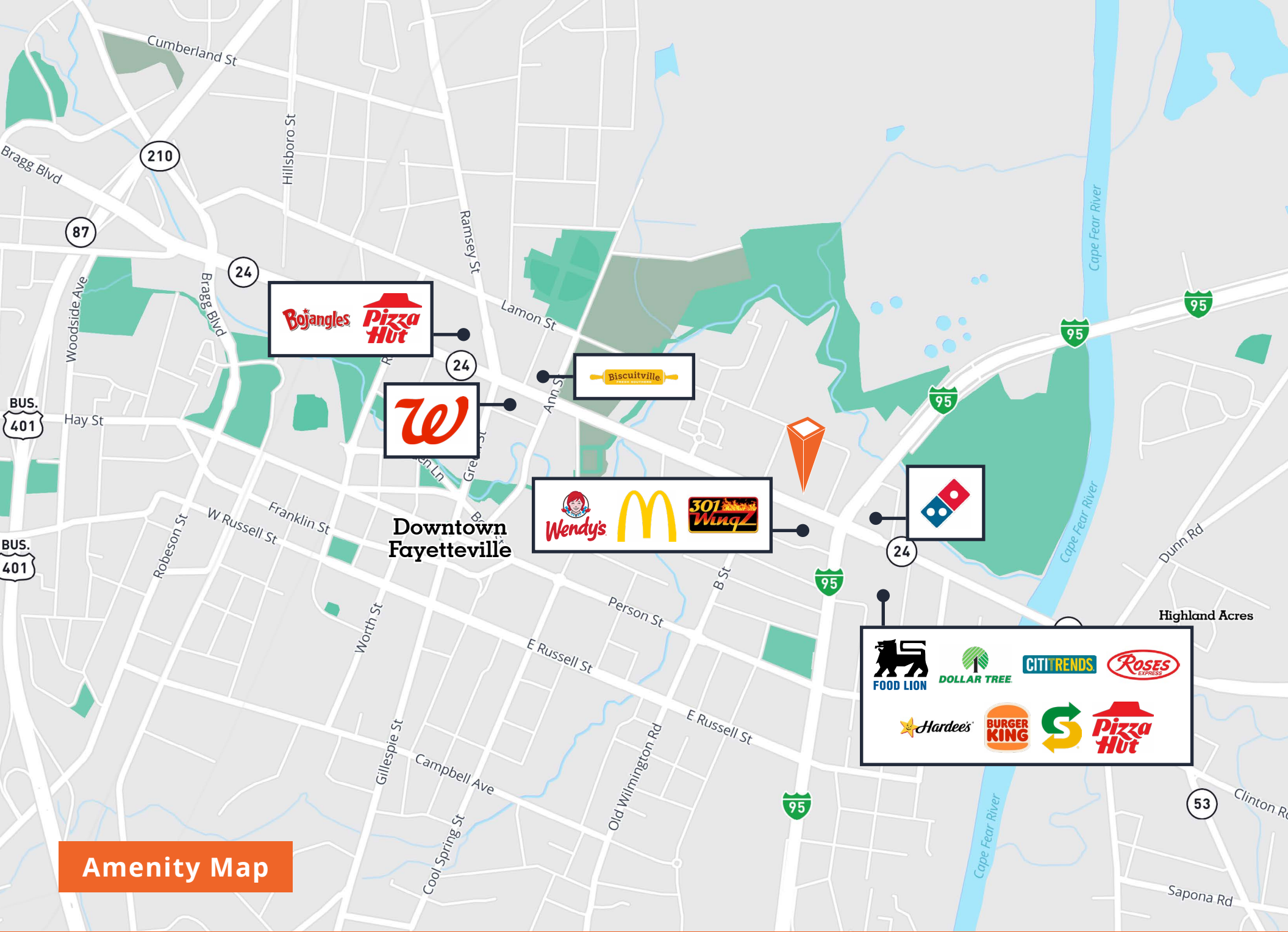
- Prime location along Grove Street, a high-traffic corridor offering convenient access to Interstate 95
- Excellent ingress and egress with direct access and visibility
- Strategically positioned near multiple government facilities and established residential neighborhoods, driving consistent demand
- Located in Fayetteville, a steadily expanding market supported by military, healthcare, and regional growth drivers
- Two contiguous parcels totaling 1.88 acres, offering flexibility for cohesive development or phased projects
- Zoned LC - Limited Commercial (C-1), allowing for a broad range of retail, office, and neighborhood service uses





Floodplains

- 100-year Floodplain
- 500-year Floodplain



Amenity Map

MARKET OVERVIEW

Fayetteville, North Carolina, is a steadily growing market anchored by a diverse economic base and a strong military presence through Fort Bragg, one of the largest military installations in the world. This presence drives consistent population stability, housing demand, and consumer activity, supporting the broader local economy. In addition to the military sector, Fayetteville is experiencing growth in healthcare, education, and logistics, contributing to job creation and long-term economic resilience. The city's strategic location along the I-95 corridor and proximity to Raleigh, Durham, and the Research Triangle enhances regional connectivity and attracts both residents and businesses seeking more affordable alternatives to larger metropolitan areas. Commercial real estate activity in Fayetteville continues to strengthen, with demand for retail, service-oriented businesses, and mixed-use developments driven by population growth and ongoing redevelopment initiatives. Overall, Fayetteville offers a stable and evolving market characterized by affordability, economic diversification, and incremental growth, making it an appealing environment for commercial investment and development.



395,036

Total population

108,963

Total employees

13,851

Total businesses

167,336

Housing units

\$85,487

Average hh income

\$214,635

Median house value

Fayetteville, NC CBSA Demographics

Get in touch.

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Visit us online

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