

OFFICE BUILDING FOR LEASE

# 1,531 SF Office Available on High- Traffic Owen Drive

516 Owen Dr, Fayetteville, NC 28304



*for more information*

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



# PROPERTY OVERVIEW

<b>Available SF:</b>	1,531 SF
<b>Lease Rate:</b>	\$24.00 SF/yr (NNN)
<b>Lot Size:</b>	0.31 Acres
<b>Year Built:</b>	1956
<b>Renovated:</b>	2026
<b>Zoning:</b>	OI (HSPOD)
<b>Traffic Count:</b>	48,500

## property description

516 Owen Drive offers an opportunity to lease a freestanding 1,531-square-foot office building in one of Fayetteville's most established professional and medical corridors. The well-designed interior features a spacious waiting room and reception area, four private offices, dedicated storage space, and restrooms, creating an efficient layout for medical, healthcare-related, or professional office users. Zoned OI (Office & Institutional) within the HSPOD overlay, the property accommodates a variety of office and service-oriented uses beyond traditional medical practices. Excellent visibility along Owen Drive places the building in front of approximately 48,500 vehicles per day, providing exceptional exposure and signage potential. Its standalone configuration offers tenants a professional identity, convenient access, and a welcoming environment for clients, patients, and staff alike.

# Floorplan

516 Owen Dr, Fayetteville, NC

Approximately 1531 ft<sup>2</sup> total



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Melrose Rd



516 Owen Dr

Owen Dr | 48,500 AADT



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Methodist University

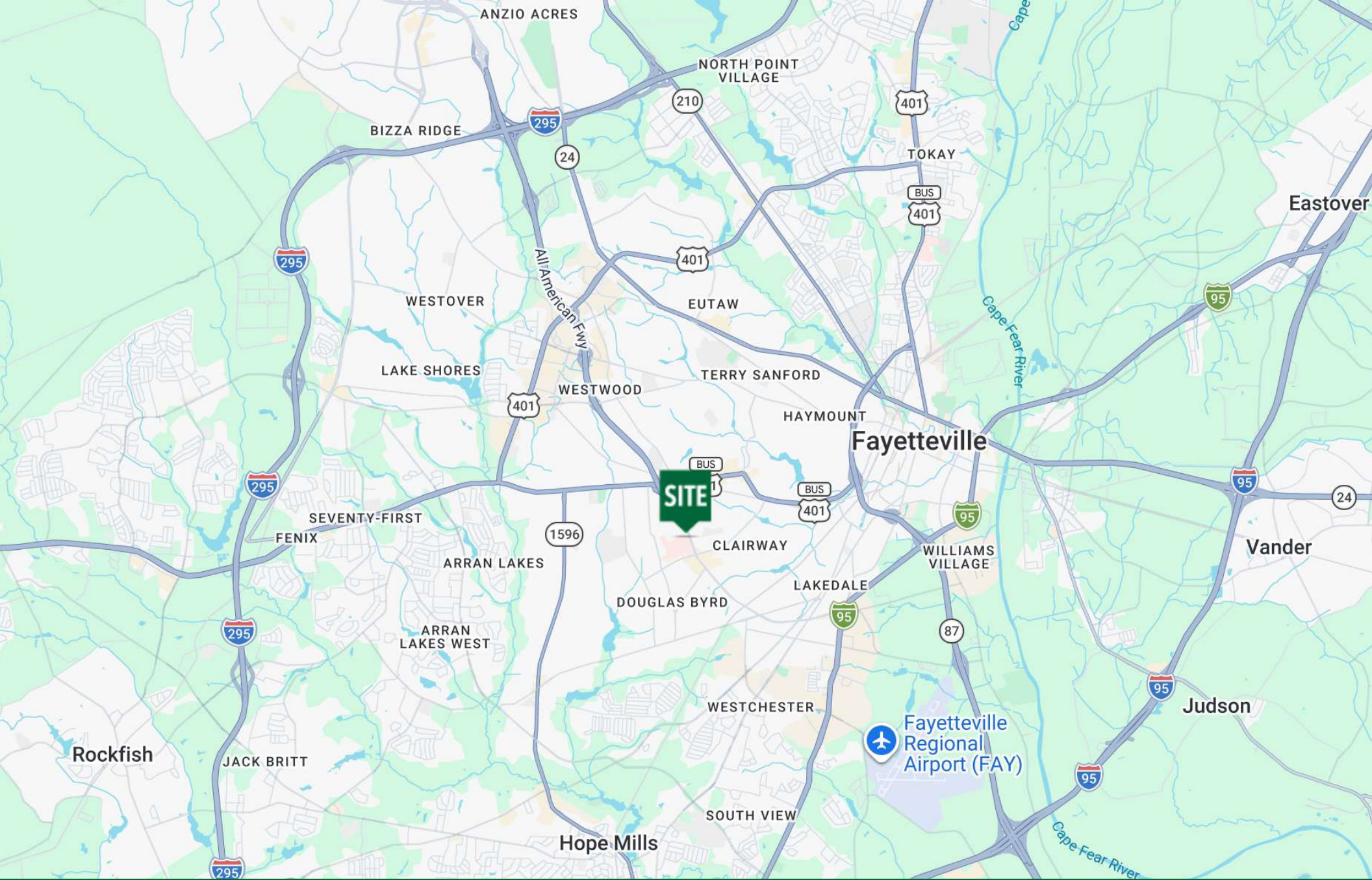
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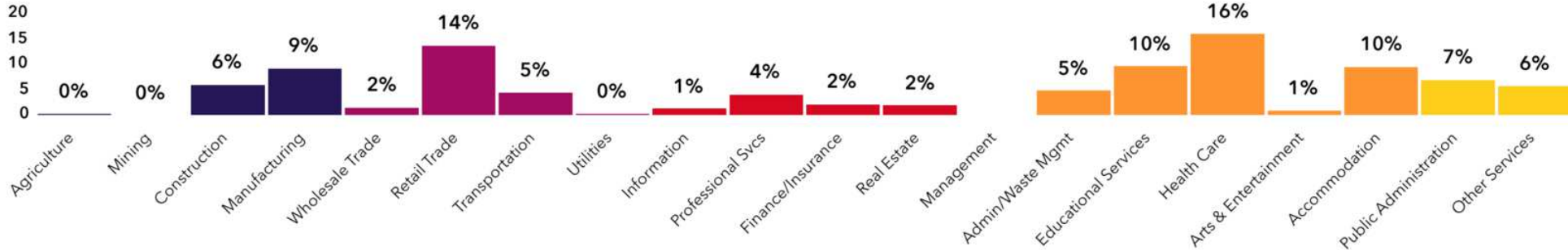
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**58,984**  
Total Population



## Population

**91,881**  
Daytime Population



**\$60,226**  
Median HH Income



## Income

**\$37,766**  
Per Capita Income



**26,075**  
Total Households



## Housing

**28,885**  
Total Housing Units



**\$217,427**  
Median Home Value



## Homes

**52.2%**  
Home Ownership



**38.5**  
Median Age



## People

Tapestry Segment



# Demographics

**516 Owen Dr, Fayetteville, North Carolina, 28304**



8%

No HS Diploma



27%

HS Graduate



34%

Some College



32%

Degree or Higher

for more information

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Source: U.S. Census Bureau, 2010 Summary File 1. Esri forecasts for 2025 and 2028



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