

STANDALONE BUILDING

4,000 SF SPACE

4161 SYCAMORE DAIRY ROAD | FAYETTEVILLE, NC 28303

AVAILABLE FOR LEASE



CONTACT

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THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

MARKET OVERVIEW

Fayetteville, North Carolina

Fayetteville is the 6th largest city in the state and has an average household income of \$58,000. Fayetteville is home to Fort Bragg, the largest military base in the United States, the 82nd Airborne Division and Pope Air Force Base.

The city has several museums such as the Airborne and Special Operations Museum and Fascinate-U Children's Museum. Fayetteville is also home to several institutions of higher learning, most notably, Fayetteville State University, Methodist University and Fayetteville Technical Community College.



FAST FACTS

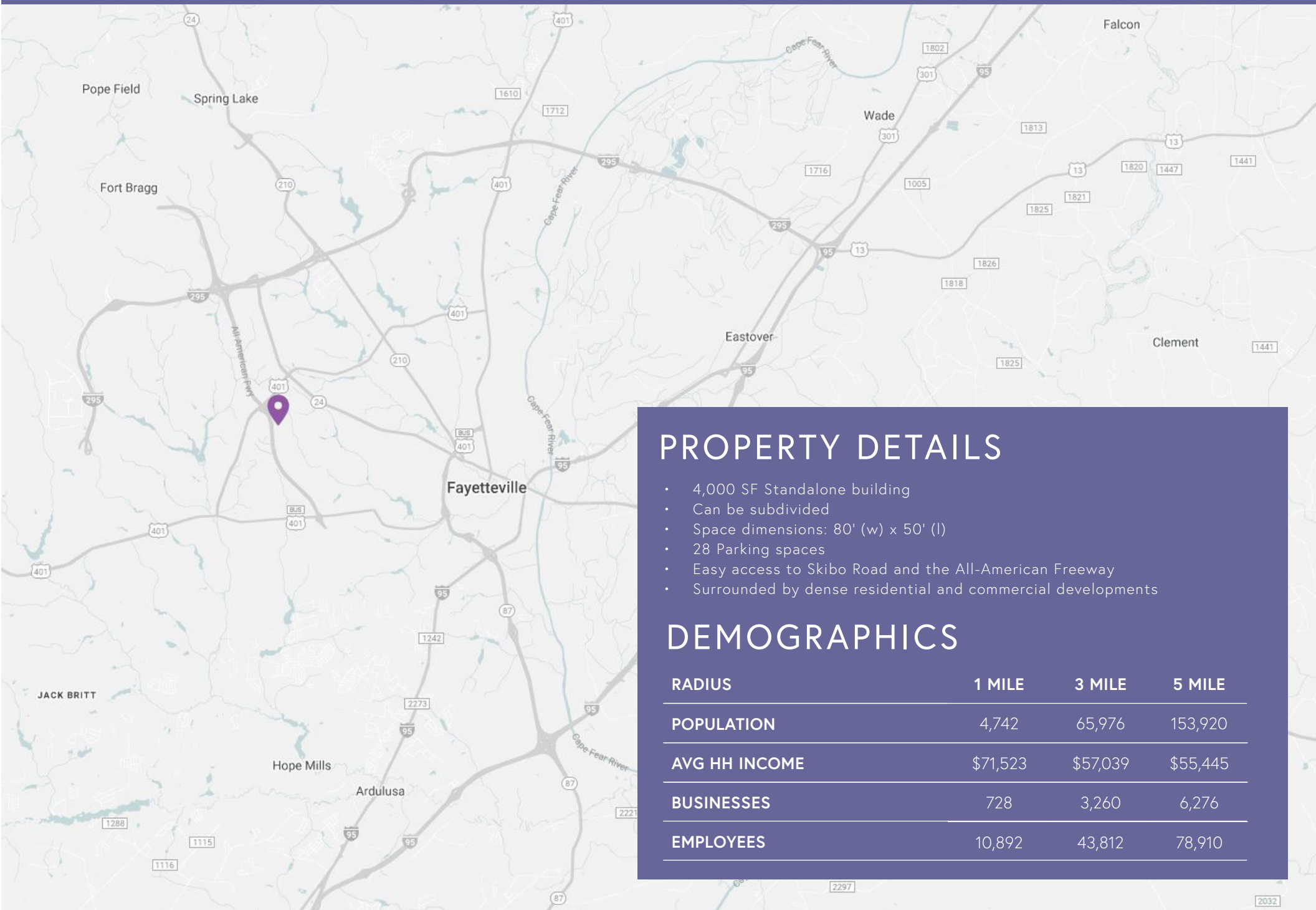
Fayetteville is a 3-time winner of the National Civics League "All-American City" (1985, 2001 and 2011)

Named the nation's first Military Sanctuary Community and declared "America's Most Pro-Military Town" by TIME Magazine

Ranked in the top 25 "Most Uniquely American Cities and Towns" by Newsmax Magazine

Named in honor of Gilbert du Motier, Marquis de Lafayette, the French military general who aided American forces during the Revolutionary War

PROPERTY OVERVIEW



PROPERTY DETAILS

- 4,000 SF Standalone building
- Can be subdivided
- Space dimensions: 80' (w) x 50' (l)
- 28 Parking spaces
- Easy access to Skibo Road and the All-American Freeway
- Surrounded by dense residential and commercial developments

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	4,742	65,976	153,920
AVG HH INCOME	\$71,523	\$57,039	\$55,445
BUSINESSES	728	3,260	6,276
EMPLOYEES	10,892	43,812	78,910

All American Expy

Sycamore Dairy Rd

FAYETTEVILLE

N McPherson Church Rd

Vancouver Dr

18,000 VPD

extended
STAY
AMERICA

maxim
Mortgage Services

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Sycamore Dairy Rd

8,100 VPD

MASH HOUSE
BREWERY COMPANY

Hamrick's

Cheddar's
RESTAURANT & BREWERY

45,000 VPD

All American Expy

WINGATE
BY AIRbnb

Sycamore Dairy Rd

SOUTHERN TRUST
MORTGAGE

COURTYARD
Marriott

sweetFrog

Cross Creek Plaza

ROSS DRESS FOR LESS
 TRACTOR SUPPLY CO.
 JOANN Tuesday Morning
 Conn's
 OLD TIME Pottery

Cross Pointe Center

TJ-maxx
 SHOE CARNIVAL
 MUSIC & ARTS
 BED BATH & BEYOND
 STAPLES
 ULTA
 AC MOORE
 ASHLEY
 SALLY BEAUTY SUPPLY

Skibo Square

LOWE'S
 Gabe's
 FRESH MARKET
 USA BANK
 WOODFRESH GRILL

Glensford Commons

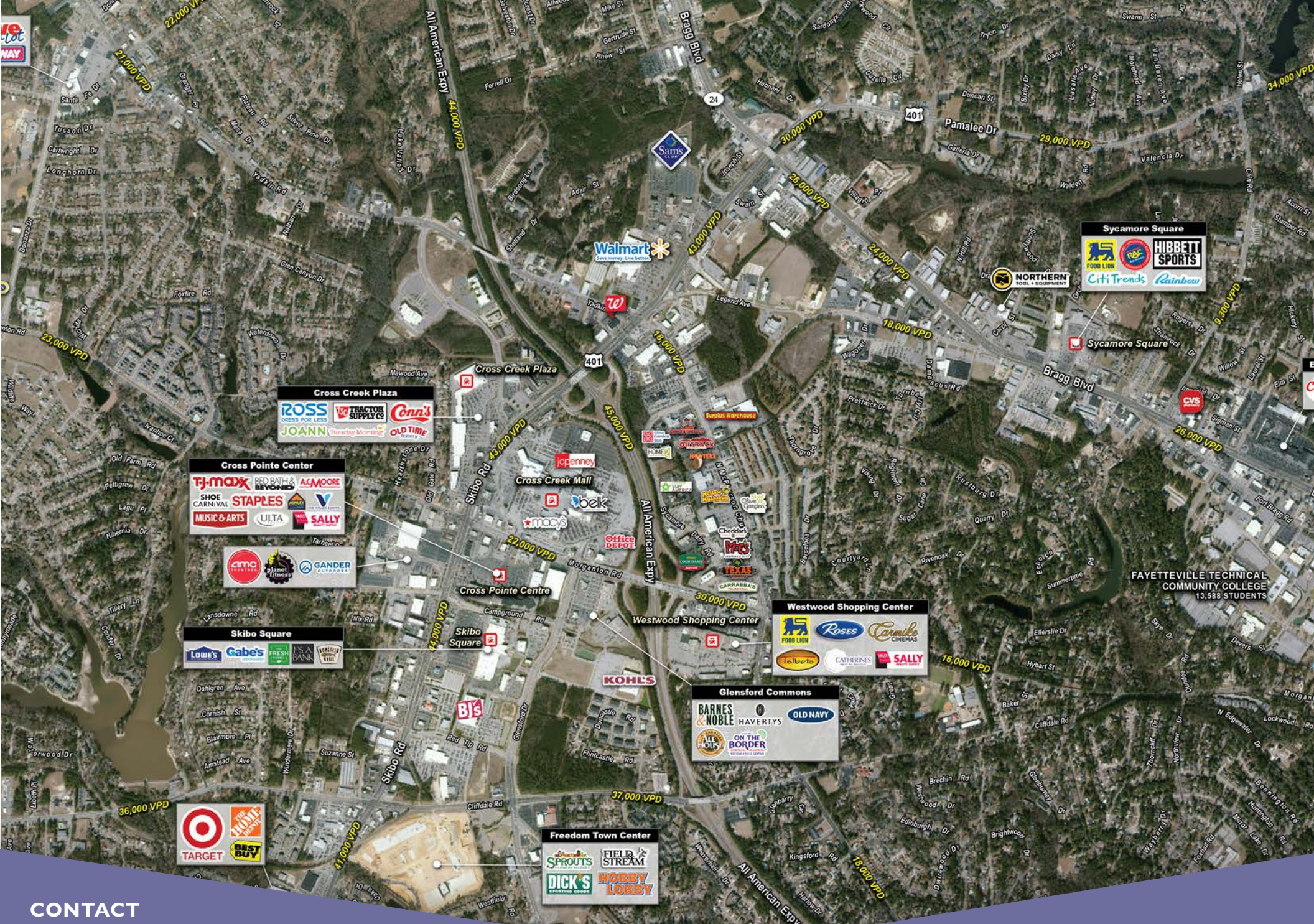
BARNES & NOBLE
 OLD NAVY
 ALE HOUSE
 ON THE BORDER

Westwood Shopping Center

FOOD LION
 ROSES
 Carmike CINEMAS
 talbeta
 CATHERINES
 SALLY BEAUTY SUPPLY

KOHL'S





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