

RETAIL PROPERTY FOR SALE

Fully Remodeled Restaurant Opportunity

3500 Murchison Rd, Fayetteville, NC 28311



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

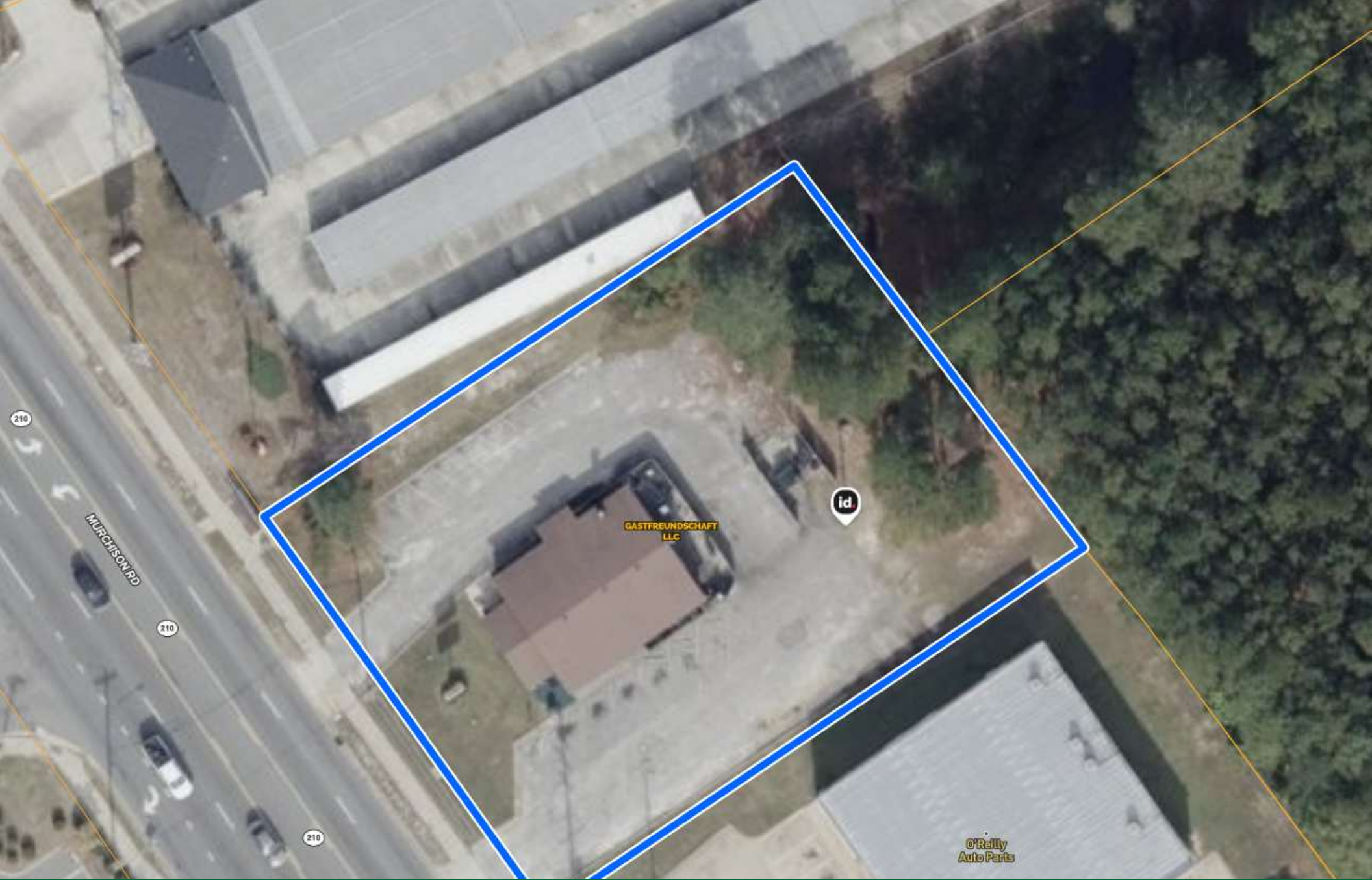


PROPERTY OVERVIEW

Sale Price:	\$425,000
Lot Size:	0.68 Acres
Year Built:	1987
Building Size:	2,300 SF
Renovated:	2025-Ongoing
Zoning:	CC
Traffic Count:	21,500

property description

This 2,300 SF freestanding restaurant on 0.68 acres is currently undergoing a comprehensive restoration to be completed in Q3 2026, offering a fully updated, turnkey opportunity for operators and investors. Zoned Community Commercial (CC), the property features generous on-site parking and a dedicated pick-up window well-suited for drive-thru or curbside service. The renovation scope is extensive and professionally executed, including new kitchen equipment, upgraded HVAC systems, electrical improvements, and refreshed interiors across all service areas. Enhancements extend throughout the dining room, kitchen, storage, and office spaces, complemented by updated restrooms and modern finishes. A complete inventory of renovations and installed equipment is available upon request.



for more information

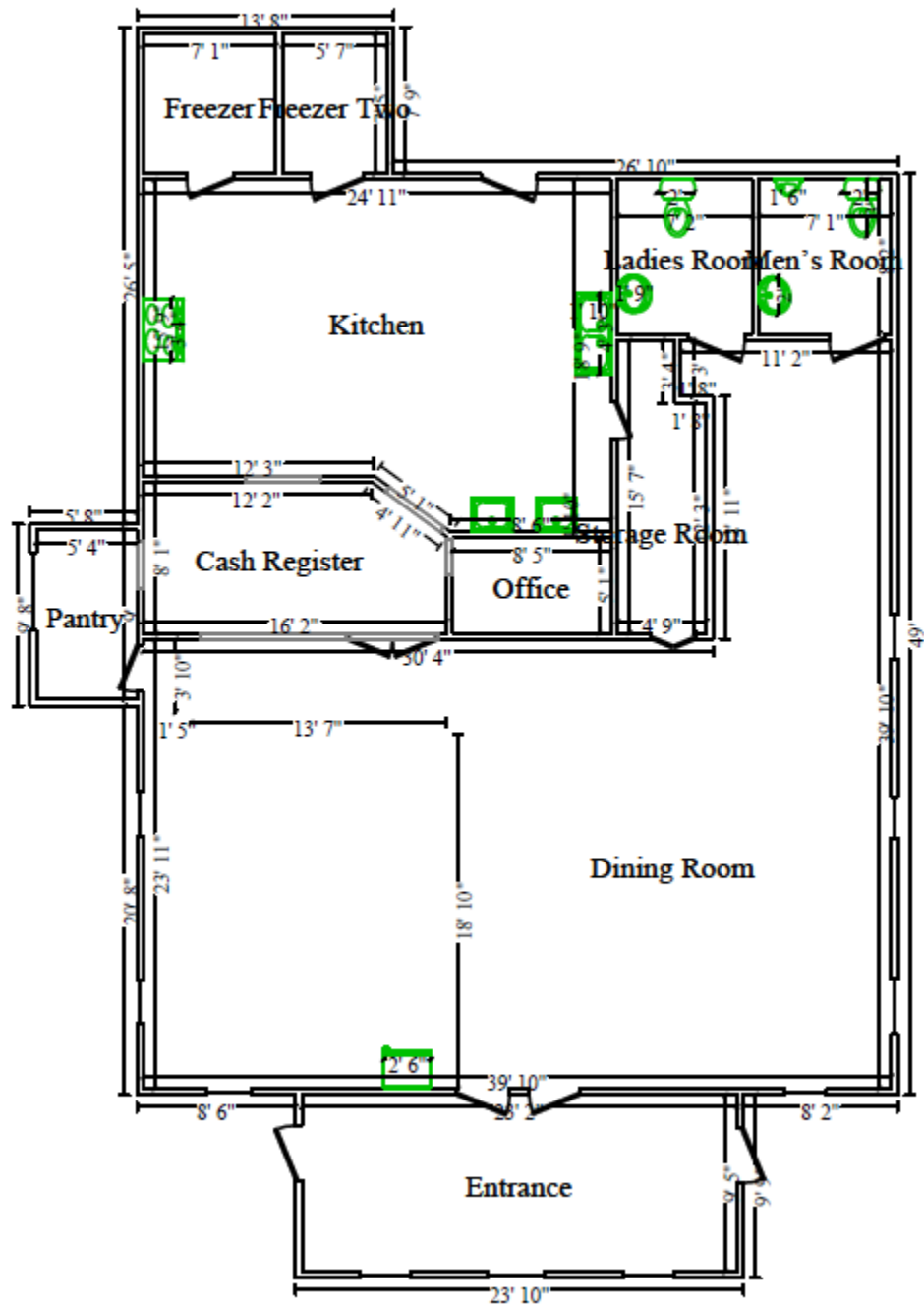
PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge
O: 910.829.1617
C: 910.861.0449
patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

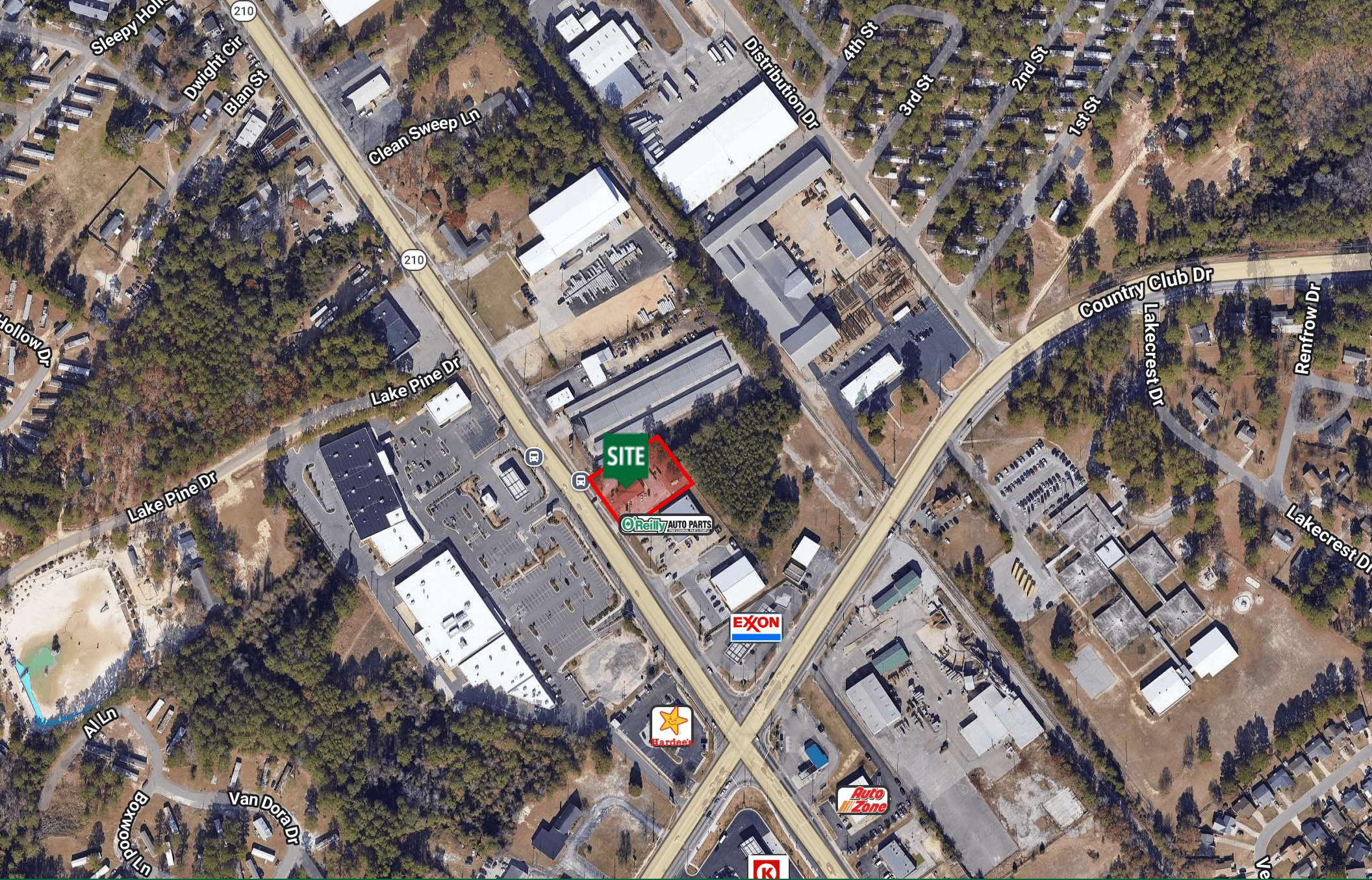
C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com

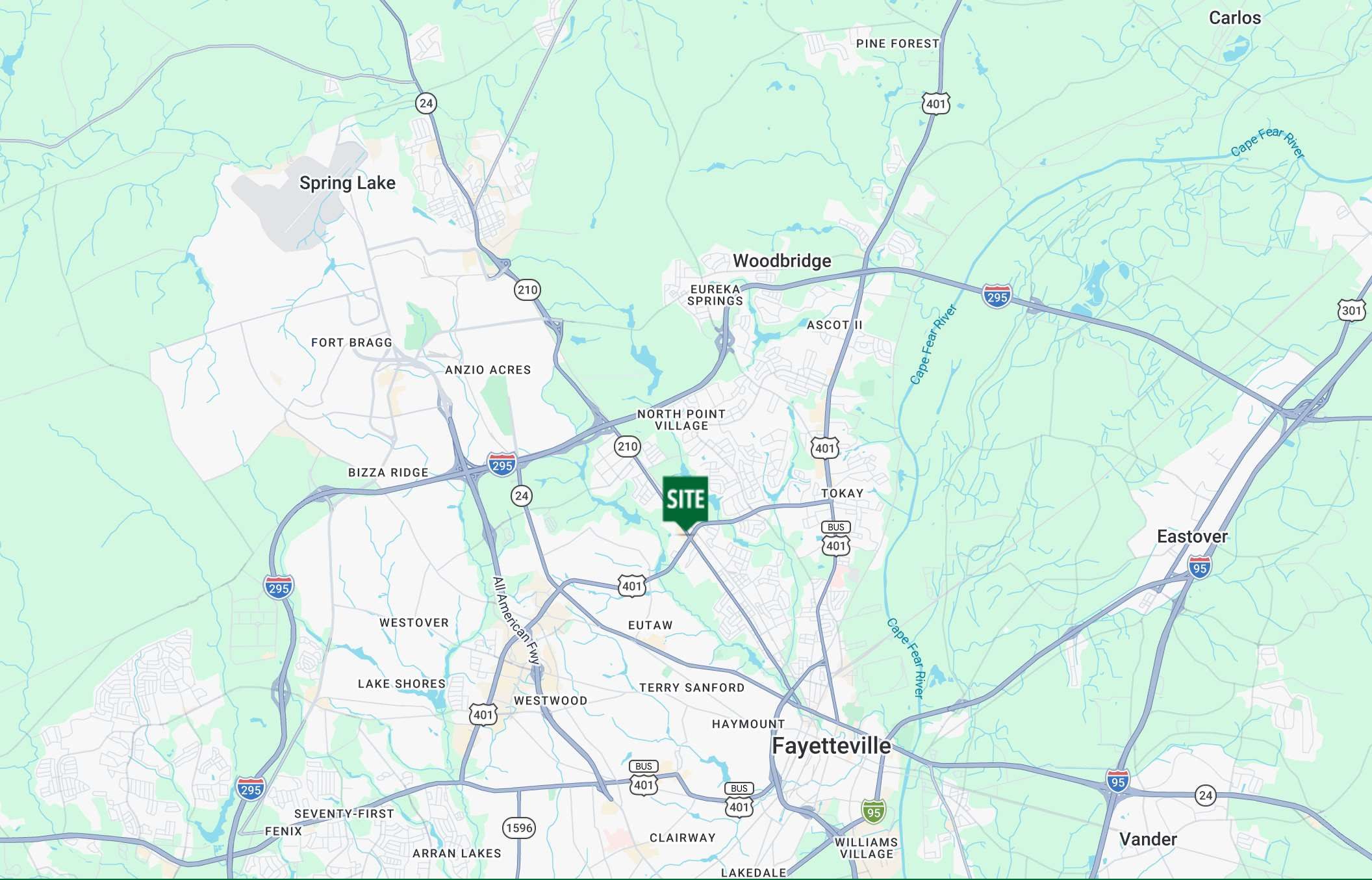


Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

Maxar Technologies



for more information

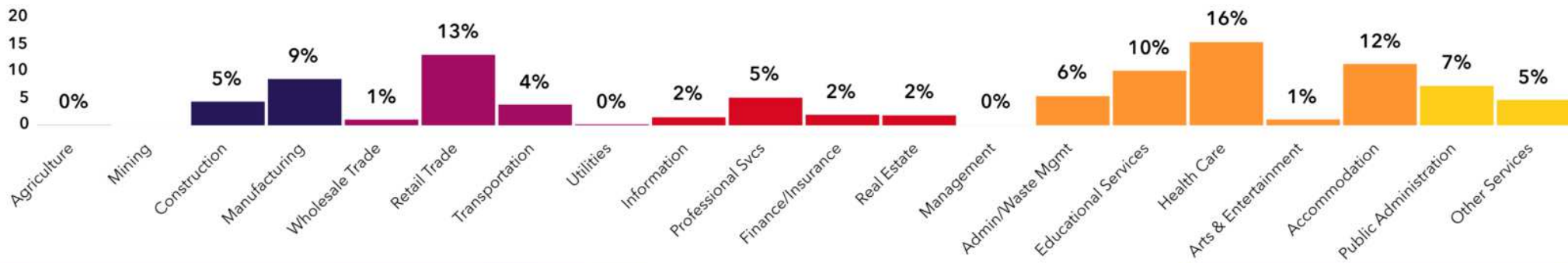
PATRICK MURRAY, CCIM, SIOR
 Principal / Broker in Charge
 O: 910.829.1617
 C: 910.861.0449
patrick@grantmurrayre.com



Grant - Murray
 REAL ESTATE, LLC
 COMMERCIAL AND INVESTMENT BROKERAGE

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

Map data ©2026



51,365
Total Population



Population

52,552
Daytime Population



\$53,714
Median HH Income



Income

\$33,801
Per Capita Income



22,121
Total Households



Housing

24,720
Total Housing Units



\$219,215
Median Home Value



Homes

45.3%
Home Ownership



36.4
Median Age



People

Tapestry Segment



Demographics

for more information | PATRICK MURRAY, CCIM, SIOR
3500 Marchison Road, Fayetteville, North
Carolina, 28303
Principal / Broker in Charge

O: 910.829.1617
C: 910.861.0449
patrick@grantmurrayre.com



6%

No HS Diploma



28%



35%



31%



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028

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



Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

 Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

 Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

 Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

Unrepresented Buyer (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021