

RETAIL PROPERTY FOR LEASE

Sublease- Retail Suite Available in Westwood Shopping Center

100 Westwood Shopping Center, Fayetteville, NC 28314



for more information

NEIL GRANT

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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:	2,349 SF
Lease Rate:	\$3,900.00 per month (NNN)
Lease Type:	Sublease
Lot Size:	30 Acres
Building Size:	268,977 SF
Zoning:	CC

Property Description

Suite 435 in Westwood Shopping Center offers approximately 2,349 square feet of adaptable retail space, perfect for businesses seeking a vibrant and well-established commercial environment. Designed to accommodate a variety of uses, including retail, service-based enterprises, or specialty concepts, the suite provides a flexible layout that can be tailored to tenant-specific needs. Located in a bustling shopping center, the space enjoys significant foot traffic and a dynamic mix of co-tenants, including Food Lion, Roses, First Citizens Bank's main branch, Truist Bank's main branch, Talbots, Jersey Mike's, and other nationally and locally renowned businesses. Its prominent frontage and visibility from high-traffic areas within the center enhance the suite's marketability, offering an excellent opportunity for brand exposure and customer engagement.

NOTICE
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PREMIER
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Selling
Serenity 5
900-425

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RETAILER MAP



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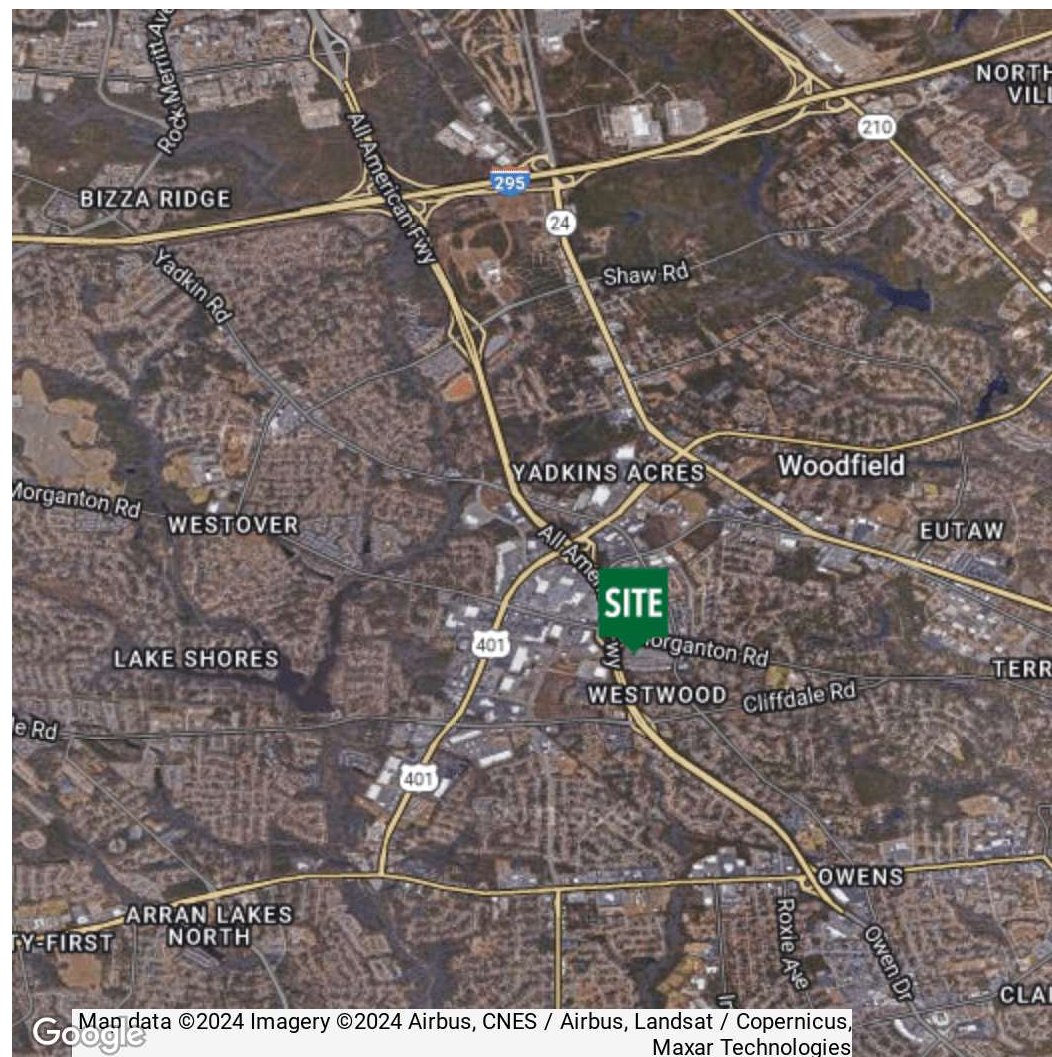
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,108	65,107	144,313
Average Age	39	39	38
Average Age (Male)	38	37	36
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,797	29,120	60,432
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$89,275	\$73,524	\$69,661
Average House Value	\$317,199	\$208,240	\$189,030

Demographics data derived from AlphaMap



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