RETAIL PROPERTY FOR SALE

526 Aberdeen Rd

526 Aberdeen Rd, Raeford, NC 28376

for more information

NEIL GRANT
Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com

VISHAL NANDWANI
Broker
O: 910.829.1617
C: 910.578.4797
vishal@grantmurrayre.com

Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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

PROPERTY OVERVIEW

Sale Price:	$850,000
Lot Size:	1 Acres
Year Built:	1986
Building Size:	2,800 SF
Zoning:	HC
Number of Units:	1
Price / SF:	$303.57
Market:	Raeford

property description

Located at the high-visibility intersection of Aberdeen Road and Turnpike Road in Raeford, this ±2,800 SF gas station offers a turnkey opportunity for lease or sale. The site features eight fueling stations under a large canopy, each with four nozzles, dispensing gasoline, diesel, and kerosene, supported by an on-site kerosene pump. All pumps and fixtures remain in place, while the store interior is fully outfitted with standard convenience store infrastructure, ready for immediate reactivation. Situated on approximately one acre, the property offers six standard parking spaces and one handicap-accessible space, with dual ingress/egress providing smooth traffic flow from both Aberdeen and Turnpike Roads. Previously operational until October, the site has maintained its utility connections and durable infrastructure, enabling a fast ramp-up under new ownership or tenancy. Its corner positioning ensures strong visibility and accessibility for both local and commuter traffic.

Gas Station For Lease or Sale

526 ABERDEEN RD, RAEFORD, NC 28376

PROPERTY DETAILS & HIGHLIGHTS

Building Name	Gas Station For Lease or Sale
Property Type	Retail
Property Subtype	Street Retail
APN	694251801016
Building Size	2,800 SF
Lot Size	1 Acres
Building Class	C
Year Built	1986
Sale Price	$ 850,000
Lease Rate	$ 3,500/monthly

Located at the high-visibility intersection of Aberdeen Road and Turnpike Road in Raeford, this ±2,800 SF gas station offers a turnkey opportunity for lease or sale. The site features eight fueling stations under a large canopy, each with four nozzles dispensing gasoline, diesel, and kerosene, supported by an on-site kerosene pump. All pumps and fixtures remain in place, while the store interior is fully outfitted with standard convenience store infrastructure, ready for immediate reactivation. Situated on approximately one acre, the property offers six standard parking spaces and one handicap-accessible space, with dual ingress/egress providing smooth traffic flow from both Aberdeen and Turnpike Roads. Previously operational until October, the site has maintained its utility connections and durable infrastructure, enabling a fast ramp-up under new ownership or tenancy. Its corner positioning ensures strong visibility and accessibility for both local and commuter traffic.

- ±2,800 SF on ±1-acre lot
- Eight pumps under large canopy
- Gasoline, diesel, and kerosene service
- Store interior with C-store infrastructure
- Corner access at Aberdeen & Turnpike
- 2 miles from downtown Raeford

for more information

NEIL GRANT
Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com

VISHAL NANDWANI
Broker
O: 910.829.1617
C: 910.578.4797
vishal@grantmurrayre.com

Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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

Gas Station For Lease or Sale

526 ABERDEEN RD, RAEFORD, NC 28376

ADDITIONAL PHOTOS

for more information

NEIL GRANT
Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com

VISHAL NANDWANI
Broker
O: 910.829.1617
C: 910.578.4797
vishal@grantmurrayre.com

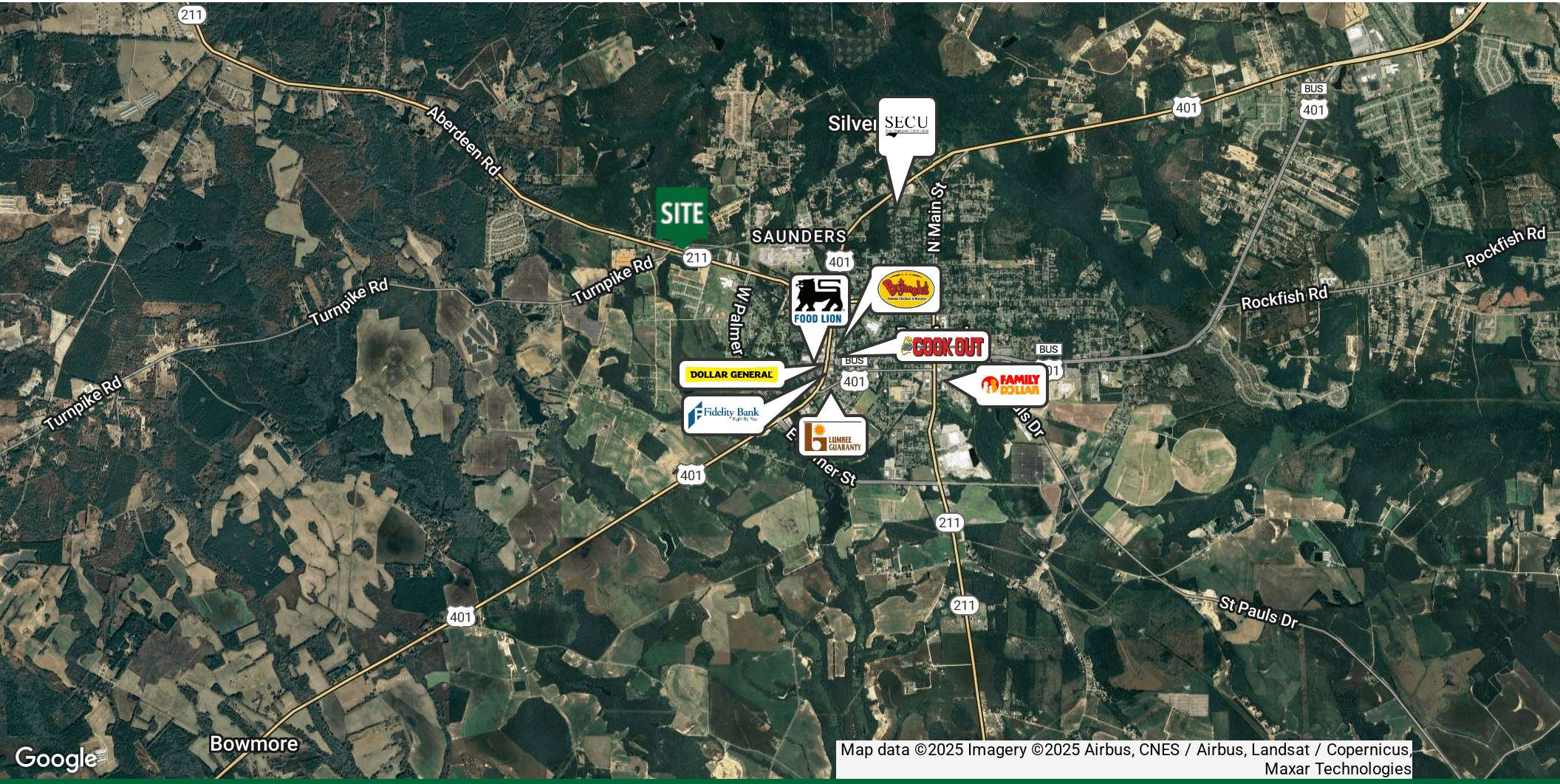
Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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

Gas Station For Lease or Sale

526 ABERDEEN RD, RAEFORD, NC 28376

RETAILER MAP



for more information

NEIL GRANT
Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com

VISHAL NANDWANI
Broker
O: 910.829.1617
C: 910.578.4797
vishal@grantmurrayre.com

Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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