

CROSS POINTE CENTRE

21,000 SF ANCHOR SPACE

5075 MORGANTON ROAD | FAYETTEVILLE, NC 27344

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 DETAILS

- 21,600 SF anchor space available, former A. C. Moore Arts & Crafts
- Power center located across from Cross Creek Mall at the intersection of Morganton Road and Skibo Road
- Co-tenants include TJ Maxx, Staples, ULTA, Shoe Carnival, Ashley Furniture and Bed, Bath & Beyond; TLC Carwash, Boston Market, Burger King and Kick Back Jack's occupy adjoining outparcels
- Signalized main entrance on Morganton Road along with multiple entrances on Skibo Road and Campground Road
- Traffic counts of 22,000 VPD and 44,000 VPD on Morganton Road and Skibo Road respectively

DEMOGRAPHICS

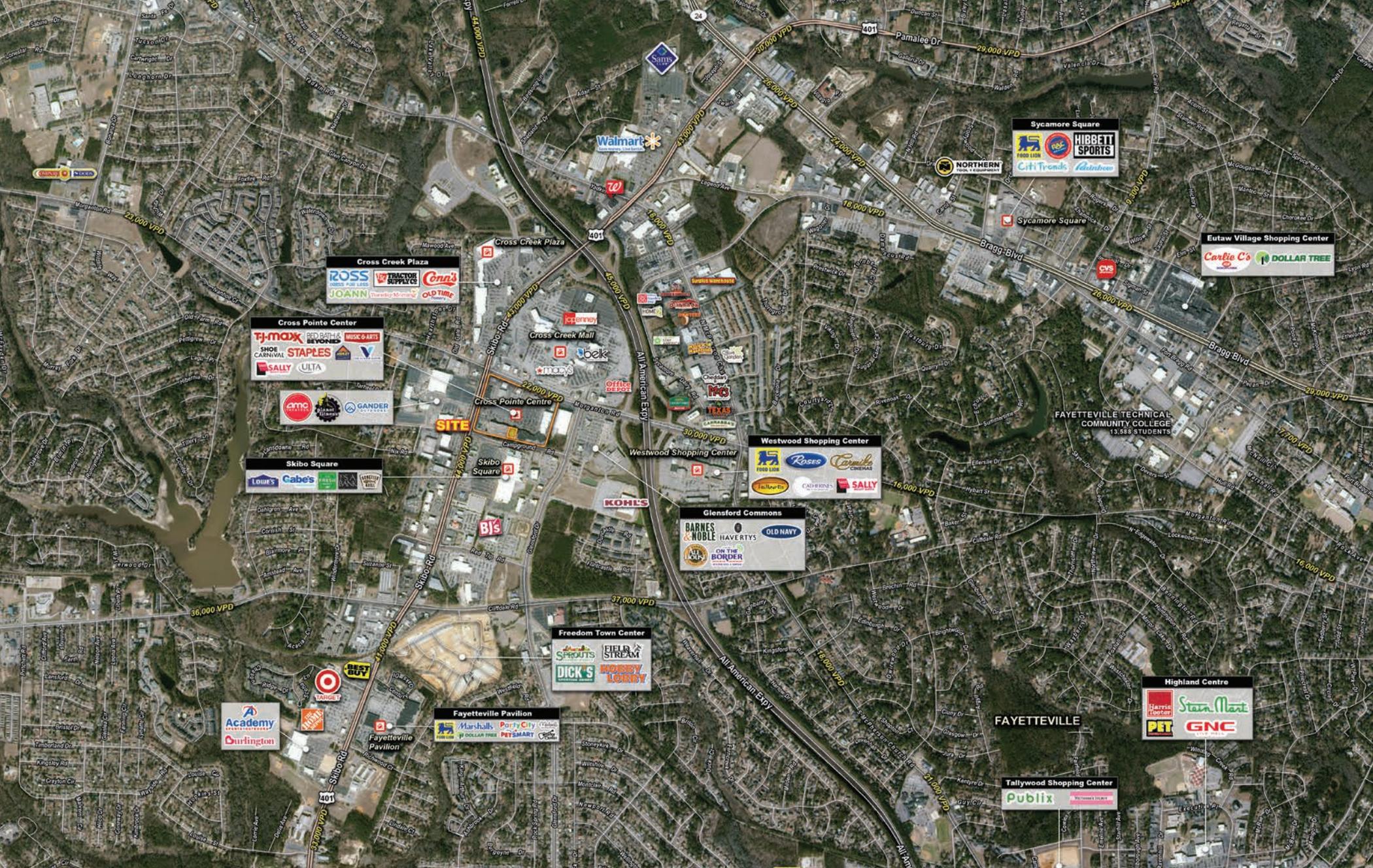
RADIUS	3 MILE	5 MILE	10 MILE
POPULATION	69,716	85,484	157,079
AVG HH INCOME	\$56,647	\$55,076	\$62,205
BUSINESSES	3,289	2,817	3,510
EMPLOYEES	43,861	31,717	45,260



SITE PLAN







CONTACT FOR LEASING DETAILS

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