

RETAIL PROPERTY FOR LEASE

1506 Clinton Rd Fayetteville NC 28312

1506 Clinton Road, Fayetteville, NC 28312



for more information

GARY FUTCH, CCIM

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



PROPERTY OVERVIEW

Available SF:	1,440 - 3,338 SF
Lease Rate:	\$2,000.00 per month (NNN)
Lot Size:	81,893 SF
Year Built:	1968
Building Size:	20,800 SF
Zoning:	CC-
Number of Units:	1
Market:	Eastover

property description

Eastgate Shopping Center offers prime retail, flex, and office space for lease at the highly visible intersection of Cedar Creek Rd (HWY53) and Person St/Clinton Rd. Conveniently located near I-95, downtown Fayetteville, East Fayetteville, Fayetteville Regional Airport, and Fort Bragg Military Base, the property provides easy access to major transportation hubs. 1506 Clinton Rd has 1,444 SF and is an end unit with a garage bin. Lease rate of \$2000. High visibility and convenient accessibility for customers.

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1506 CLINTON ROAD, FAYETTEVILLE, NC 28312

PROPERTY DETAILS & HIGHLIGHTS

Building Name	1506 Clinton Rd Fayetteville Nc 28312
Property Type	Retail
Property Subtype	Street Retail
Building Size	20,800 SF
Lease Rate	\$2000 Per Month
Square Footage	1444SF
Number of Floors	1

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- Prominent storefront windows
- Ample parking for customers
- High visibility location
- Versatile layout for retail concepts
- End unit
- Garage bay area/loading space
- Convenient accessibility for customers

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ADDITIONAL PHOTOS



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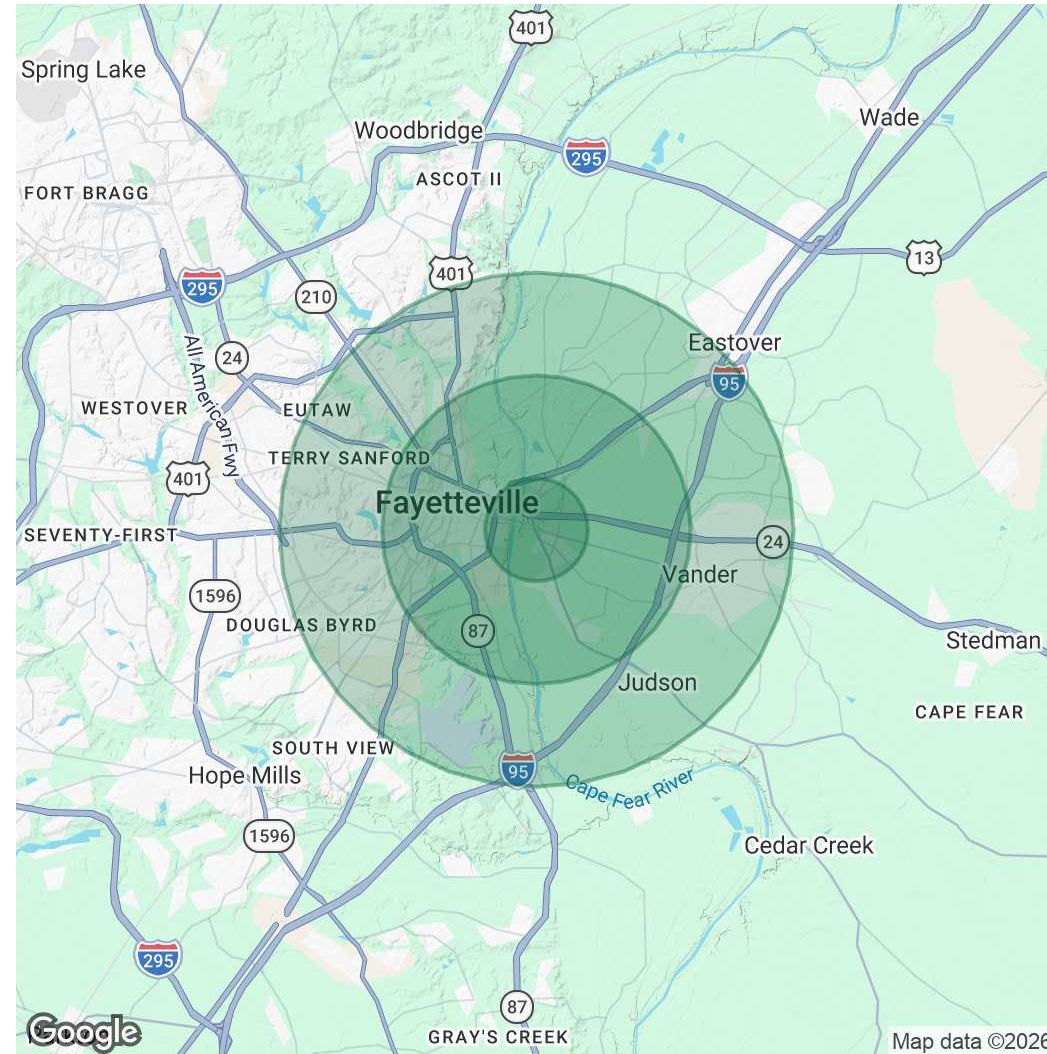
1506 CLINTON ROAD, FAYETTEVILLE, NC 28312

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,084	12,715	55,630
Average Age	36.9	39.2	39.5
Average Age (Male)	31.1	36.3	36.6
Average Age (Female)	38.6	41.9	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	962	5,729	24,181
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$39,235	\$62,128	\$71,910
Average House Value	\$144,264	\$196,593	\$211,301

2023 American Community Survey (ACS)



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