

RETAIL PROPERTY FOR SALE

1935 Gillespie St

Fayetteville, NC 28306



for more information

KEVIN CARROLL

Broker

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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Sale Price:	\$375,000
Building Size:	2806 SF
Lot Size:	0.27 Acres
Zoning:	CC

Property Description

This highly visible two-story commercial building offers exceptional exposure along South Eastern Boulevard (I-95 Business) and Gillespie Street, making it an excellent opportunity for a variety of retail and service businesses. Previously operated with a walk-in cooler, the space can easily accommodate a new compressor, making it ideal for a produce market, community grocery, mini mart, office, or other retail use. The property features two drive-through windows, on-site parking, exterior lighting, and road frontage on three sides for easy customer access and outstanding visibility. Recent updates include a metal roof, electric heat pump, electrical work, and new flooring throughout, allowing a new owner to focus on operations rather than renovations. Its attractive barn-style exterior enhances curb appeal and creates a distinctive retail presence. The second floor offers flexible office or residential space with two rooms, a half bath, washer and dryer hookups, kitchen area, and both interior and private exterior access. This versatile layout provides an excellent opportunity for an owner-user, additional office space, or future expansion.

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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Retail
Market	SW Fayetteville
Pin #	0436-13-6134

Situated along one of Fayetteville's busiest commercial corridors, this property benefits from outstanding visibility and consistent daily traffic. South Eastern Boulevard carries approximately 32,000 AADT, while Gillespie Street contributes an additional 9,700 AADT, delivering continuous exposure to thousands of passing motorists every day. The property's three-sided road frontage and direct access from both South Eastern Boulevard (I-95 Business) and Gillespie Street provide convenient ingress and egress for customers and deliveries alike. Its location offers quick connections to downtown Fayetteville, surrounding residential neighborhoods, and major transportation routes, making it well-suited for businesses that depend on accessibility and customer convenience. Surrounded by established commercial businesses and positioned within a well-traveled retail corridor, this location offers the visibility, accessibility, and traffic counts that businesses depend on to attract customers and grow. The combination of strong traffic volumes, multiple access points, and exceptional exposure creates an outstanding opportunity for a wide variety of retail, office, and service-oriented businesses.



- High-visibility location
- 32,000 AADT on S. Eastern Blvd.
- 9,700 AADT on Gillespie Street
- Road frontage on three sides
- Two drive-through windows
- Updated building with versatile upper level
- Barn-style retail appearance
- Well Maintained in turn key condition

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ADDITIONAL PHOTOS



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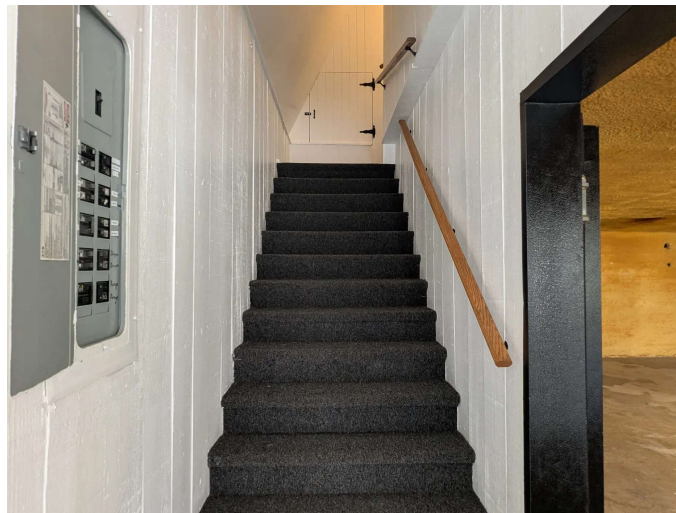


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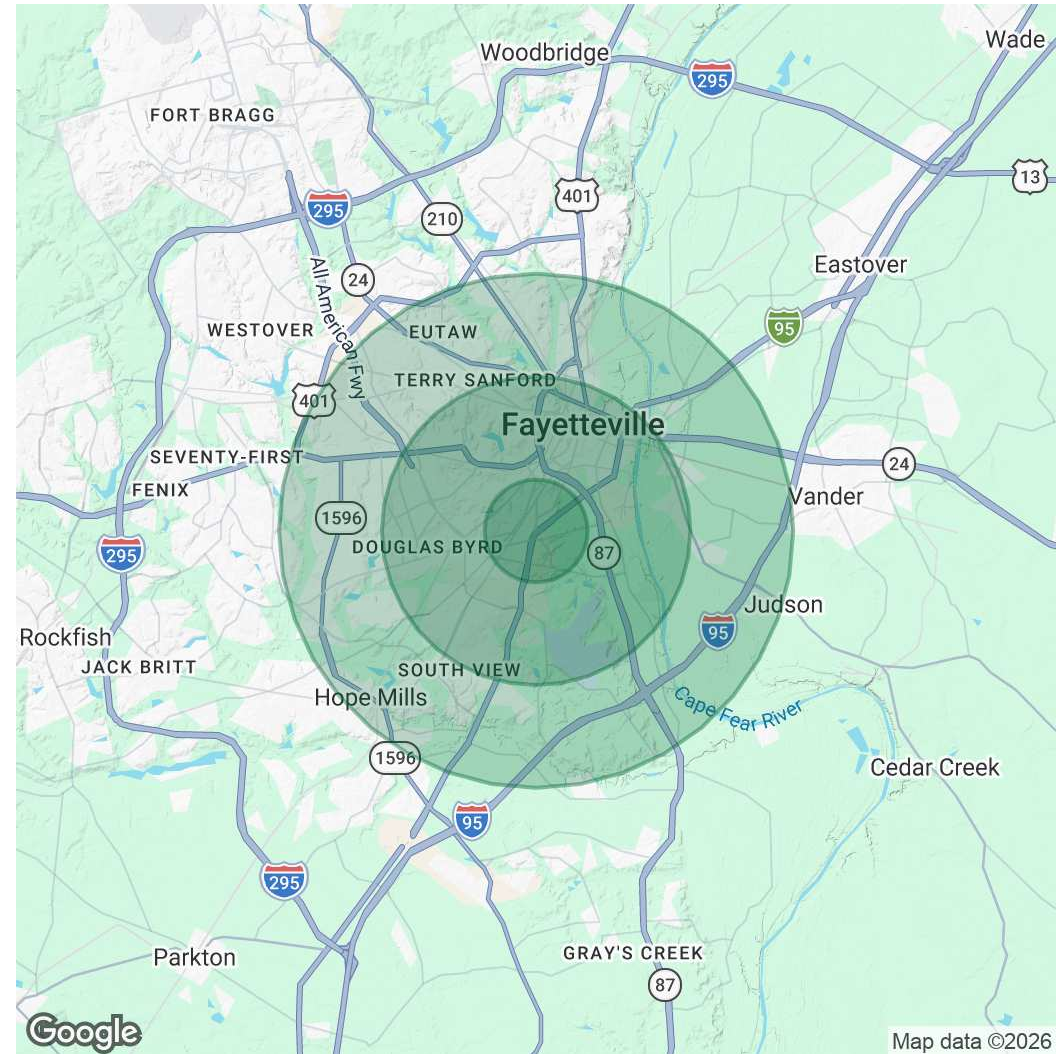
Maxar Technologies

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,685	33,395	92,972
Average Age	40.5	37.2	36.4
Average Age (Male)	38.1	33.6	34.2
Average Age (Female)	41.9	40.6	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,188	14,037	38,833
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$56,804	\$74,183	\$70,472
Average House Value	\$151,831	\$214,698	\$192,432

2023 American Community Survey (ACS)



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