

RETAIL PROPERTY FOR LEASE

Cape Fear Plaza

342 N. Eastern Blvd, Fayetteville, NC 28301



for more information

VISHAL NANDWANI

Broker

O: 910.829.1617

C: 910.578.4797

vishal@grantmurrayre.com

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.988.5284

patrick@grantmurrayre.com



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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

PROPERTY OVERVIEW

Available SF:	1,050 - 9,000 SF
Lease Rate:	See Agent
TICAM/SF:	\$2.19/SF
Lot Size:	8.87 Acres
Year Built/Renovated:	1985/2013
Building Size:	115,842 SF
Zoning:	CC
Traffic Count:	28,236

property description

The Cape Fear Plaza shopping center is a large community center anchored by numerous national tenants, including Food Lion, Roses Express, Rainbow, CitiTrends, Dollar Tree, Pizza Hut, and many others. The center has great access from multiple streets and excellent visibility. The property benefits greatly from the 23,000+ residents in a three-mile radius as well as the 49,000+ daytime population within three miles.

Cape Fear Plaza is located at the busy intersection of Eastern Blvd (17,464 ADT) and Grove St (28,236 ADT) with excellent access from both roads. Downtown Fayetteville is only a few minutes from this property. Downtown has \$100+ million in new development with the construction of a minor league baseball stadium, a condo project, a parking garage, and a hotel. Cape Fear Plaza is the largest shopping center that supports the downtown submarket.



for more information

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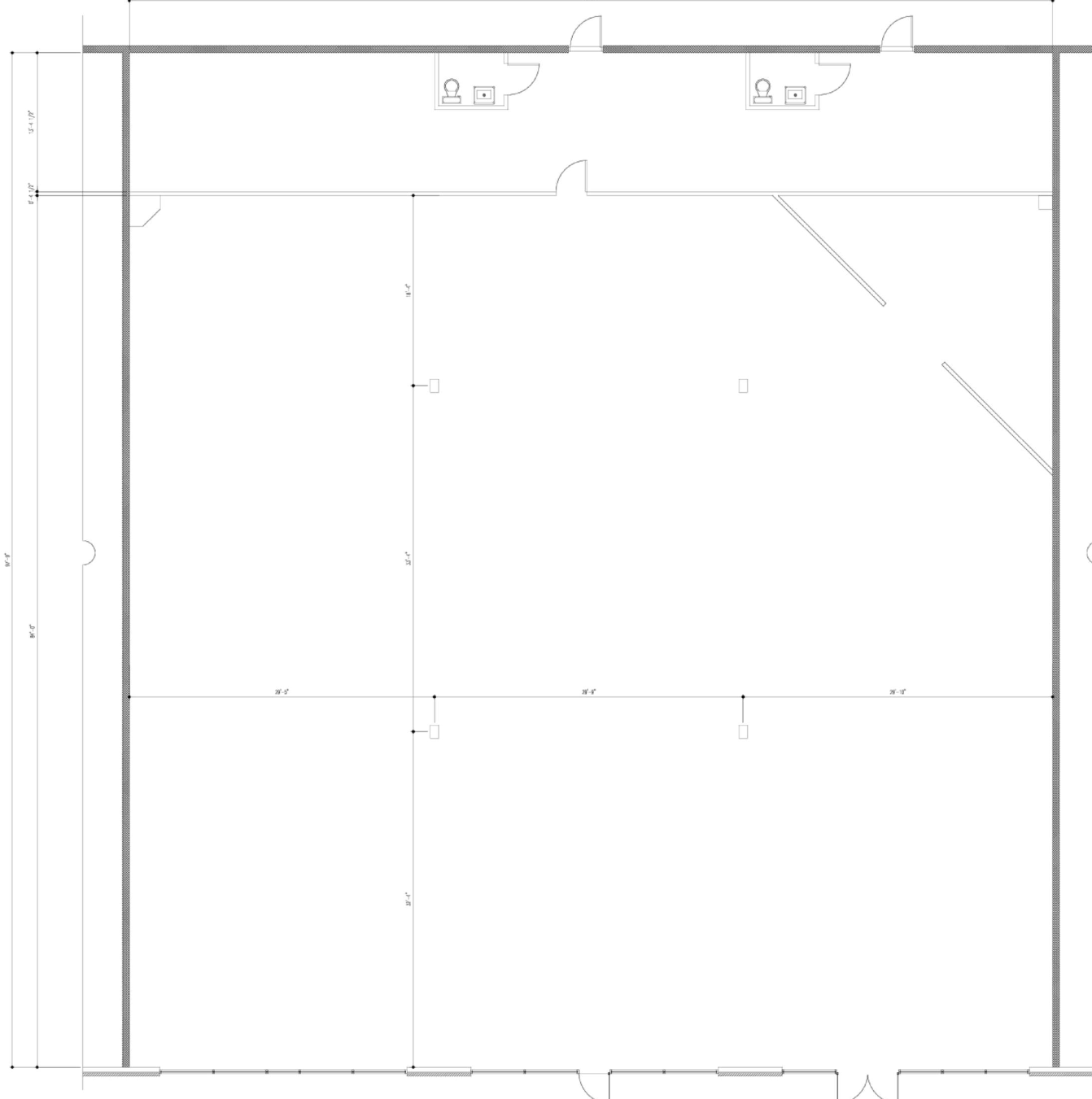
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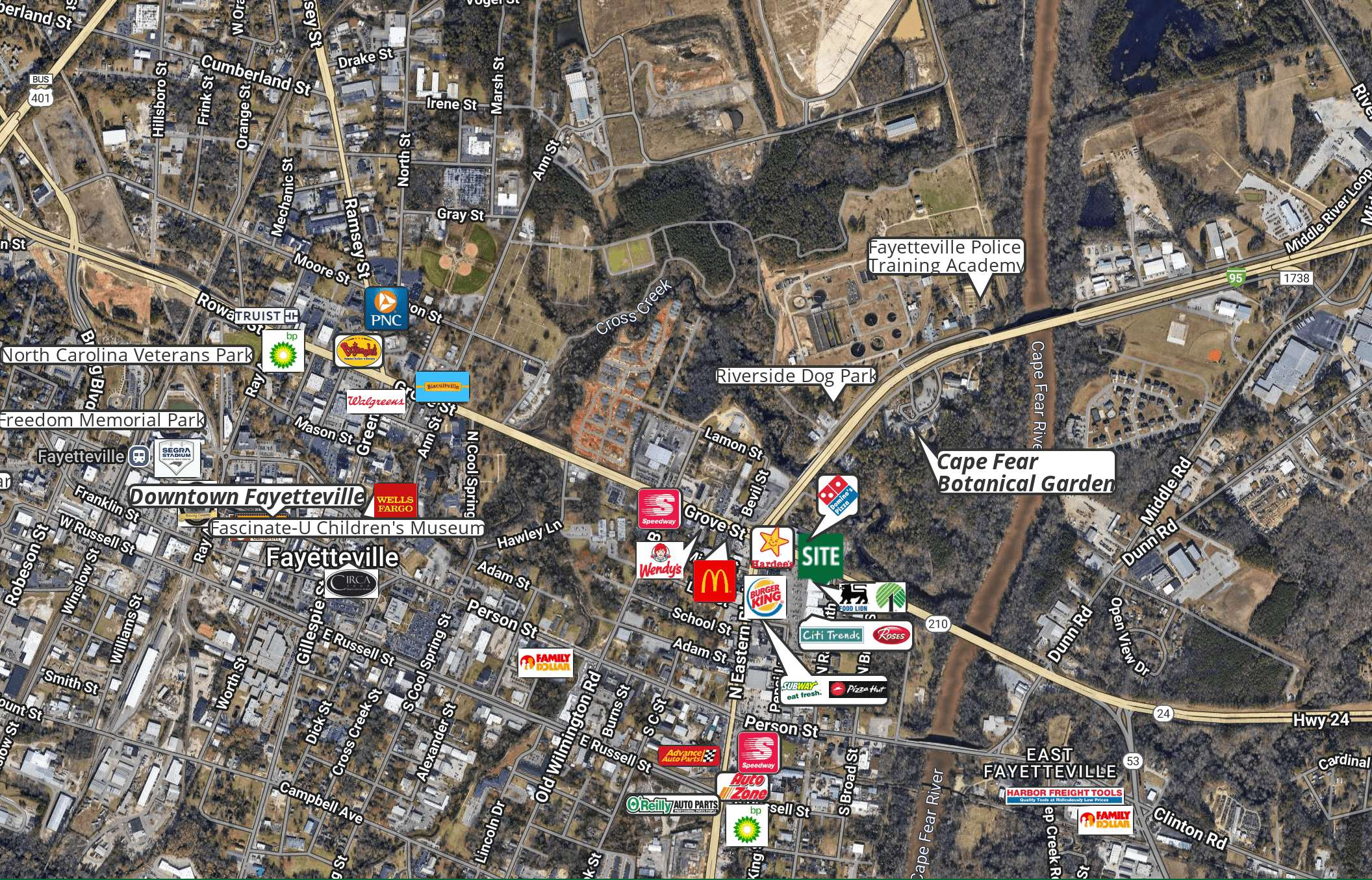
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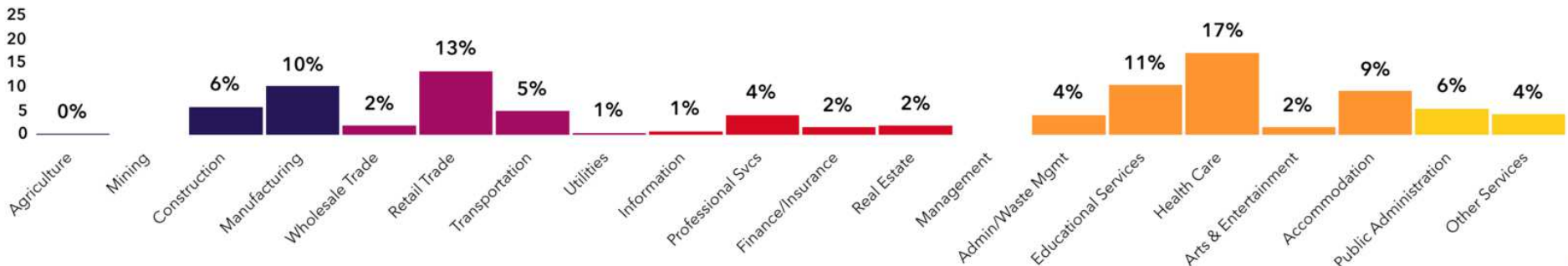
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Maxar Technologies



24,103
Total Population

Population

48,614
Daytime Population

\$48,783
Median HH Income

Income

\$30,559
Per Capita Income

9,861
Total Households

Housing

11,476
Total Housing Units

\$235,377
Median Home Value

Homes

44.9%
Home Ownership

38.0
Median Age

People

Modest Income Homes
Tapestry Segment

Demographics

342 N Eastern Blvd, Fayetteville, North Carolina, 28301



10%
No HS Diploma



29%
HS Graduate



31%
Some College



30%
Degree or Higher

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028



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- #2 Best Place in America to Invest in Real Estate (Fortune, 2020)
- Top 50 Most Diverse Cities in America (Niche, 2020)
- Best Places for Business and Careers (Forbes, 2019)
- Top 50 Cheapest Places to Retire MSN Money, 2018)
- Most affordable housing in the USA for first-time home buyers (WalletHub, 2017)
- Vibrant downtown featuring museums, live music, & award-winning performing arts and cultural events
- Home of the International Folk Festival, Bi-Annual Dogwood Festival, When Pigs Fly All-American BBQ Festival, & more
- 520 Restaurants, breweries, wine bars, & more
- Professional & collegiate sporting events
- World-class golf courses



Why Fayetteville?

408,763

30-minute trade area

\$9.9B

total consumer spending

\$77,340

avg household income

6M+ SF

retail in area submarket

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APPLY NOW!

342 N Eastern Blvd, Fayetteville, NC 28301

Patrick Murray

 (910) 829-1617  patrick@grantmurrayre.com

Patrick Murray NC #231098

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- Criminal Background Check
- Eviction Related Proceedings



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