

INVESTMENT OPPORTUNITY

1876 BUREAU DRIVE

Fayetteville, North Carolina

11,774 SF (1.18 ACRES) COMMERCIAL PROPERTY FOR SALE



TYSON

COMMERCIAL REAL ESTATE

CONFIDENTIAL OFFERING MEMORANDUM

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Henry Tyson

910.483.3696 (Ext. 1004)

henry@tysoncommercial.com

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PROPERTY OVERVIEW



Located on the east side of Fayetteville, NC, this 1.18 acre tract features convenient access to I-95, along with multiple businesses. The property is zoned CC under the City of Fayetteville's Unified Development Ordinance, which allows for a variety of uses.

Built in 1998, this property includes two recently renovated and modernized buildings that are internally connected, with multiple access points. The interior of the first building features a large reception area, followed by multiple private offices, a large open multi-purpose room, restrooms, a kitchenette, and an equipment room. The second building interior also features multiple private offices, a large open multi-purpose space, bathrooms, and a large open room suitable for meetings. The rear of the property is surrounded by a secured gate, which includes a 199-foot transmission tower that is to remain on the property and is subject to use by the current owner.

PROPERTY SPECIFICATIONS

- Zoned CC, allowing for multiple uses
- Major recent interior and exterior renovations throughout both buildings
- Two separate buildings internally connected, with multiple exterior access points
- Secured gated area in the rear of the property
- Large open room in rear building, suitable for large meetings or events
- Modern, updated bathrooms in both buildings



Sale Price | **\$1,875,000**

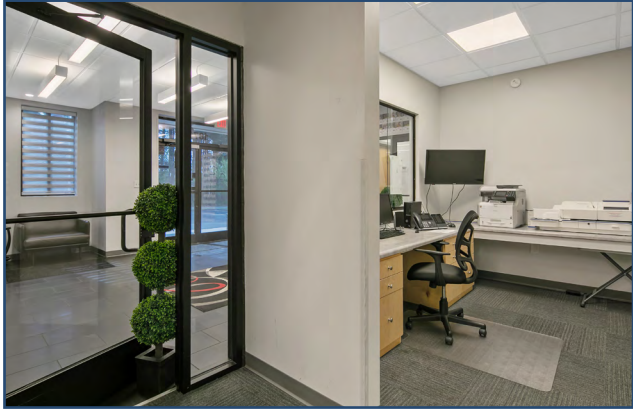
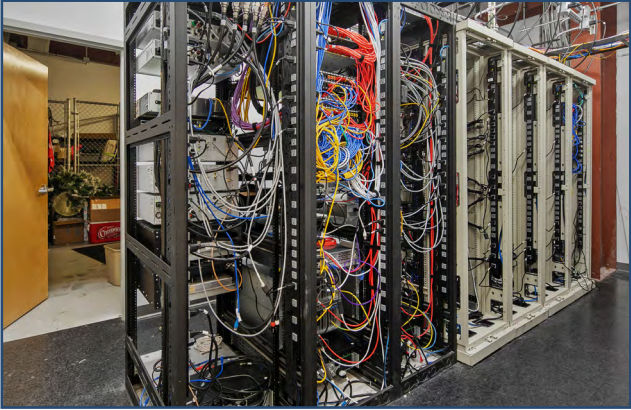
PROPERTY PHOTOS



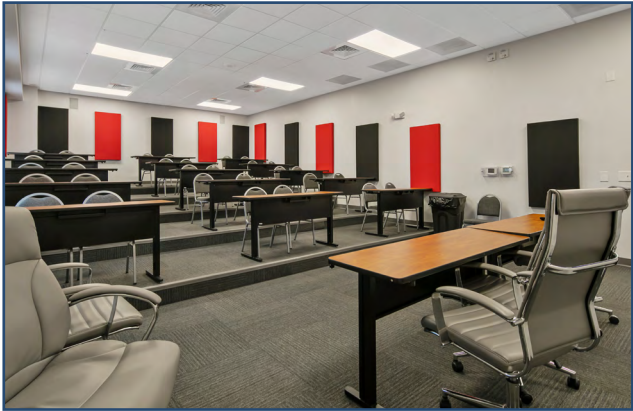
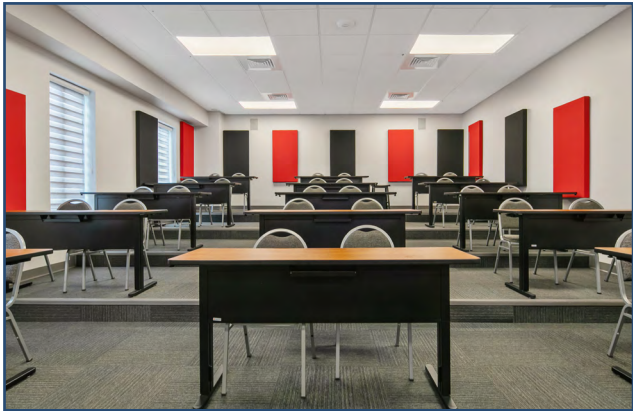
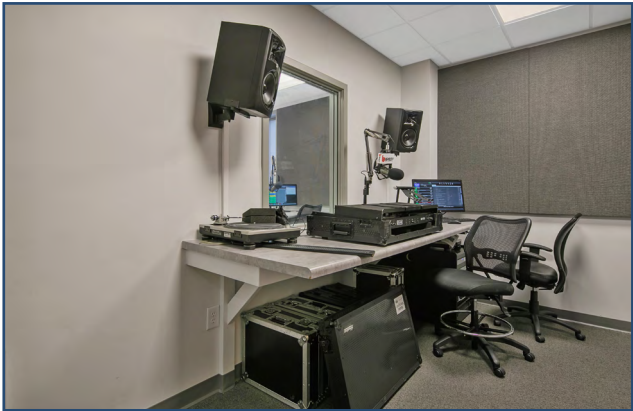
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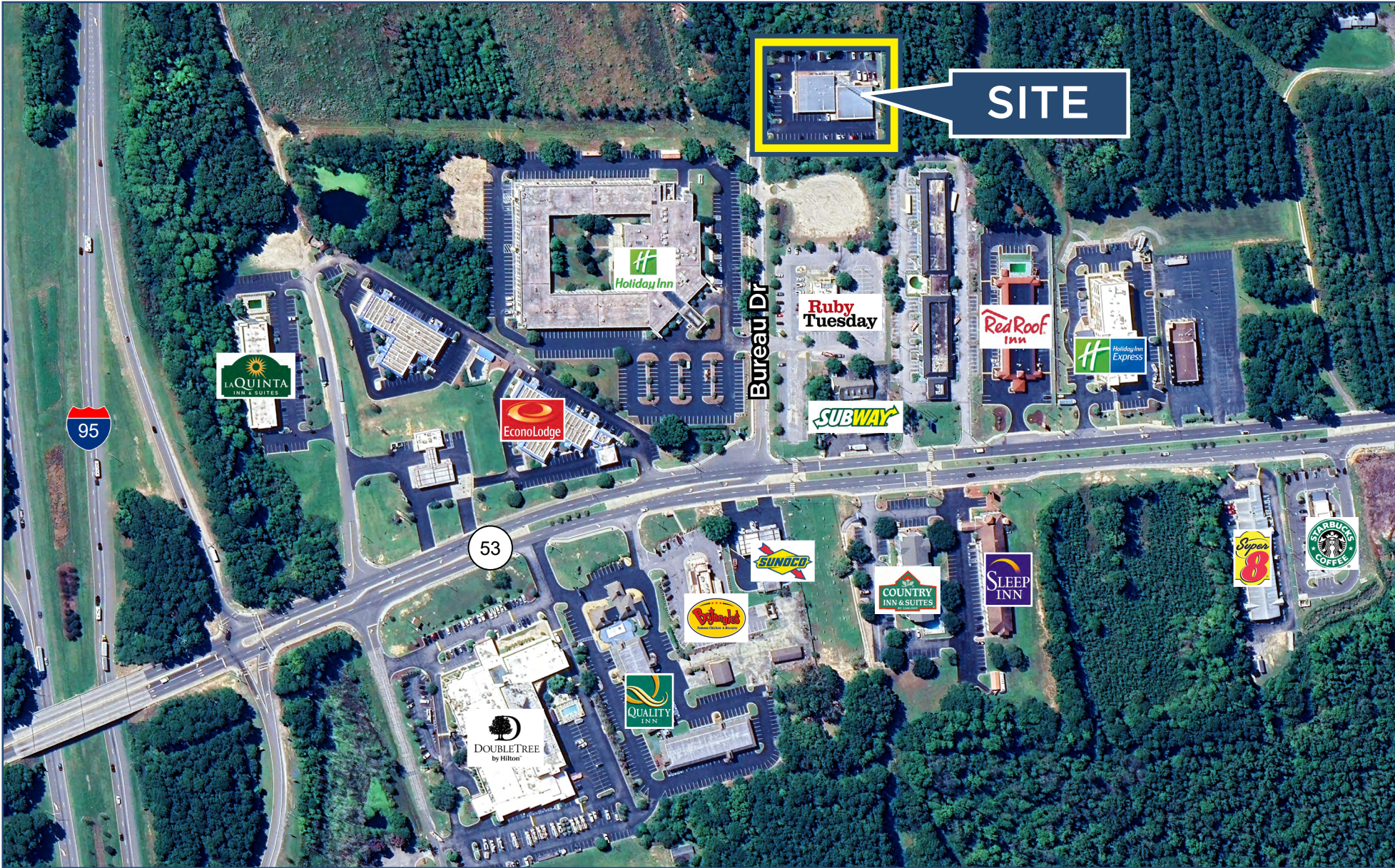
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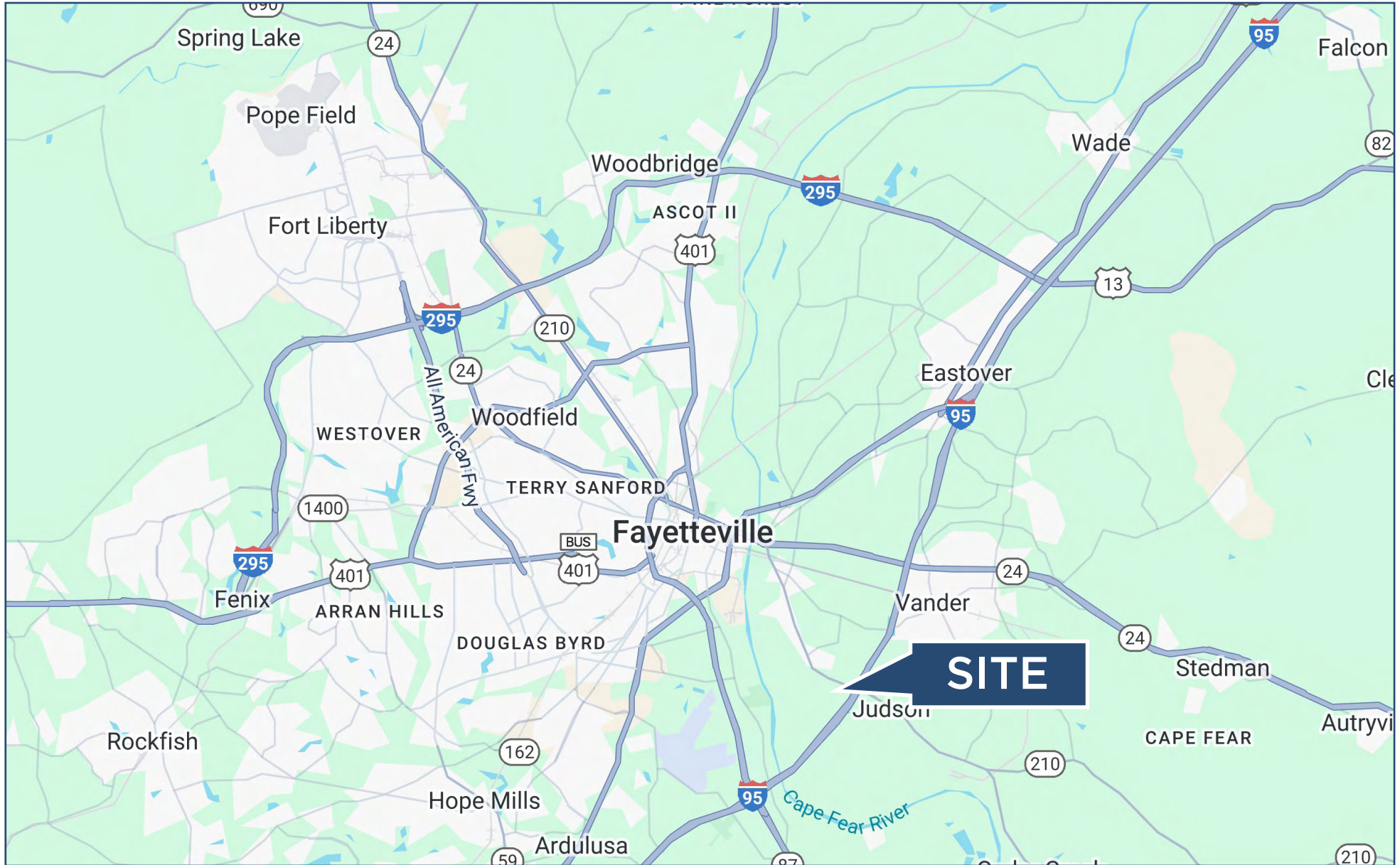
PROPERTY INFORMATION
SITE AERIAL



LOCATION OVERVIEW
AREA AERIAL



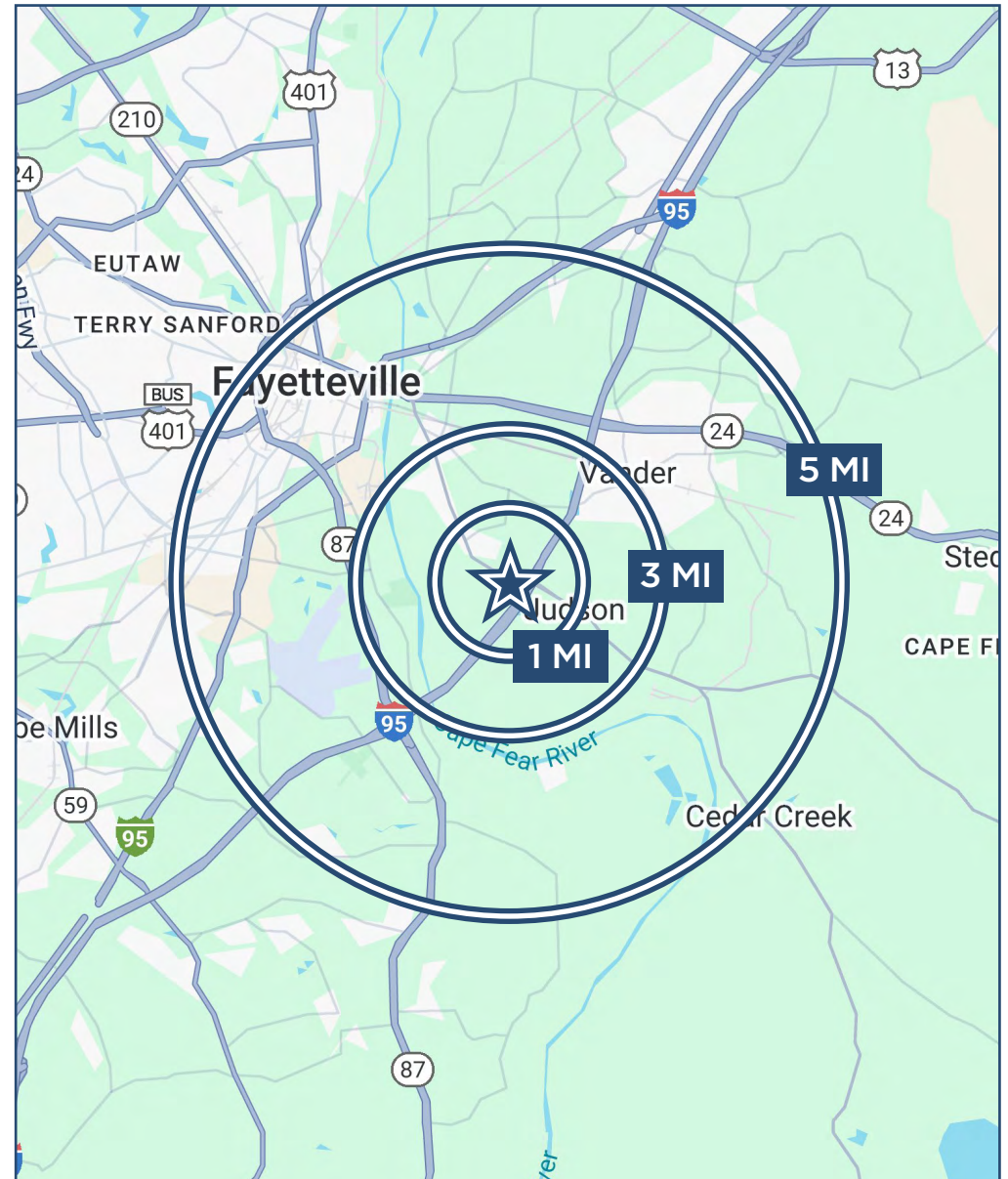
AREA MAP



DEMOGRAPHICS



	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2024 Population	768	5,725	27,564
2029 Population	763	5,736	27,805
Pop Growth 2024-2029	-0.65%	0.19%	0.87%
Average Age	38.90	38.60	38.10
2024 Total Households	312	2,265	10,851
HH Growth 2024-2029	-0.64%	0.18%	0.94%
Median HH Income	\$62,884	\$47,102	\$45,315
Avg Household Size	2.40	2.50	2.40
Median Home Value	\$117,021	\$134,989	\$166,998



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109 Hay Street, Suite 1004
Fayetteville, NC 28301

tysoncommercial.com