



TRADEMARK
PROPERTIES

333 EAST RUSSELL ST.

FAYETTEVILLE, NC 28301



**FOR LEASE
OR SALE
16,475SF**

SHELLEY BHATIA, CCIM
910.273.8474 DIRECT
SBHATIA@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

333 E. RUSSELL STREET
FAYETTEVILLE, NC 28301

PROPERTY HIGHLIGHTS

- Two-story office building with elevator
- Over 15 private offices
- 45 onsite parking spots
- Secure card access on key entrance points
- Reception area, executive board room, and team conference room
- Large training area on the 2nd Floor
- 150 kW back up generator on site
- Dedicated server room
- Multiple storage rooms
- Ideal for corporate relocations, government contractors, law firms, CPAs, or mortgage broker offices



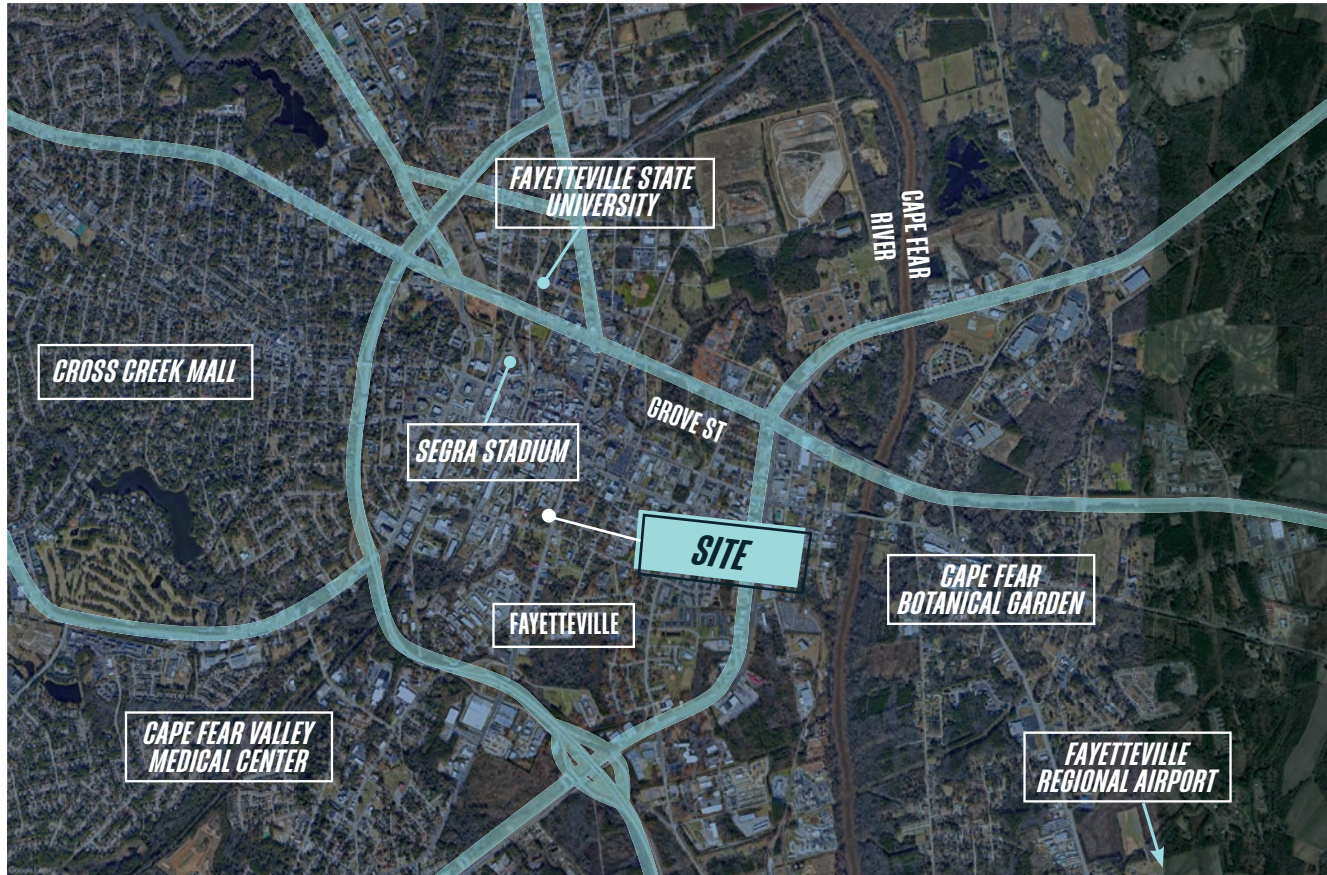
**LEASE RATE:
\$15.00/SF, NNN
SALES PRICE:
CALL BROKER**

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LOCATION MAP



HIGHLIGHTS

DOWNTOWN
FAYETTEVILLE
3 MINUTES

SEGRA STADIUM
4 MINUTES

FAYETTEVILLE STATE
UNIVERSITY
6 MINUTES

CAPE FEAR VALLEY
MEDICAL CENTER
10 MINUTES

FAYETTEVILLE
REGIONAL AIRPORT
12 MINUTES

CROSS CREEK MALL
15 MINUTES

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PROPERTY DETAILS

The property is located in downtown Fayetteville at the intersection of E. Russell St and S. Kennedy St, just minutes away from the Cumberland County Courthouse, restaurants, shopping, and the new minor league baseball stadium.

The downtown location provides convenient regional access for a business to be able to serve a large geographic area. Ideal for headquarter relocation or defense contractors requiring space and secure access.



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LOCATION FACTS / DEMOGRAPHICS

5 MILE RADIUS

POPULATION

83,668

AVG. HOUSEHOLD SIZE

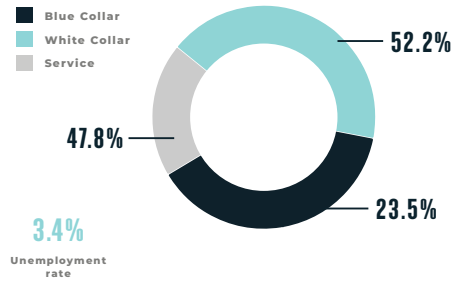
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MEDIAN HOUSEHOLD INCOME

\$45,122

EMPLOYMENT

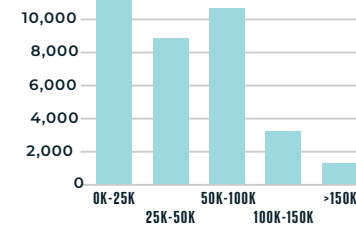
Blue Collar
White Collar
Service



EDUCATION

HIGH SCHOOL GRAD: 27.7%
SOME COLLEGE: 25.1%
ASSOCIATES: 10.2%
BACHELORS: 16.3%

INCOME BY HOUSEHOLD



HOUSEHOLD SPENDING

HOUSING: \$4,035
GROCERY: \$603
EDUCATION: \$113
ENTERTAINMENT: \$221
ELECTRICITY: \$312
APPAREL: \$140
FURNITURE: \$138
GAS: \$729

HOME OWNERSHIP

RENTERS: 17,329
OWNERS: 18,773

CAPE FEAR FARM CREDIT



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