



LAND FOR LEASE

HOPEMILLS RD LAND

Hopemills Road, Fayetteville, NC 28306

for more information

ROGER SHAH, CCIM

Broker

O: 910.829.1617 x212

C: 910.578.8039

roger@grantmurrayre.com

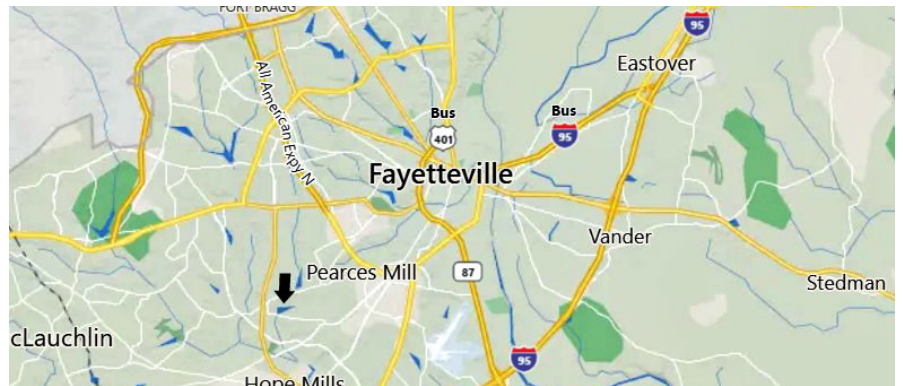


EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1.94 Acres
Lease Rate:	\$2,500.00 Acre/month (NNN)
Cumberland County	0415-06-0630 0405-96-9423 0405-96-9315 0415-06-0336 0415-06-0434
Lot Size:	1.94 Acres
Zoning:	Commercial & Limited



PROPERTY OVERVIEW

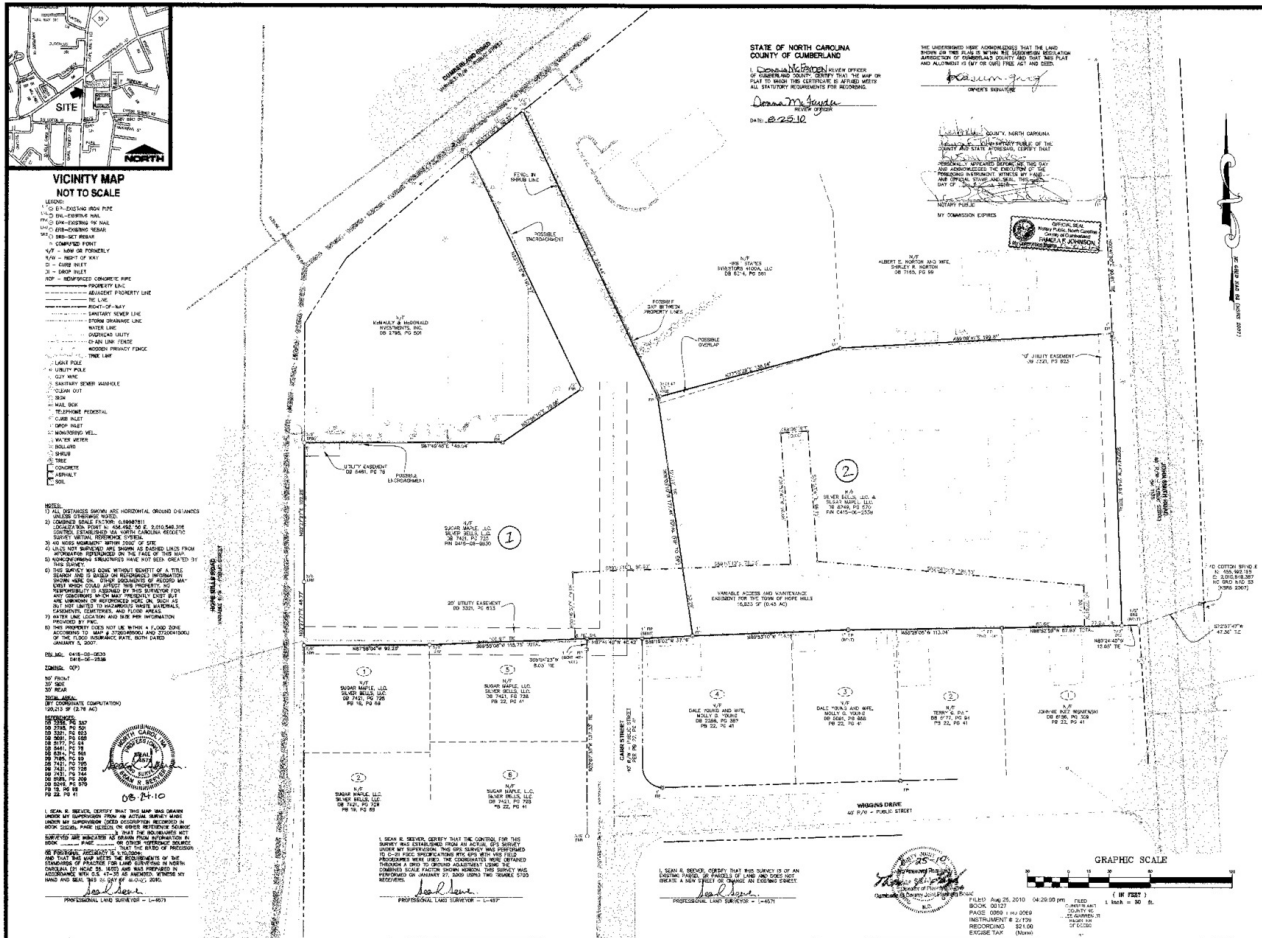
± 1.94 AC Prime land for Ground Lease. This property consists of 5 different parcels with 300+ feet frontage on Hope Mills Rd & access from Cumberland Road. Hope mills Rd average traffic is 28000 + VPD & Cumberland Road 26000 + VPD - making it the best visible location in Hope Mills Road. Surrounded by Retail and Fast Food like Hardee's , KFC, Wiener Works, Circle K and many others.

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ADDITIONAL PHOTOS

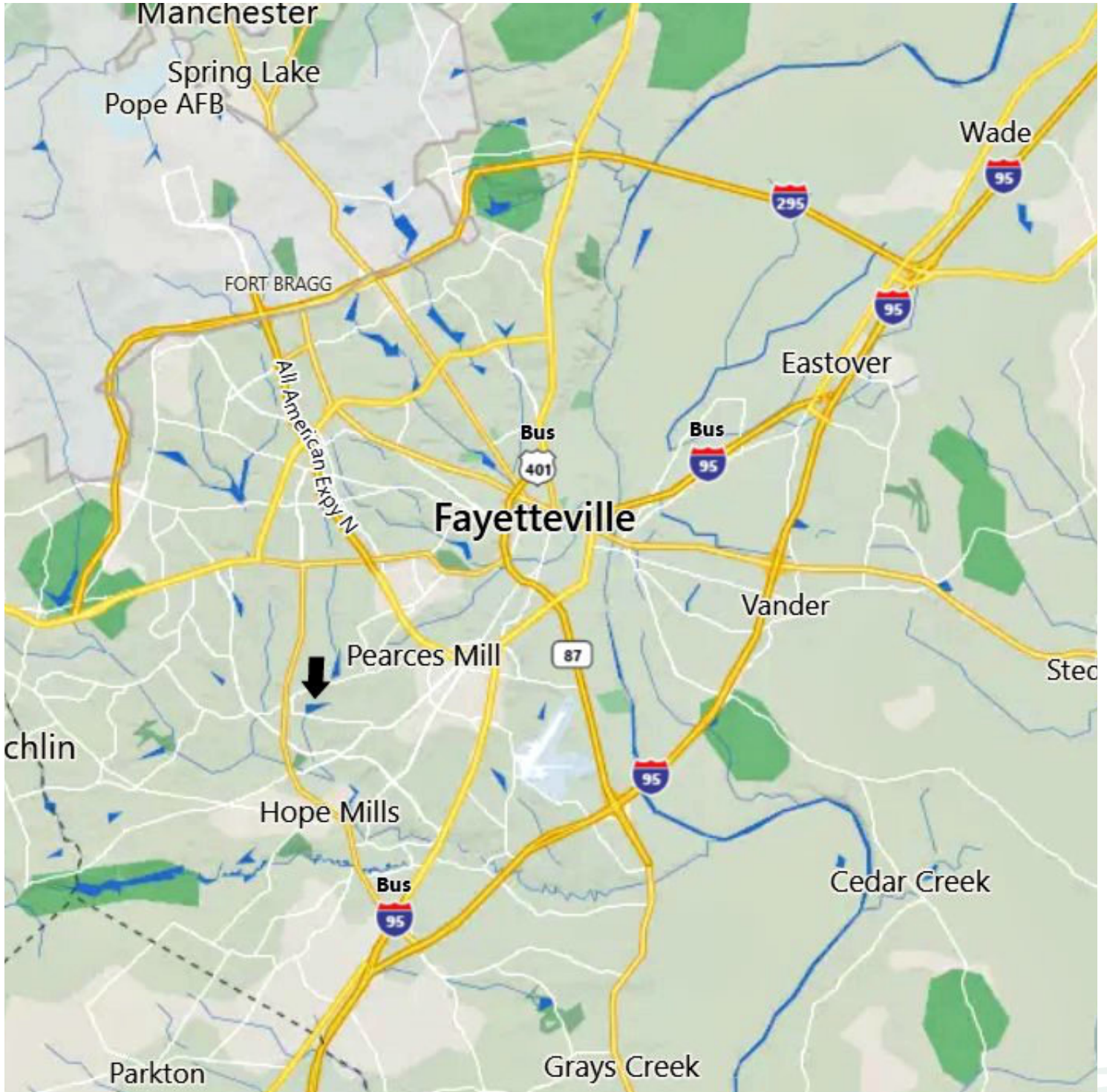


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Executive Summary

Hope Mills Rd
 Hope Mills Rd, Fayetteville, North Carolina, 28306
 Rings: 1, 3, 5 mile radii

Prepared by Roger
 Shah

	1 mile	3 miles	5 miles
Population			
2010 Population	7,388	61,832	133,447
2020 Population	7,253	61,803	137,121
2022 Population	7,325	62,265	137,896
2027 Population	7,393	62,480	137,875
2010-2020 Annual Rate	-0.18%	0.00%	0.27%
2020-2022 Annual Rate	0.44%	0.33%	0.25%
2022-2027 Annual Rate	0.18%	0.07%	0.00%
2022 Male Population	47.2%	47.2%	47.4%
2022 Female Population	52.8%	52.8%	52.6%
2022 Median Age	34.8	35.1	35.0

In the identified area, the current year population is 137,896. In 2020, the Census count in the area was 137,121. The rate of change since 2020 was 0.25% annually. The five-year projection for the population in the area is 137,875 representing a change of 0.00% annually from 2022 to 2027. Currently, the population is 47.4% male and 52.6% female.

Median Age

The median age in this area is 35.0, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	39.4%	39.7%	41.0%
2022 Black Alone	40.3%	38.5%	37.8%
2022 American Indian/Alaska Native Alone	2.5%	2.1%	1.9%
2022 Asian Alone	2.0%	2.7%	3.3%
2022 Pacific Islander Alone	0.3%	0.4%	0.4%
2022 Other Race	5.3%	5.3%	5.0%
2022 Two or More Races	10.3%	11.3%	10.7%
2022 Hispanic Origin (Any Race)	13.0%	12.7%	12.0%

Persons of Hispanic origin represent 12.0% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	34	45	53
2010 Households	2,883	23,888	52,764
2020 Households	3,037	24,350	54,581
2022 Households	3,071	24,539	54,861
2027 Households	3,105	24,712	55,033
2010-2020 Annual Rate	0.52%	0.19%	0.34%
2020-2022 Annual Rate	0.50%	0.34%	0.23%
2022-2027 Annual Rate	0.22%	0.14%	0.06%
2022 Average Household Size	2.37	2.53	2.50

The household count in this area has changed from 54,581 in 2020 to 54,861 in the current year, a change of 0.23% annually. The five-year projection of households is 55,033, a change of 0.06% annually from the current year total. Average household size is currently 2.50, compared to 2.50 in the year 2020. The number of families in the current year is 35,963 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

Hope Mills Rd
 Hope Mills Rd, Fayetteville, North Carolina, 28306
 Rings: 1, 3, 5 mile radii

Prepared by
 Roger Shah

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	13.4%	14.9%	17.2%
Median Household Income			
2022 Median Household Income	\$44,627	\$49,140	\$51,314
2027 Median Household Income	\$53,933	\$57,981	\$59,359
2022-2027 Annual Rate	3.86%	3.36%	2.96%
Average Household Income			
2022 Average Household Income	\$56,703	\$66,249	\$71,872
2027 Average Household Income	\$68,129	\$79,124	\$84,451
2022-2027 Annual Rate	3.74%	3.62%	3.28%
Per Capita Income			
2022 Per Capita Income	\$24,021	\$25,931	\$28,553
2027 Per Capita Income	\$28,906	\$31,081	\$33,662
2022-2027 Annual Rate	3.77%	3.69%	3.35%

Households by Income

Current median household income is \$51,314 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$59,359 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$71,872 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$84,451 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$28,553 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$33,662 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	169	152	132
2010 Total Housing Units	3,186	25,899	57,373
2010 Owner Occupied Housing Units	1,708	14,425	30,678
2010 Renter Occupied Housing Units	1,175	9,463	22,088
2010 Vacant Housing Units	303	2,011	4,609
2020 Total Housing Units	3,349	26,510	59,281
2020 Vacant Housing Units	312	2,160	4,700
2022 Total Housing Units	3,377	26,636	59,446
2022 Owner Occupied Housing Units	1,563	14,020	29,773
2022 Renter Occupied Housing Units	1,507	10,520	25,088
2022 Vacant Housing Units	306	2,097	4,585
2027 Total Housing Units	3,413	26,800	59,693
2027 Owner Occupied Housing Units	1,624	14,379	30,409
2027 Renter Occupied Housing Units	1,482	10,333	24,625
2027 Vacant Housing Units	308	2,088	4,660

Currently, 50.1% of the 59,446 housing units in the area are owner occupied; 42.2%, renter occupied; and 7.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 59,281 housing units in the area and 7.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.12%. Median home value in the area is \$167,081, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 6.94% annually to \$233,646.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.