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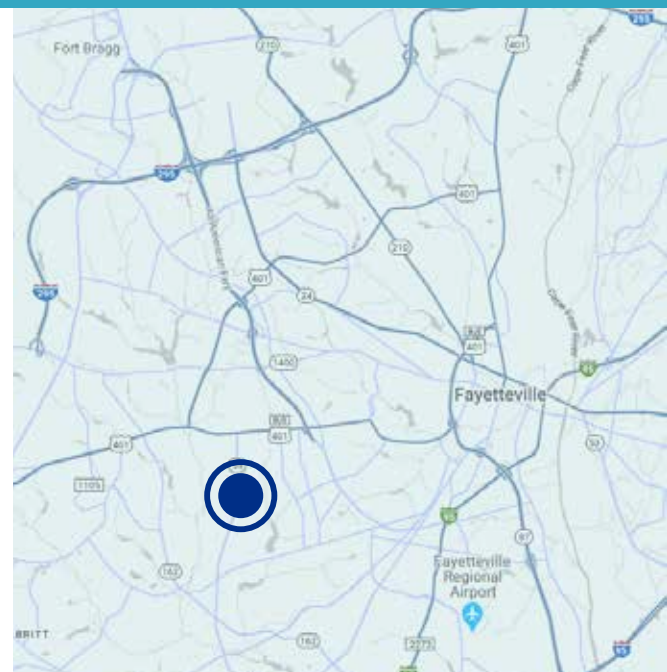
HOPE MILLS ROAD

FAYETTEVILLE, NC 28304



PROPERTY DESCRIPTION

- Two-story, free-standing office building
- 4,050 SF available
- Located near the signalized intersection of Hope Mills Road and Redwood Drive
- Front and rear access
- 18 exclusive parking spaces, 4.5/1,000 SF
- Multiple office/exams rooms with sinks
- Three bathrooms
- Breakroom/lounge
- Approximately 3,200 SF on first floor





LEASE RATE
\$15.00/SF, NNN

SALES PRICE
\$475,000



LOCATION

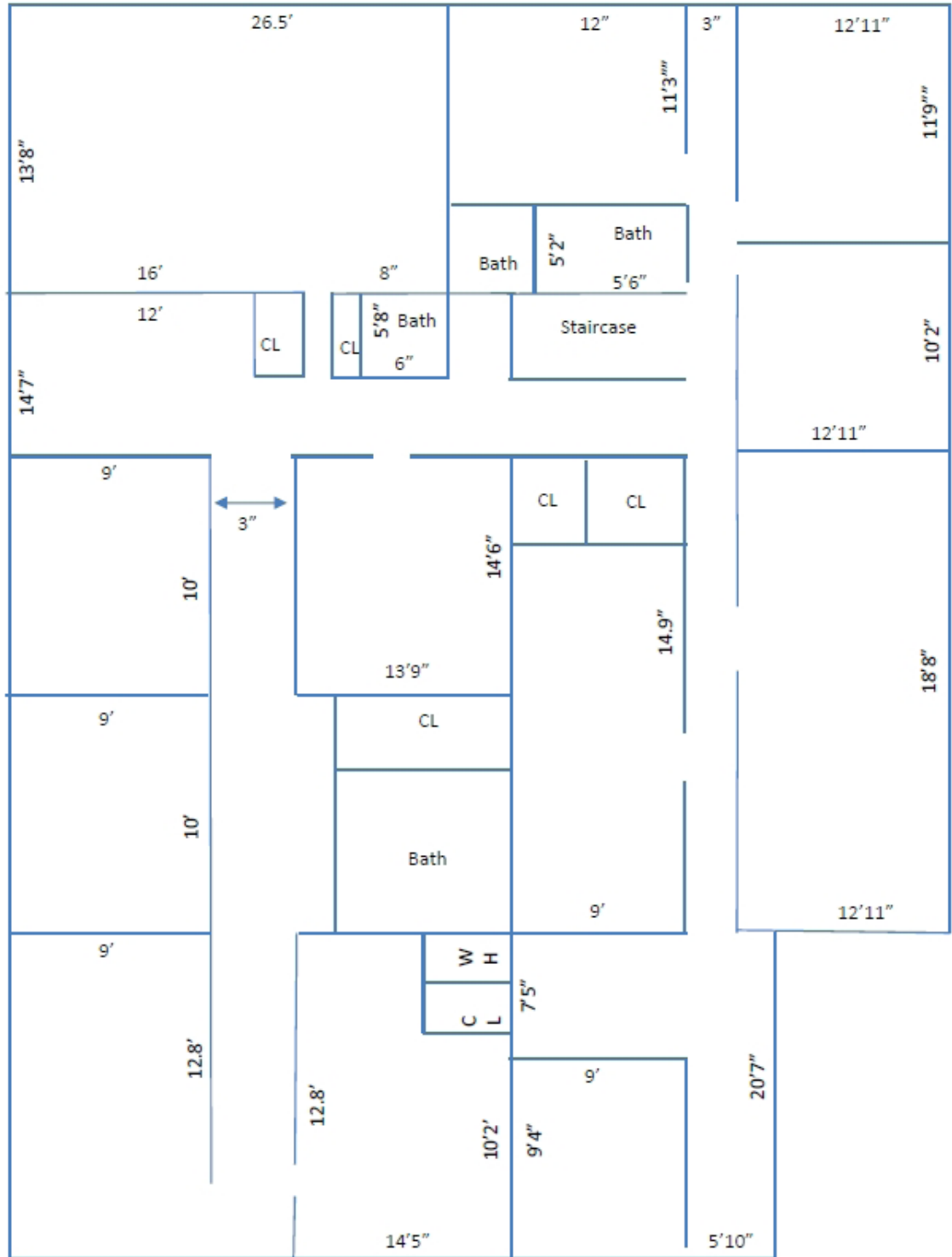
- 2.5 miles from Cape Fear Valley Hospital, which serves more than one million patients annually
- Close to pharmacy, bank, grocery store, daycare, restaurants, and schools
- Bus stops nearby

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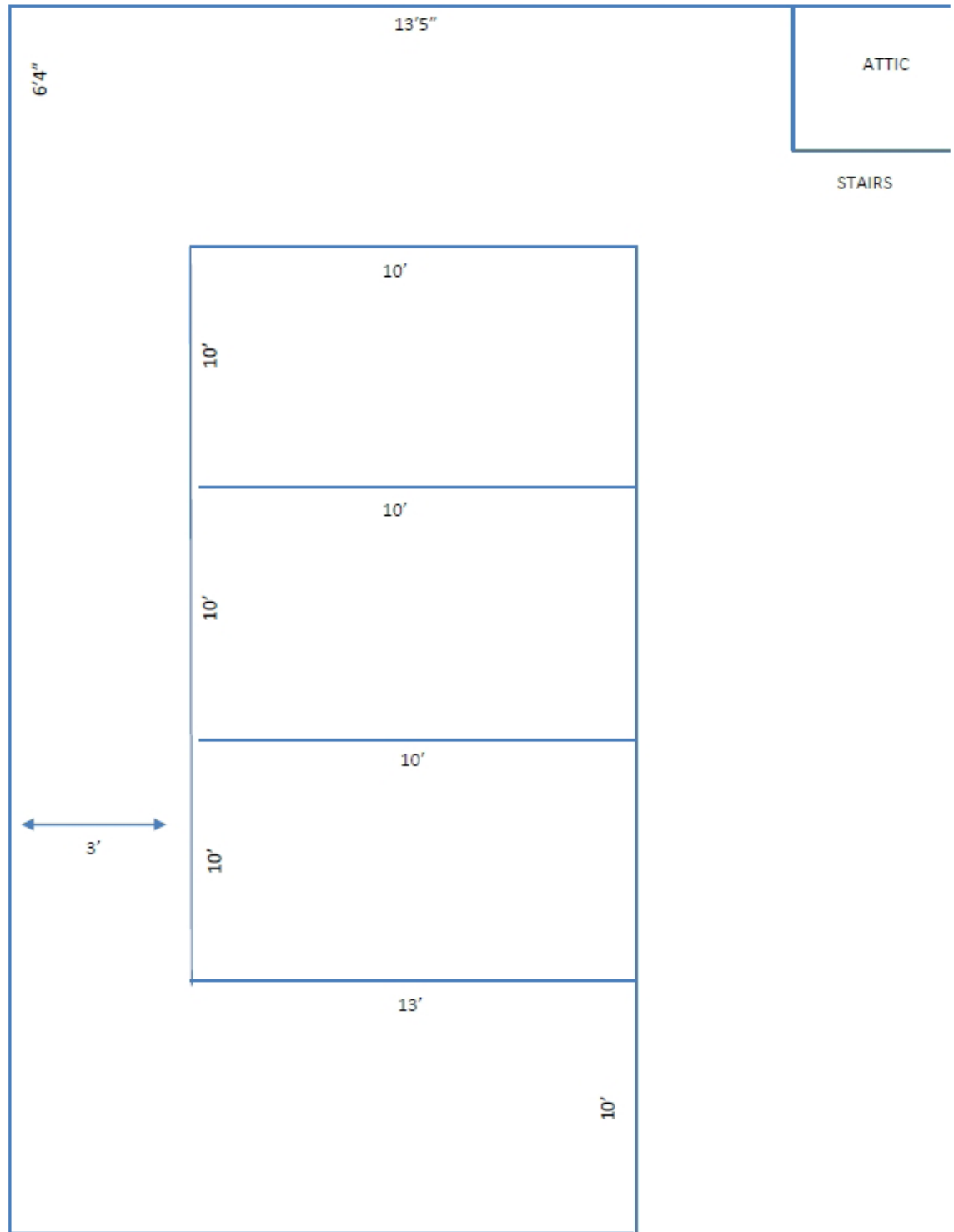
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FIRST FLOOR

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SECOND FLOOR



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3-MILE RADIUS DEMOGRAPHICS

KEY FACTS

68,454

Population



27,818

Households

34.8

Median Age

\$36,059

Median Disposable Income

INCOME



\$42,524

Median Household Income



\$23,646

Per Capita Income



\$24,848

Median Net Worth

HOUSING STATS



\$134,403

Median Home Value



\$6,461

Average Spent on Mortgage & Basics



\$681

Median Contract Rent

EDUCATION

8%

No High School Diploma



26%

High School Graduate



40%

Some College



26%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



61%

White Collar



20%

Blue Collar



19%

Services

6.7%

Unemployment Rate

ANNUAL HOUSEHOLD SPENDING



\$1,452

Apparel & Services



\$114

Computers & Hardware



\$2,507

Eating Out



\$3,525

Groceries



\$4,047

Health Care

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TRADEMARK
PROPERTIES

PHOTOS



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