

## Publix #1575 - Tallywood

3114 Raeford Road  
 Fayetteville, NC 28303  
 Lat 35.045, Long -78.931

### DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	6,044	58,092	152,179
2023 Population	6,020	57,821	154,288
2018 Average HH Income	\$84,562	\$65,852	\$59,562
2018 Median HH Income	\$51,463	\$44,868	\$43,832

### PROPERTY HIGHLIGHTS

- Close to Fort Bragg
- Growth area in a thriving market
- Perfect for restaurants and retail Tenants
- Endcap spaces still available
- Traffic (2018): 35,000 CPD

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 Licensed Real Estate Broker

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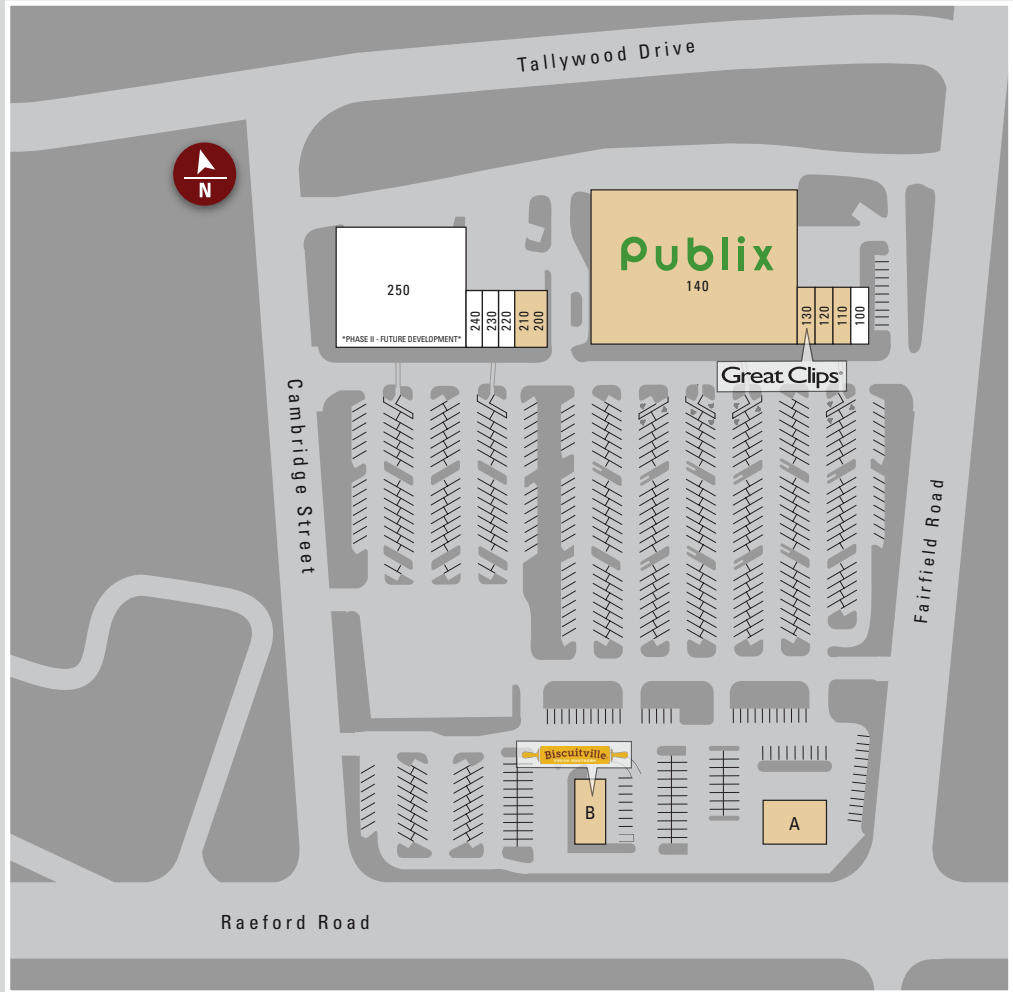
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## SITE PLAN

STE	TENANT	SIZE
100	AVAILABLE	1,400
110	Papa Murphy's	1,400
120	Weight Watchers	1,400
130	Great Clips	1,400
140	Publix	49,098
200-210	Grand Nail and Spa	2,800
220	AVAILABLE	1,400
230	AVAILABLE	1,400
240	AVAILABLE	1,400
250	*PHASE II - FUTURE DEVELOPMENT*	22,500
Outparcel A	Unavailable	1.15 acre
Outparcel B	Biscuitville	1.08 acre
<b>TOTAL</b>		<b>84,198</b>

AVAILABLE    NOT OWNED



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