

INVESTMENT OPPORTUNITY



# 110 PERSON STREET

Fayetteville, North Carolina

11,400 SF COMMERCIAL PROPERTY FOR SALE



**TYSON**

COMMERCIAL REAL ESTATE

CONFIDENTIAL OFFERING MEMORANDUM

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# PROPERTY OVERVIEW



Located in the Fayetteville, NC, downtown market, this location features convenient access to surrounding amenities and businesses in the Central Business District. The property is zoned DT-1 under the City of Fayetteville's Unified Development Ordinance, which allows for a variety of uses.

Built in 1923, the building underwent renovations as recently as 2016. This 2-story masonry building features a 3-story glass front facade, with separate front entrances. The property has frontage on Person Street and rear access to Otis F Jones Parkway. The interior first floor features a large open space with a reception area in the front, a large open multi-purpose room in the center, followed by multiple private offices and restrooms in the rear with shower facilities. The second story features an unfinished front area available for future build-out, and a large open finished multi-purpose room in the rear.

## PROPERTY SPECIFICATIONS

- Zoned DT-1, allowing for a variety of uses
- Major building upgrades and renovations in 2016
- Two different floors with separate exterior access
- Mostly open floor plan on both levels
- Unfinished second-floor front space available for future build-out
- Multiple restroom facilities, with showers available



Sale Price | **\$1,500,000**

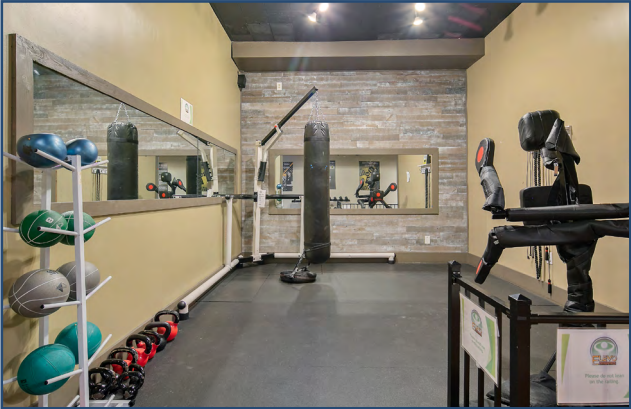
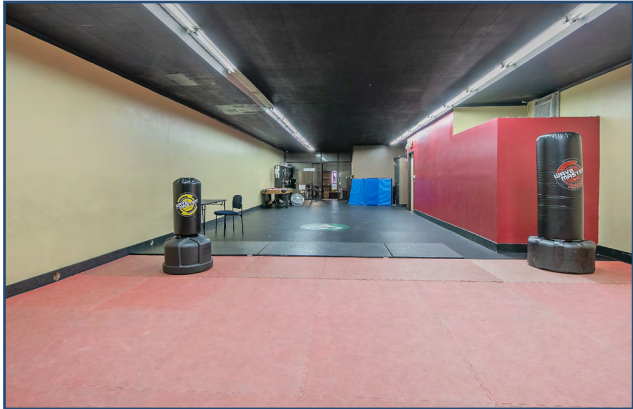
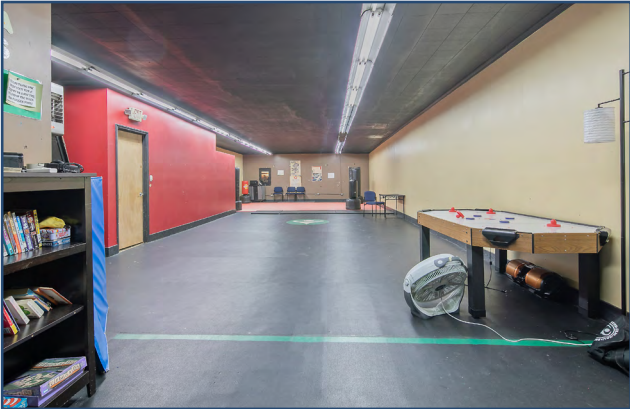
# PROPERTY PHOTOS



PROPERTY INFORMATION  
**PROPERTY PHOTOS**



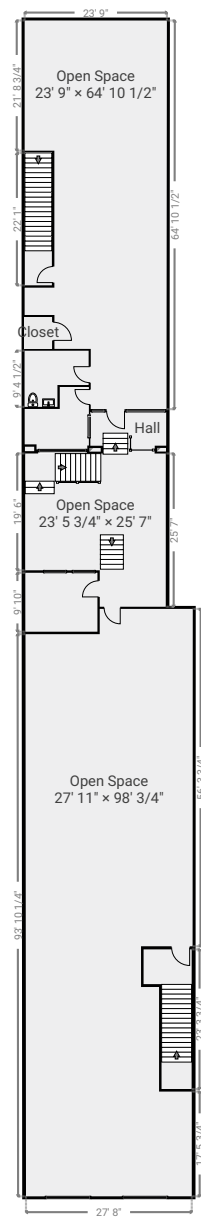
# PROPERTY PHOTOS



PROPERTY INFORMATION  
**FLOOR PLAN**



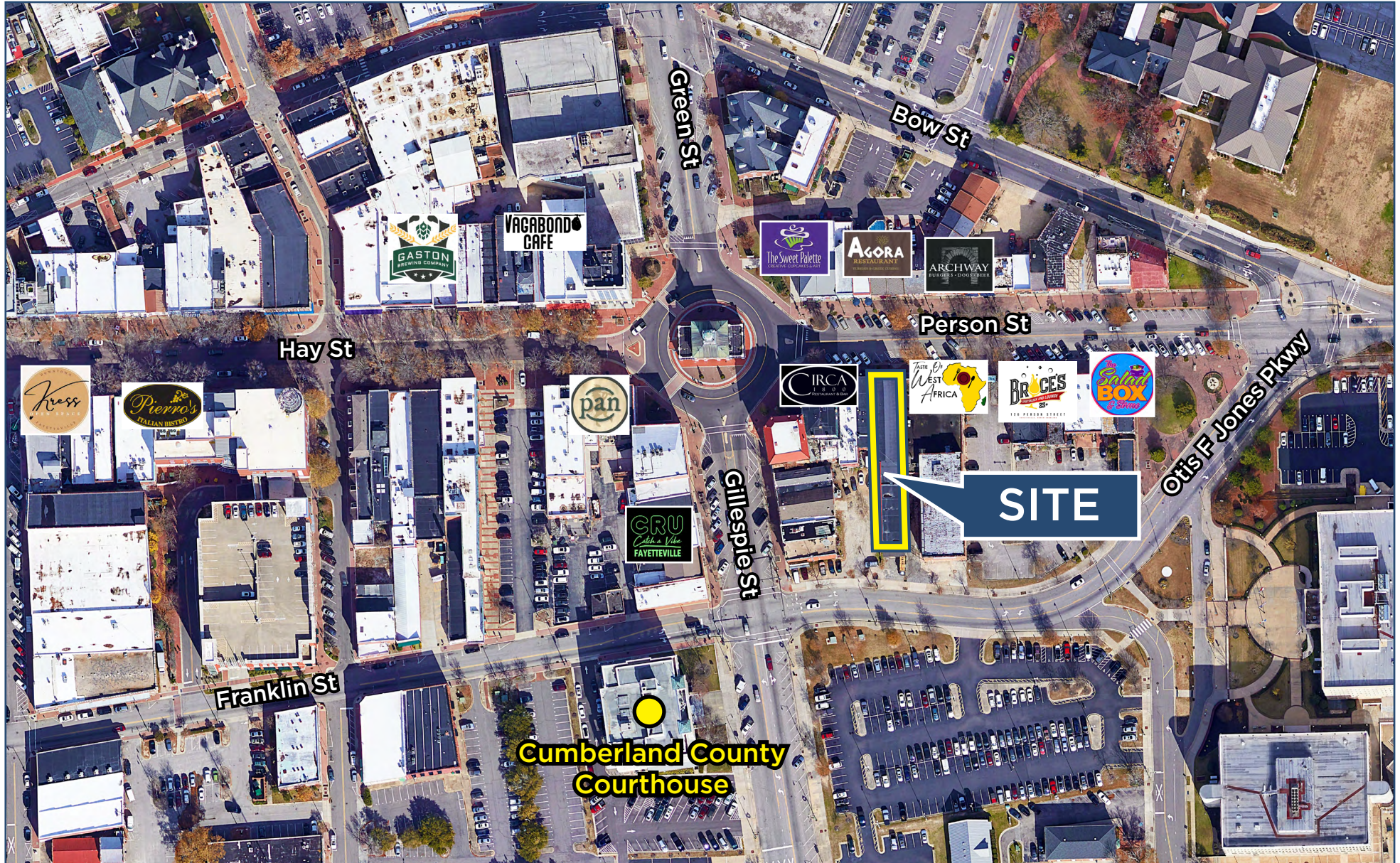
**GROUND FLOOR** ▶



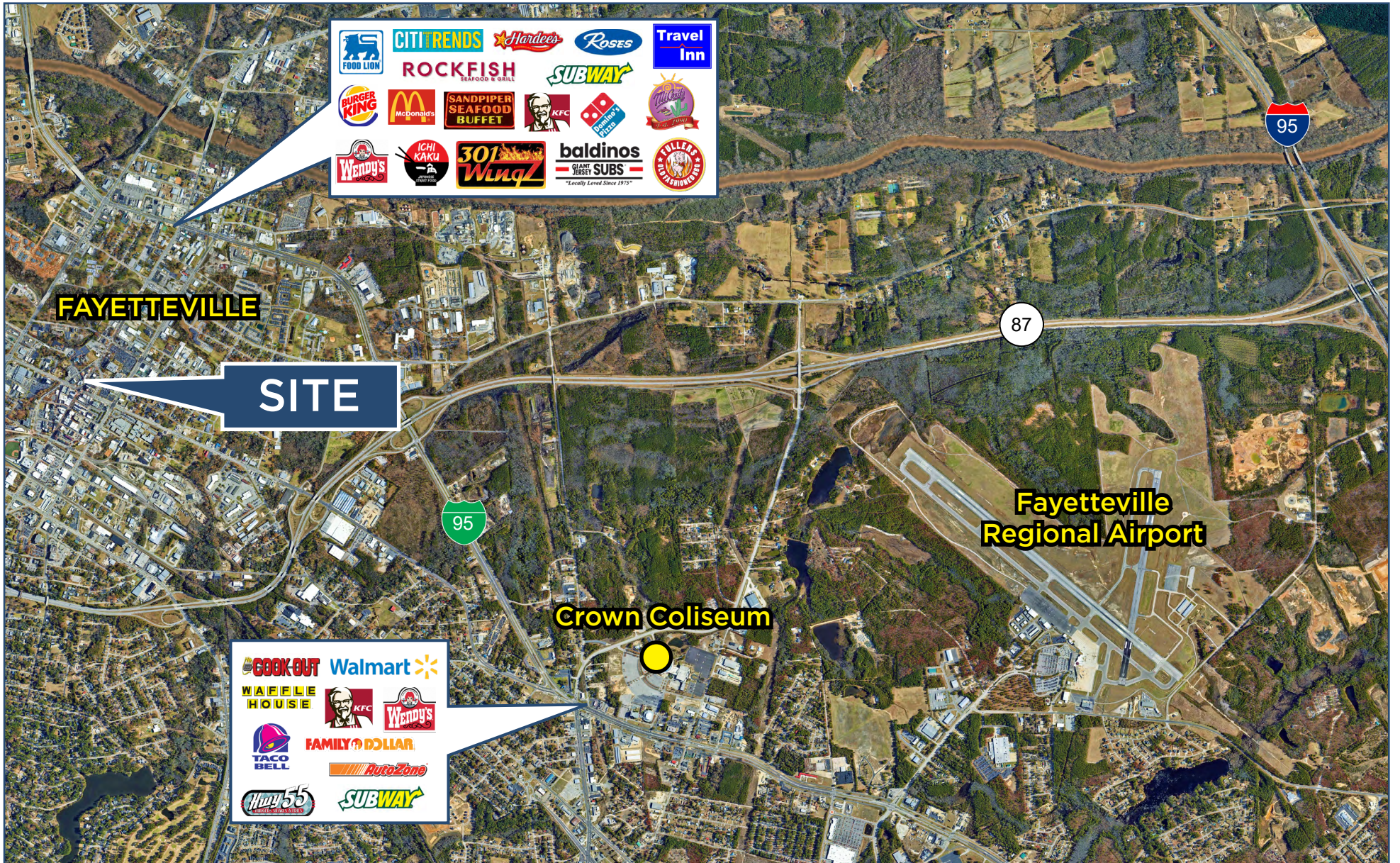
◀ **SECOND FLOOR**



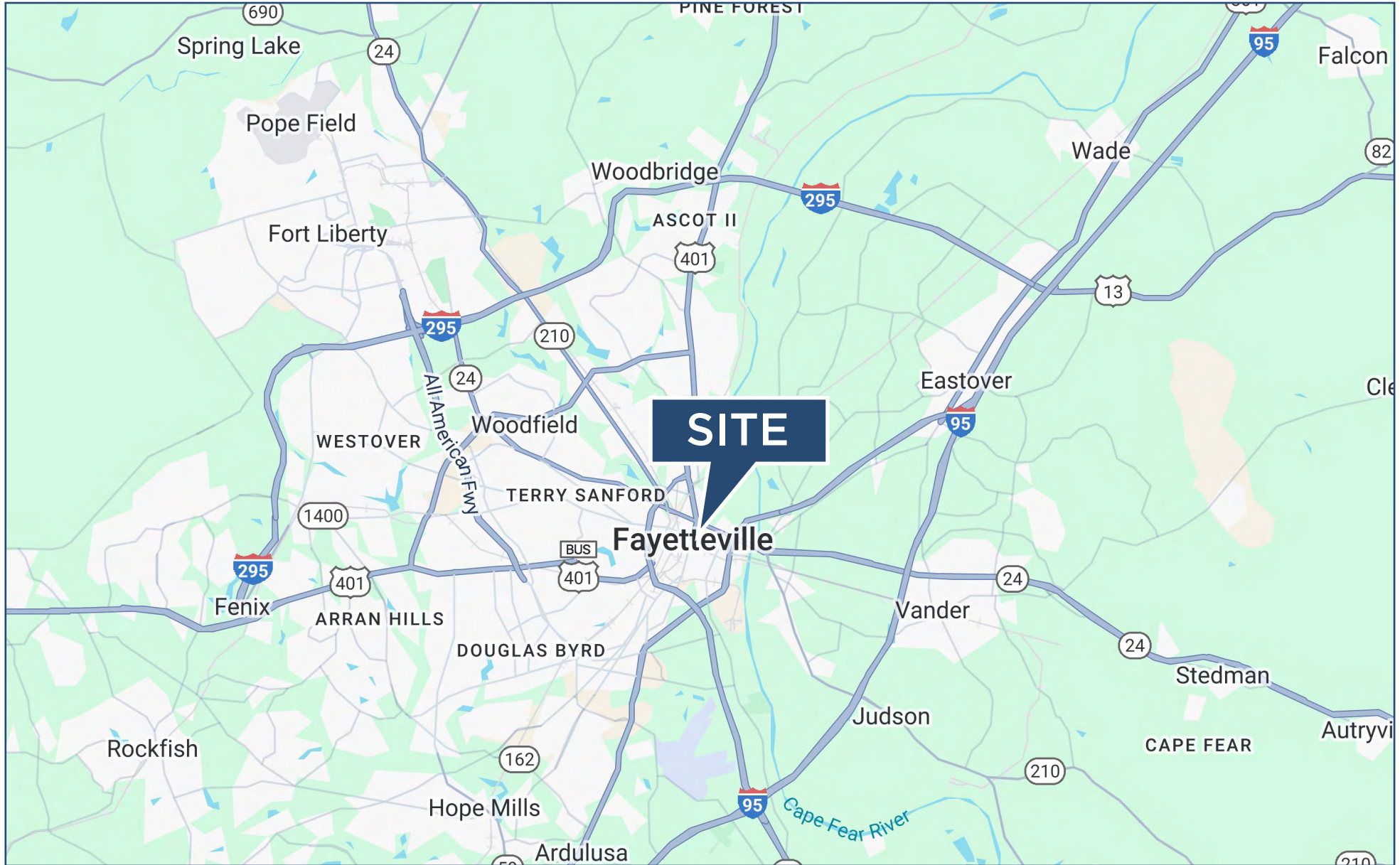
PROPERTY INFORMATION  
SITE AERIAL



LOCATION OVERVIEW  
AREA AERIAL



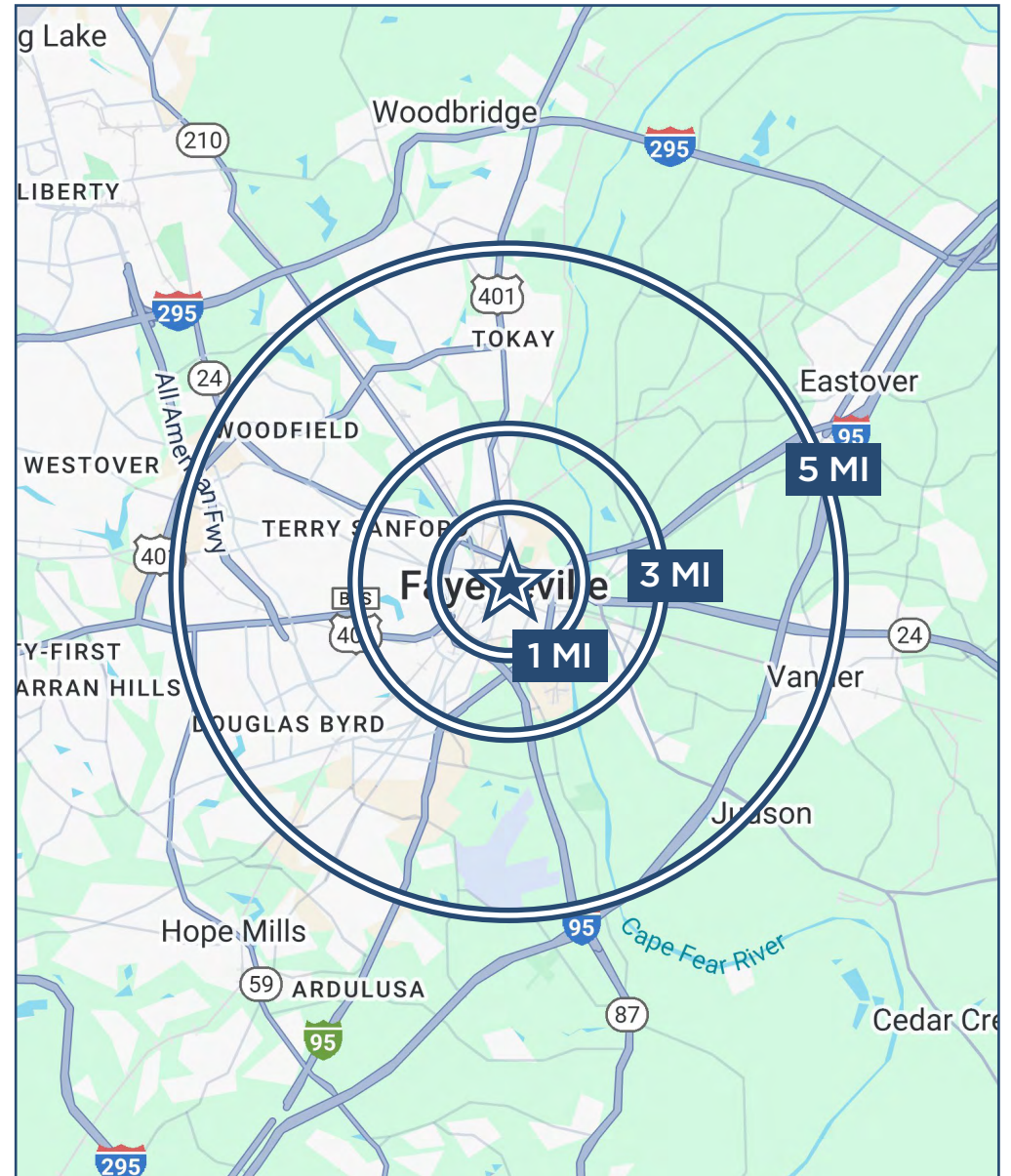
# AREA MAP



# DEMOGRAPHICS



	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2024 Population	4,427	35,073	90,613
2029 Population	4,572	35,543	90,935
Pop Growth 2024-2029	3.28%	1.34%	0.36%
Average Age	37.80	38.90	38.40
2024 Total Households	1,775	14,655	38,283
HH Growth 2024-2029	3.61%	1.31%	0.33%
Median HH Income	\$24,879	\$39,151	\$44,147
Avg Household Size	2.10	2.20	2.20
Median Home Value	\$151,290	\$167,777	\$155,768



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