

LAND FOR SALE

8131

Cliffdale Rd

Fayetteville, NC 28314



	1 mi Radius	3 mi Radius	5 mi Radius	10 mi Radius
	8,458	42,382	104,070	291,317
	\$85,074	\$85,543	\$89,761	\$84,754
	2,206	16,789	49,715	109,859
	36.8	31.2	31.7	33.9
	69.7%	69.7%	69.3%	67.3%

for more information

**NEIL GRANT**  
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**8131 Cliffdale Rd**  
 Fayetteville, NC 28314



**Grant - Murray**  
 REAL ESTATE, LLC  
 COMMERCIAL AND INVESTMENT BROKERAGE

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8131 Cliffdale Rd  
FAYETTEVILLE, NC 28314

PROPERTY DETAILS & HIGHLIGHTS

Property Type	Land
Property Subtype	Retail
APN	9487-56-9640
Zoning	LC- Zoned Commercial
Lot Size	0.89 Acres
Sale Price	\$ 399,000
Traffic Count	27,000 VPD

8131 Cliffdale Road offers 0.89 acres of commercially zoned LC land with exceptional visibility and direct access to one of Fayetteville's highest traffic corridors. The site's frontage along Cliffdale Road delivers over 27,000 vehicles per day (NCDOT), maximizing exposure for retail, service, or office uses. Its level topography and existing curb cuts streamline development planning and reduce site preparation costs. Utilities are readily available at the street, and the parcel's configuration is conducive to a range of commercial building footprints. This landholding represents a rare opportunity to capture strong daytime and drive-by demand in a well-established trade area.



- 0.89 acres of LC-zoned commercial land
- 27,000+ vehicles per day (NCDOT)
- Less than 1 mile from I-95 (Cliffdale exit)
- Close to Fort Bragg access gates
- Strong retail and residential trade area
- Public utilities at site

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# PROPERTY OVERVIEW

<b>Sale Price:</b>	\$399,000
<b>Lot Size:</b>	0.89 Acres
<b>Zoning:</b>	LC
<b>Price / Acre:</b>	\$448,315

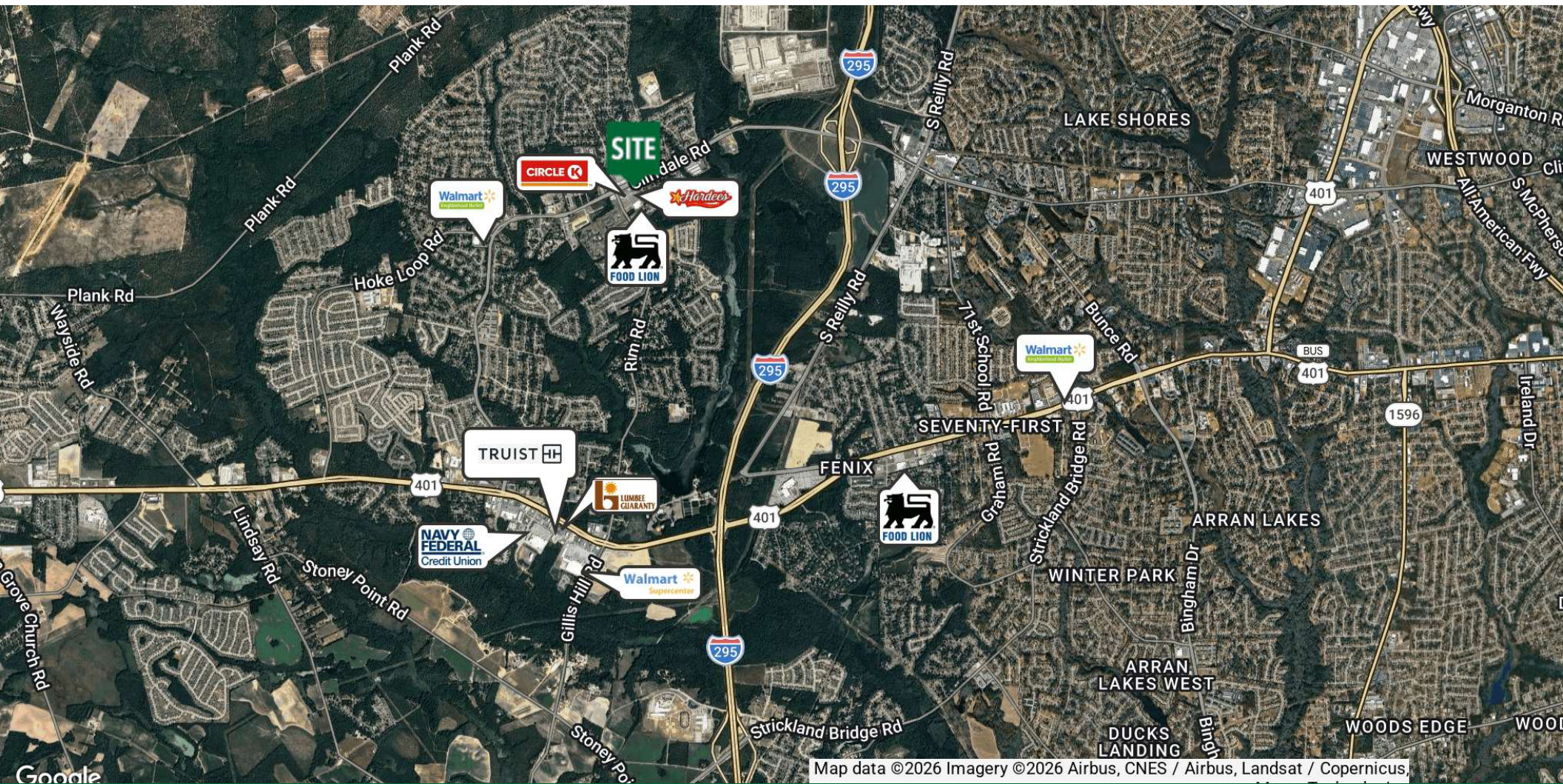
## property description

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RETAILER MAP



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus,

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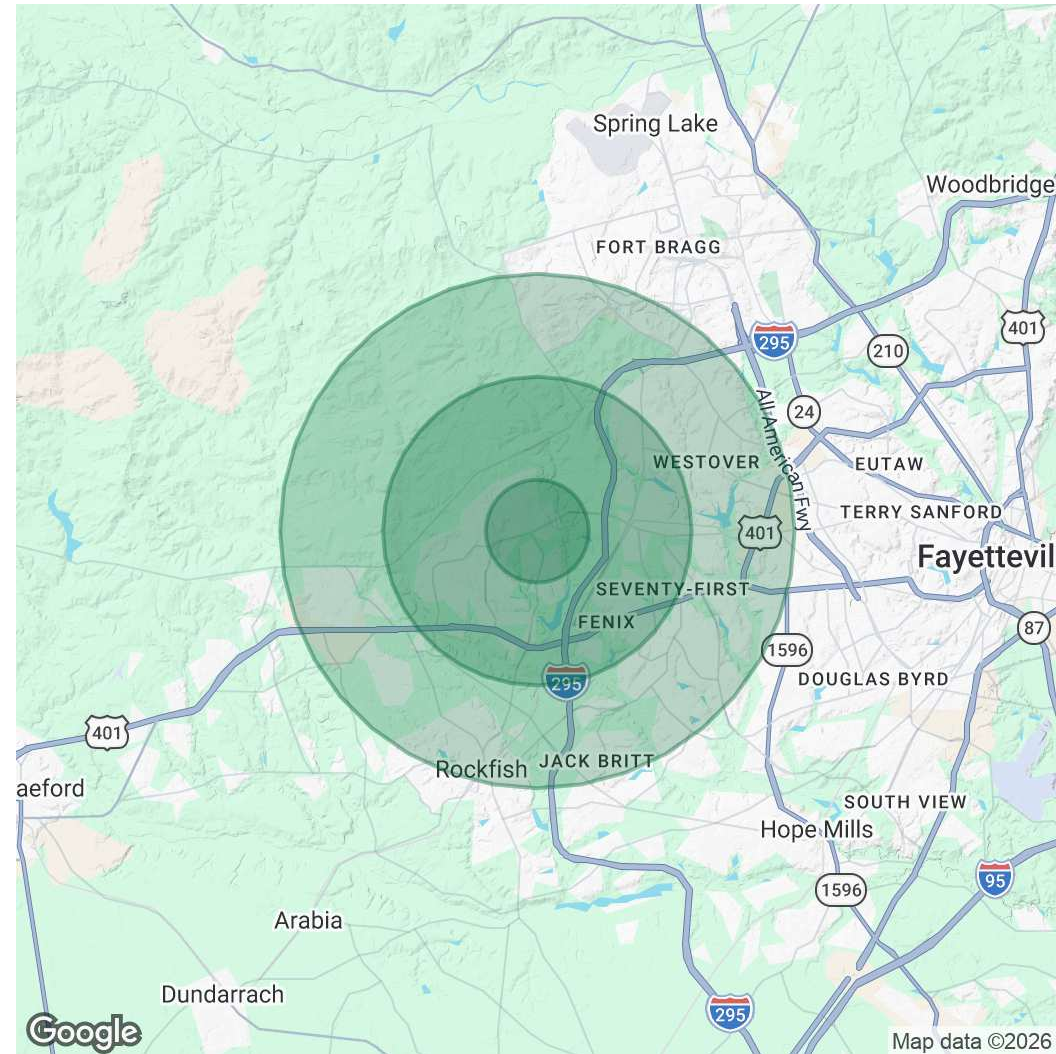
DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,780	42,064	108,794
Average Age	36	36	36
Average Age (Male)	34	34	35
Average Age (Female)	37	37	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,114	16,682	42,456
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$78,451	\$79,313	\$82,935
Average House Value	\$194,300	\$194,801	\$199,431

*Demographics data derived from AlphaMap*



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