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**TWO SPACES  
REMAINING!**



# **CLIFFDALE COMMONS**

**8108 Cliffdale Rd, Fayetteville NC 28314**



<u>SUITE</u>	<u>TENANT</u>	<u>NOTES</u>
100-102	Miyabi Jr Japanese Restaurant	
<b>104 &amp; 106</b>	<b>AVAILABLE</b>	<b>3,000 SQFT Total Split unit 1,500 SQFT</b>
108	Empire Barber Studio	
110	Sunlite	
112	Tropical Smoothie Café	
114	Village Nail Spa	
116	K-Bap	
118	Taste of New York Pizza	

# CLIFFDALE COMMONS

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# OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$24/SF NNN
NNN Expenses:	\$3,385 per month
Lot Size:	\$3.08 SF/yr
	2.97 Acres
Year Built:	2019
Building Size:	25,800 SF
Traffic Count:	37,500 AADT
Zoning:	NCCZ – Neighborhood Commercial Conditionally Zoned
Market:	
Submarket:	Fayetteville MSA West Fayetteville MSA

## OVERVIEW

Cliffdale Commons is a retail neighborhood center in a high-traffic location with **TWO SPACES REMAINING**.

Position your business amidst 25,800 SF of prime retail space, nestled at the busy intersection of Cliffdale Road and Prestige Boulevard. Imagine the possibilities:

- **Capture an audience of 37,500 daily drivers** – residents from surrounding neighborhoods and bustling Fort Liberty just minutes away
- **Become part of a dynamic community** anchored by established favorites like Tropical Smoothie Café, Miyabi Jr Express, Empire Barber Studio, Burn Boot Camp, Taste Of New York Pizza, Sunlite and more!
- **Stand out with high visibility** thanks to prominent road signage and easy access.
- **Craft your dream space** delivered in warm vanilla shell, ready to be customized to your brand's unique needs.

