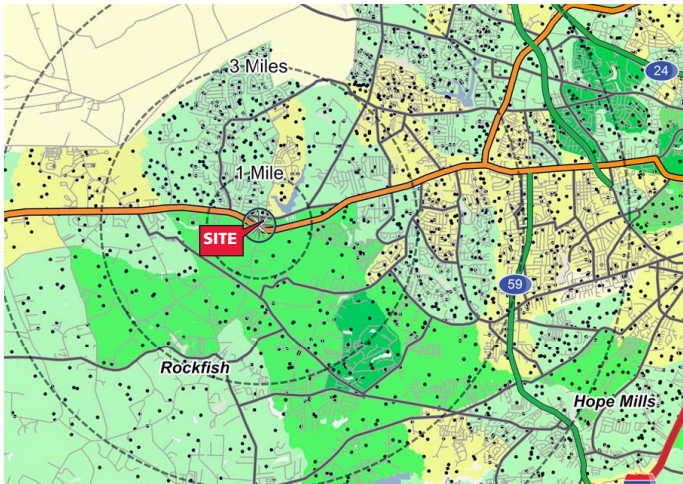




**NEW RETAIL SHOP DEVELOPMENT ON S. RAEFORD RD**  
INTERSECTION OF S. RAEFORD RD & GILLIS HILL RD | FAYETTEVILLE, NORTH CAROLINA



**PROPERTY INFORMATION**

SPACE AVAILABLE: \_\_\_\_\_ ± 5,200 SF (can subdivide)  
 ASKING RATE: \_\_\_\_\_ Please Call  
 TICAM: \_\_\_\_\_ Est. \$5.25/SF  
 ESTIMATED DELIVERY DATE: \_\_\_\_\_ 2nd Quarter 2019

**PROPERTY DESCRIPTION**

- Located at a signalized intersection at Hwy 401 (S. Raeford Rd) & Gillis Hill Rd. across from Walmart.
- Less than one mile from future I-295 Bypass

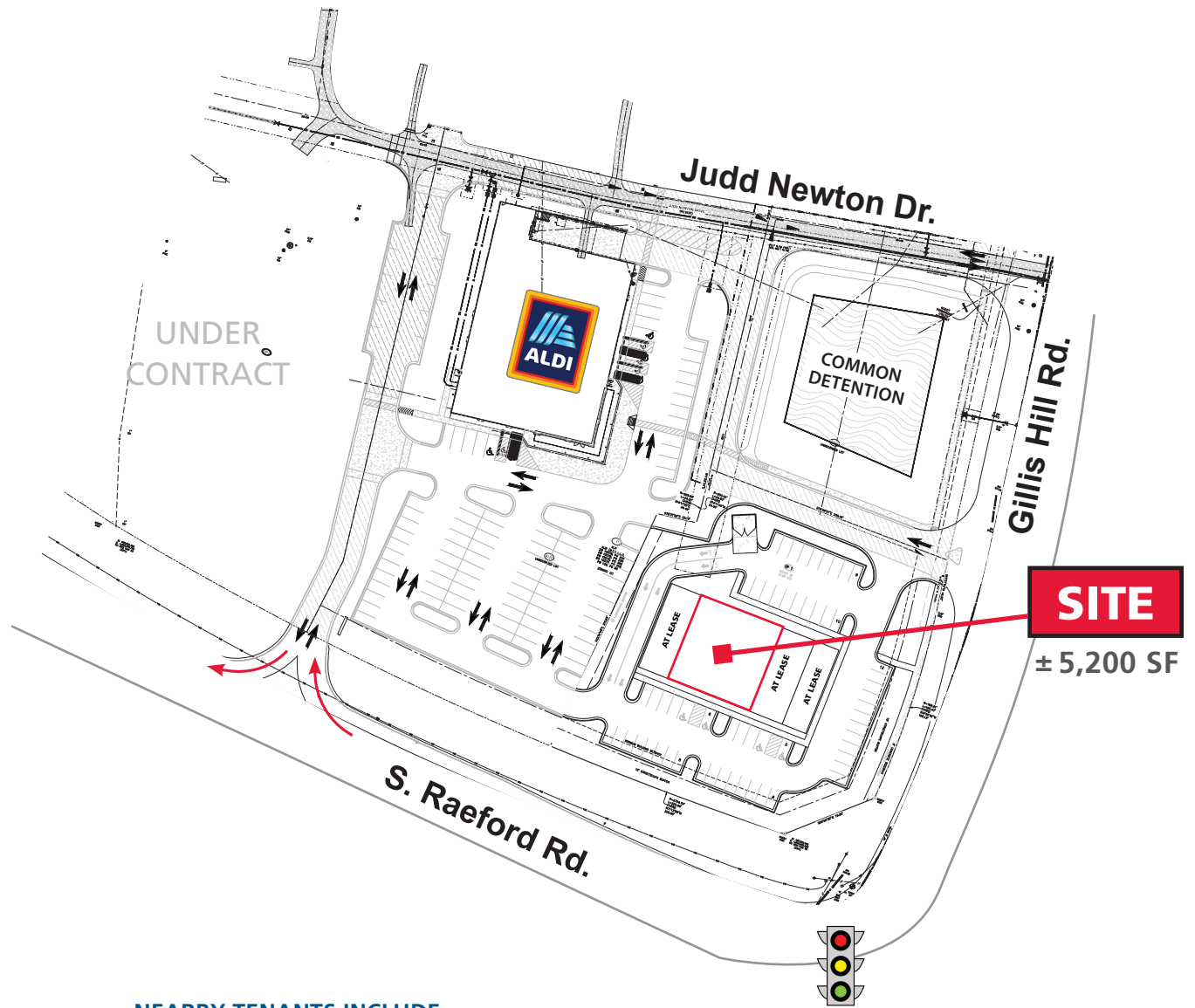
**DEMOGRAPHICS (2016)**

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
POPULATION	2,972	42,948	111,700
AVERAGE HH INCOME	\$64,608	\$67,597	\$61,351
MEDIAN HH INCOME	\$59,017	\$59,064	\$54,431
BUSINESS ESTABLISHMENTS	64	584	1,672
DAYTIME EMPLOYMENT	522	4,670	12,659

1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 365-0820 | Fax (704) 973-0737  
 Jay Hagerman | jhagerman@providencegroup.com | Andrew Tanneberger | atanneberger@providencegroup.com

# NEW RETAIL SHOP DEVELOPMENT ON S. RAEFORD RD

INTERSECTION OF S. RAEFORD RD & GILLIS HILL RD | FAYETTEVILLE, NORTH CAROLINA



#### NEARBY TENANTS INCLUDE



#### TRAFFIC COUNTS INCLUDE

- 24,000 vehicles/day on Hwy. 401 (S. Raeford Rd)
- 7,000 vehicles/day on Gillis Hill Rd.

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