

CLIFFDALE CORNER

700 South Reilly Road, Unit 106
Fayetteville, NC 28314



2,400 SF
AVAILABLE

FOR LEASING INFORMATION:

CAROLINE BURNETTE | CAROLINEB@C-SPROP.COM | 910.864.1125

C-SPROP.COM



PROPERTY FACTS

PROPERTY ADDRESS 700 South Reilly Rd, Fayetteville, NC 28314

AVAILABLE Unit #106: 2,400 SF | 2 Front Door Entrances

FEATURES HVAC, Sprinklered, Fully Upfit

PROPOSED BASE RENT \$14.50/SF/Yr

TICAM estimated \$2.26/SF/Yr

DEMOGRAPHICS

POPULATION 126,262 (5 Miles) | 53,826 (3 Miles) | 8,715 (1 Mile)

HOUSEHOLDS 47, 281 (5 Miles) | 21,344 (3 Miles) | 3,553 (1 Mile)

AVG HOUSEHOLD INC \$45,135 (5 Miles) | \$44,285 (3 Miles) | \$43,583 (1 Mile)

TRAFFIC COUNTS 42,000 (Cliffdale Rd) and 40,000 (Reilly Rd)



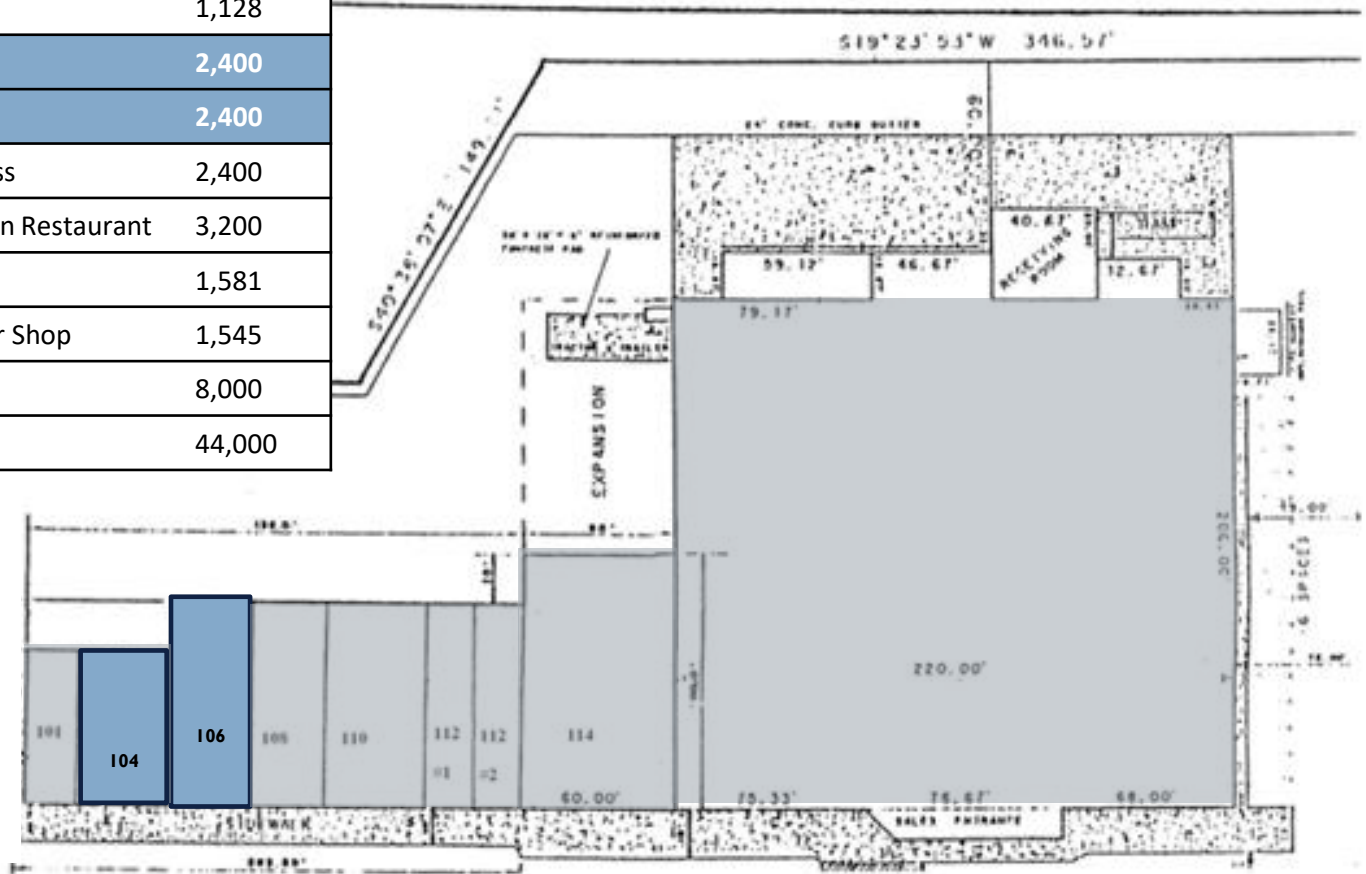
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TENANT ROSTER

SUITE	TENANT	SF
101	My Nails	1,128
104	AVAILABLE	2,400
106	AVAILABLE	2,400
108	Shogun Jr Express	2,400
110	MiCasita Mexican Restaurant	3,200
112A	H&R Block	1,581
112B	Off Limits Barber Shop	1,545
114	Dollar Tree	8,000
ANCR	Carlie C's IGA	44,000



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Cliffdale Corner is a grocery-anchored shopping center with a national tenant mix. Located less than 1/4 mile from the I-295 Outer Loop in Western Fayetteville, this area is poised for significant growth over the next few years.

With Reilly Road being one of the main corridors into Fort Bragg Army Base and Cliffdale Road providing highway access to major shopping & restaurant districts, Cliffdale Corner provides unmatched visibility and exposure through high traffic counts of more than 40,000 vehicles per day.



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A map of the Fort Bragg area with a blue background. A white line runs horizontally across the middle. Above the line, a blue diamond with the number '1' is followed by the text 'CROSS CREEK MALL' and '4 miles'. Below the line, a blue diamond with the number '2' is followed by the text 'DOWNTOWN' and '7.5 miles'. At the bottom, a blue diamond with the number '3' is followed by the text 'FORT BRAGG' and '9 miles'. A road labeled '2970' is visible in the upper left. The text 'Fort Bragg' is written vertically on the right side of the map.

1	CROSS CREEK MALL	4 miles
2	DOWNTOWN	7.5 miles
3	FORT BRAGG	9 miles

2 DOWNTOWN 7.5 miles

3 FORT BRAGG 9 miles