

Partnership. Performance.



RETAIL SPACE AVAILABLE

BEAUTY COLLEGE SPACE AVAILABLE

Opportunity

255,323 rsf in grocery-anchored shopping center located in Fayetteville, NC. Sycamore Square is conveniently located on highly trafficked Bragg Boulevard. Home to the largest military base in the world, Fort Bragg, Fayetteville is undergoing significant growth along the Bragg Boulevard corridor.

Jon Bradley
Senior Associate, Retail
919.420.1567
jon.bradley@avisonyoung.com

Sycamore Square

3308-3450 Bragg Boulevard
Fayetteville, NC 28303

Sycamore Square

3308-3450 Bragg Boulevard
Fayetteville, NC 28303

Available for Lease

Type	Retail
Total sf	255,323 sf
Available sf	540 - 17,205 sf (with potential for 20,000 sf retail pad)
Year Built	1987
Location	Off of Bragg Boulevard, between Skibo Rd and Ft. Bragg Rd. in Fayetteville, NC
Parking	320 surface parking spaces, 2.81/1000 sf
Rental Rate	\$12.00 - \$15.00 (call for pricing on large vacancy and pad site)



Highlights

- Located in Fayetteville, the 6th largest city in NC
- Located off of highly trafficked Bragg Boulevard
- Within close proximity to Fort Bragg, the largest military base in the world by population
- Several options to accommodate retail users
- Limited retail competition and high yield opportunity
- Growing population base
- Development pad and ground lease opportunity available
- Suite 41 A&B turn-key (*Beauty College Space*)



Jon Bradley
Senior Associate, Retail
919.420.1567
jon.bradley@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

Sycamore Square

3308-3450 Bragg Boulevard
Fayetteville, NC 28303

SPACE	TENANTS	S.F.
1	METRO PCS	1,250
2	ACE CASH EXPRESS	1,250
3	ONE STOP SHIPPING and PACKING	1,250
4	BOOST MOBILE	1,250
5	CA NAILS	1,250
6	FEFE AFRICAN HAIR BRAIDING	840
7	AVAILABLE	1,260
8	AVAILABLE	1,265
9	AVAILABLE	1,000
10	FOOD LION	30,280
12	RAINBOW APPAREL	8,470
13,14	RENT-A-CENTER #411	6,525
15,16	HIBBETT SPORTS	4,200
17	PREMIER KUTS BARBER	1,200
18	CSL PLASMA	2,700
19A	CSL PLASMA	1,600
19B	CSL PLASMA	4,800
20,21	CHURCH	2,025
22	ONE STOP CULTURE SHOP	1,040
23,24,25	AVAILABLE	3,600
26	CHINA #1	1,200
27	HERBALIFE	540
28	AVAILABLE	540
29	AIRAINA GRIFFITH	590
30	AMERICA'S TAX SERVICE	590

31	IMPRESSIVE TRESSSES SALON	1,307
32,33	S&J GOSPEL SHOP	4,400
34A	HIBACHI GRILL & BUFFET	17,992
34B	CITI TRENDS	21,600
34C	TRUE FIT GYM	14,408
35	DEVELOPMENT SITE	20,000 +/-
36A	KIMBRELL'S	31,745
36F	YOU KNOW WHERE	10,000
36G	AVAILABLE	17,205
37A	COCO BEAUTY	8,000
37B	TRADE IT	9,550
38	RENT-A-CENTER #3878	7,200
39	FAMILY DOLLAR	8,054
40	AVAILABLE	3,500
41A&B*	AVAILABLE	5,000
41C&D	AVAILABLE	4,000
42	BOY SCOUTS OF AMERICA	2,100
43	THE BACKDOOR LOUNGE	1,400
44	LITTLE CAESARS	1,600
45	PRESTIGE TAX SERVICES	1,524
46	SMOKE SHOP	1,060
47	SUBWAY	1,560
48	ATM	
49	ENTERPRISE CAR RENTAL	1,620
50	BANK OF AMERICA ATM	

Available Spaces

Suite	Status	Size
7	AVAILABLE	1,260 sf
8	AVAILABLE	1,265 sf
9	AVAILABLE	1,000 sf
23-25	AVAILABLE	3,600 sf
28	AVAILABLE	540 sf
36 G	AVAILABLE	17,205 sf
40	AVAILABLE	3,500 sf
41 A&B	AVAILABLE	5,000 sf
41 C&D	AVAILABLE	4,000 sf



* Beauty College Space
Plumbing and Fixtures remain



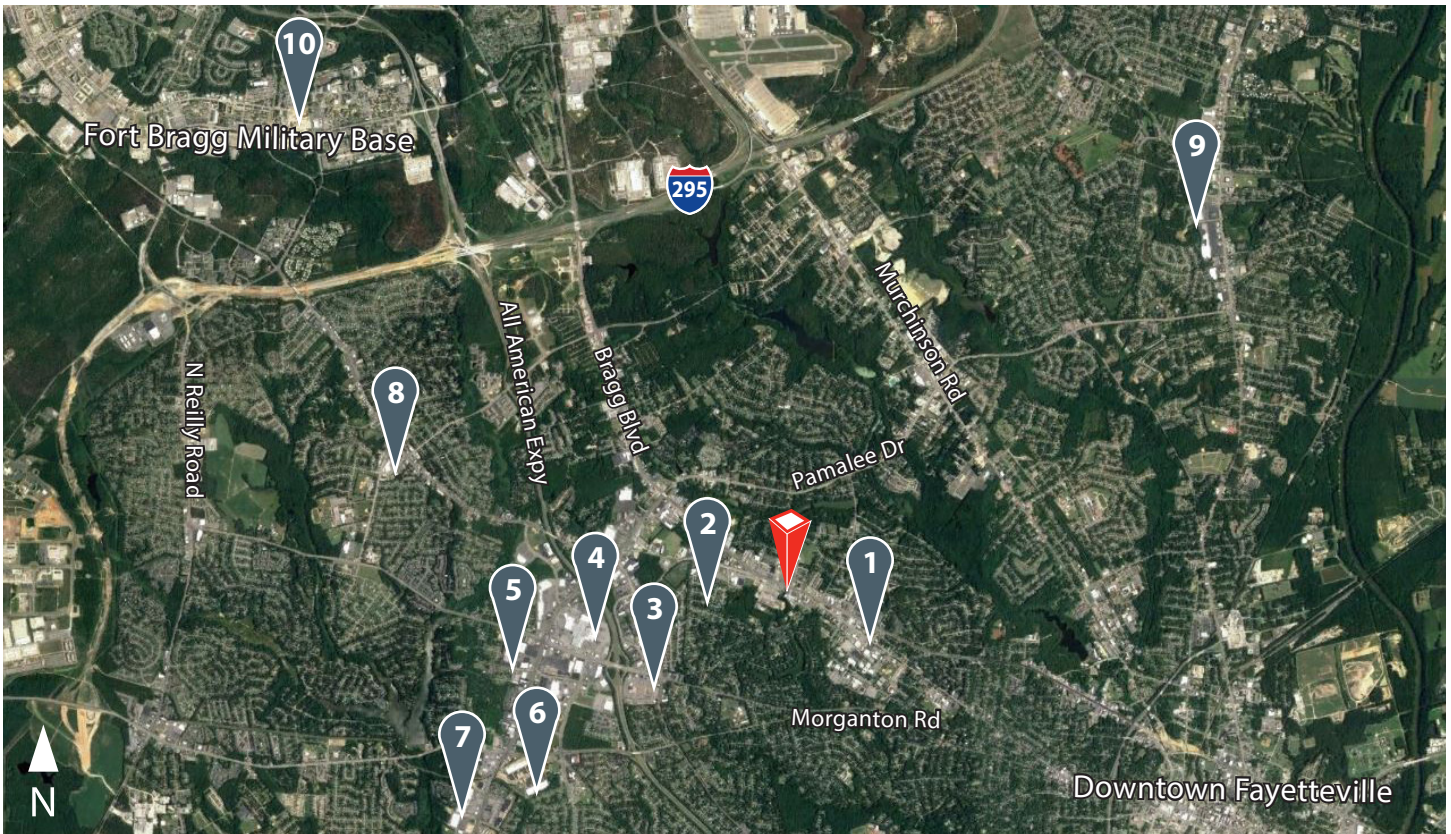
Jon Bradley
Senior Associate, Retail
919.420.1567
jon.bradley@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

Sycamore Square

3308-3450 Bragg Boulevard
Fayetteville, NC 28303



Local Shopping Centers

- 1 Eutaw Village Shopping Center
- 2 Omni Plaza
- 3 Westwood Shopping Center
- 4 Crosscreek Shopping Center
- 5 Marketfair Mall
- 6 Freedom Town Center
- 7 Fayetteville Pavilion
- 8 Ponderosa Shopping Center
- 9 Northgate Plaza
- 10 Fort Bragg Mini Mall

Traffic Counts

(Costar 2016)

Vehicles Per Day

Bragg Boulevard	36,000
-----------------	--------

2018 Demographics

(Esri)

5 Minutes

10 Minutes

15 Minutes

	5 Minutes	10 Minutes	15 Minutes
Total Population	12,854	75,302	184,909
Total Households	5,979	31,866	74,611
Average Household Income	\$62,355	\$63,173	\$59,405



Jon Bradley
Senior Associate, Retail

919.420.1567

jon.bradley@avisonyoung.com

5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919.785.3434 | avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.