

BEDFORD COMMERCIAL PADS

7951 FAYETTEVILLE RD. | RAEFORD, NC 28376



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

XTEAM
RETAIL ADVISORS

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MARKET DETAILS

Fayetteville, North Carolina is home to Fort Bragg, the largest active US Army base in the nation, and Pope Air Force Base, where several military airborne units are stationed. Fort Bragg has 240K people that reside on the base that include military, their families, and general employees that work on the base. The Bedford pad sites are just minutes away from Skibo Rd. where sales volumes of surrounding retail have consistently been among the best in NC over the last 10 years; quickly becoming the top performers in the state. Skibo Road leads almost directly into the base making it easily accessible to those on base or in Fayetteville. Adjacent to the Bedford pads is the Paraclete XP Indoor Skydiving facility that hosts many training programs for Fort Bragg and does just over \$5 Million annually, making it the top grossing sky diving facility in the state.

PROPERTY DETAILS

- Approximately 20 Acres available for lease or sale
- Availability to subdivide
- Located in a growing area, only minutes from Ft. Bragg, the largest US army base in the nation
- Terrific visibility and 24,000 VPD
- Numerous residential developments are under construction in the local area
- Three new hospitals nearby

DEMOGRAPHICS

EST. POPULATION	AVG. HH INCOME
3,307 1 mi	\$55,952 1 mi
20,483 3 mi	\$66,490 3 mi
47,239 5 mi	\$63,487 5 mi



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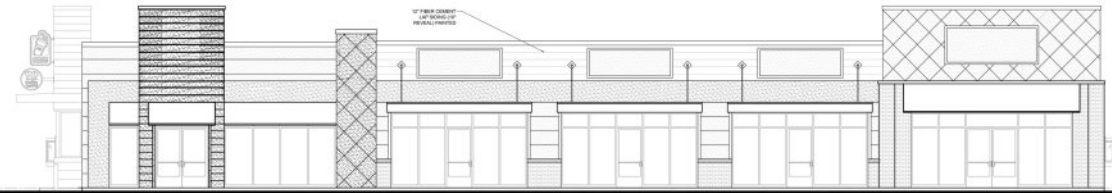
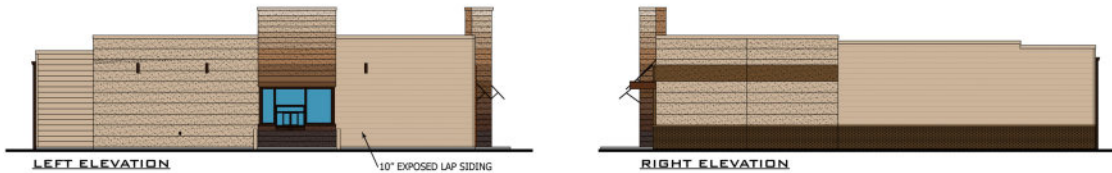
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MULTI-TENANT BUILDING

PROPERTY DETAILS

- Multi-Tenant building facing Highway 401
- Two endcaps with drive thrus available
- Excellent signage opportunity
- Multi-Tenant building will be on Lot 3
- HWY 401 - 25,000 VPD



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*The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

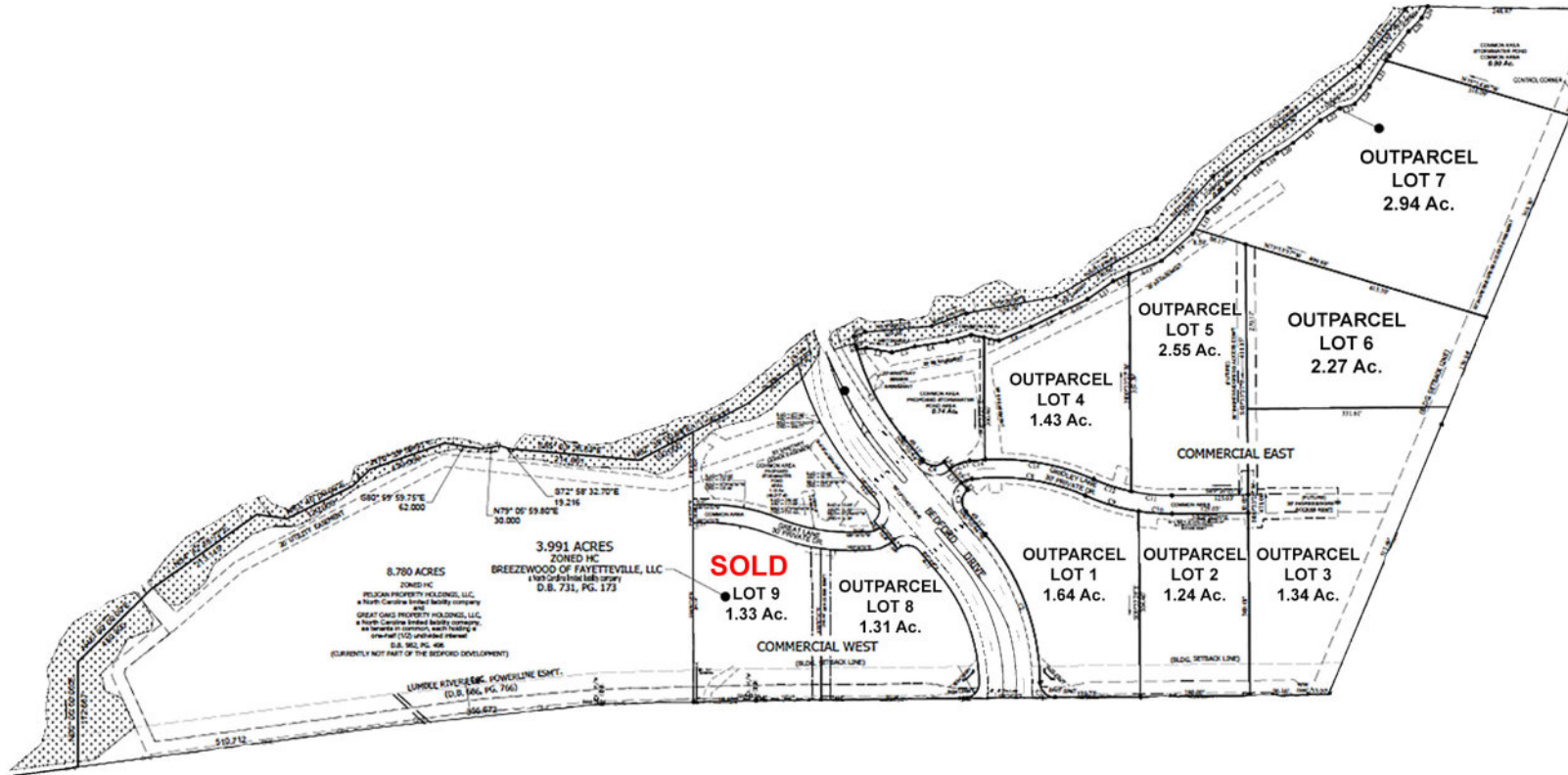
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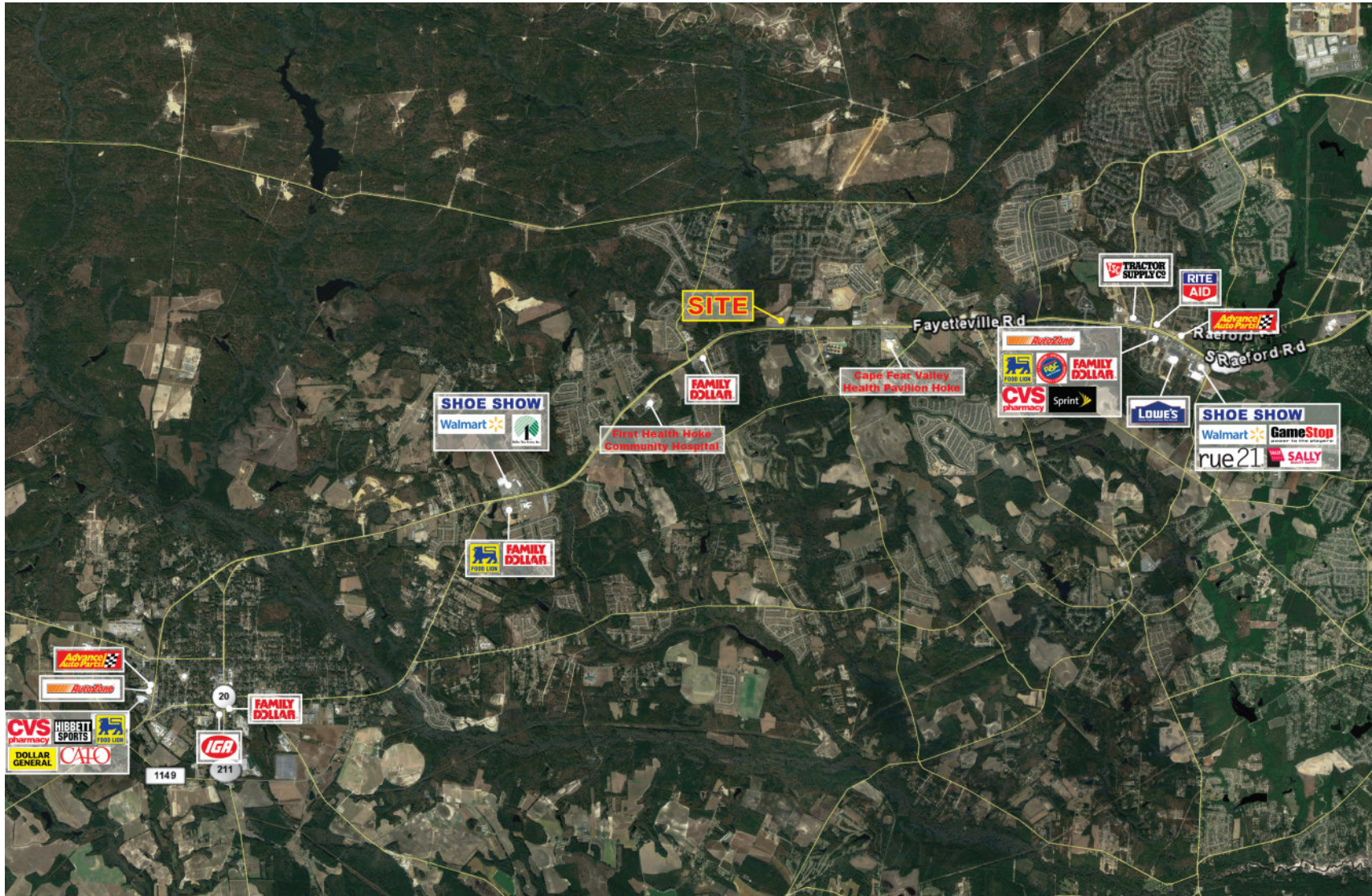
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