

1206

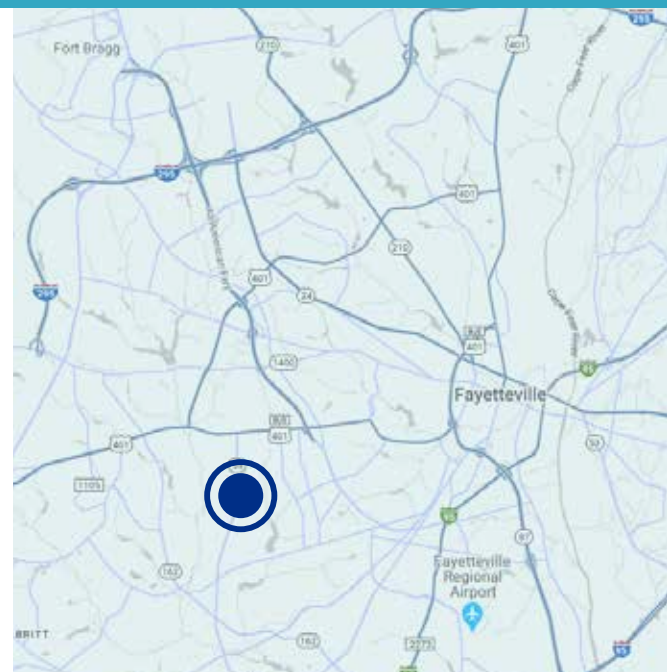
HOPE MILLS ROAD

FAYETTEVILLE, NC 28304



PROPERTY DESCRIPTION

- Two-story, free-standing office building
- 4,016 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

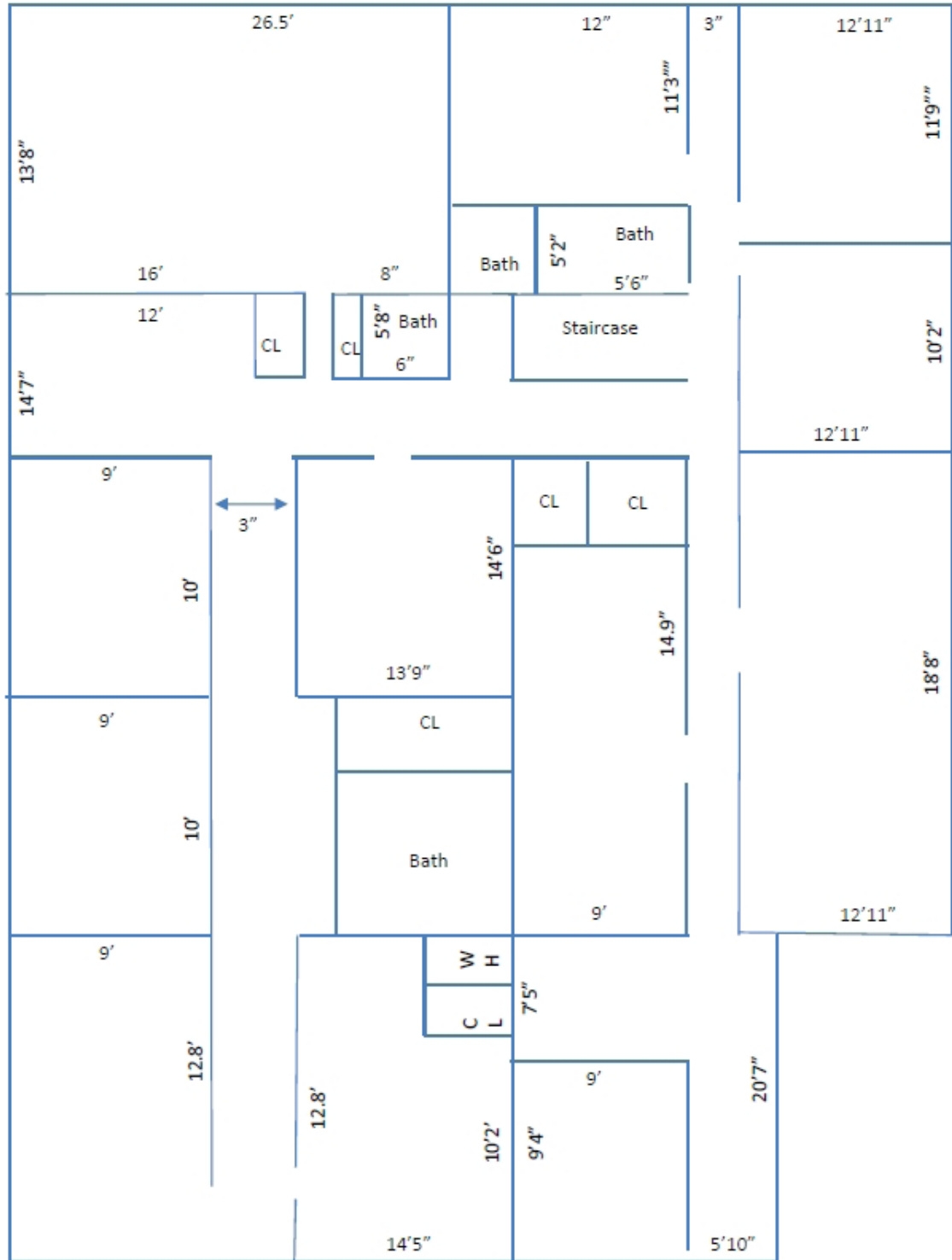
SHELLEY BHATIA

sbhatia@trademarkproperties.com

919.645.1421 direct 910.273.8474 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties 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.

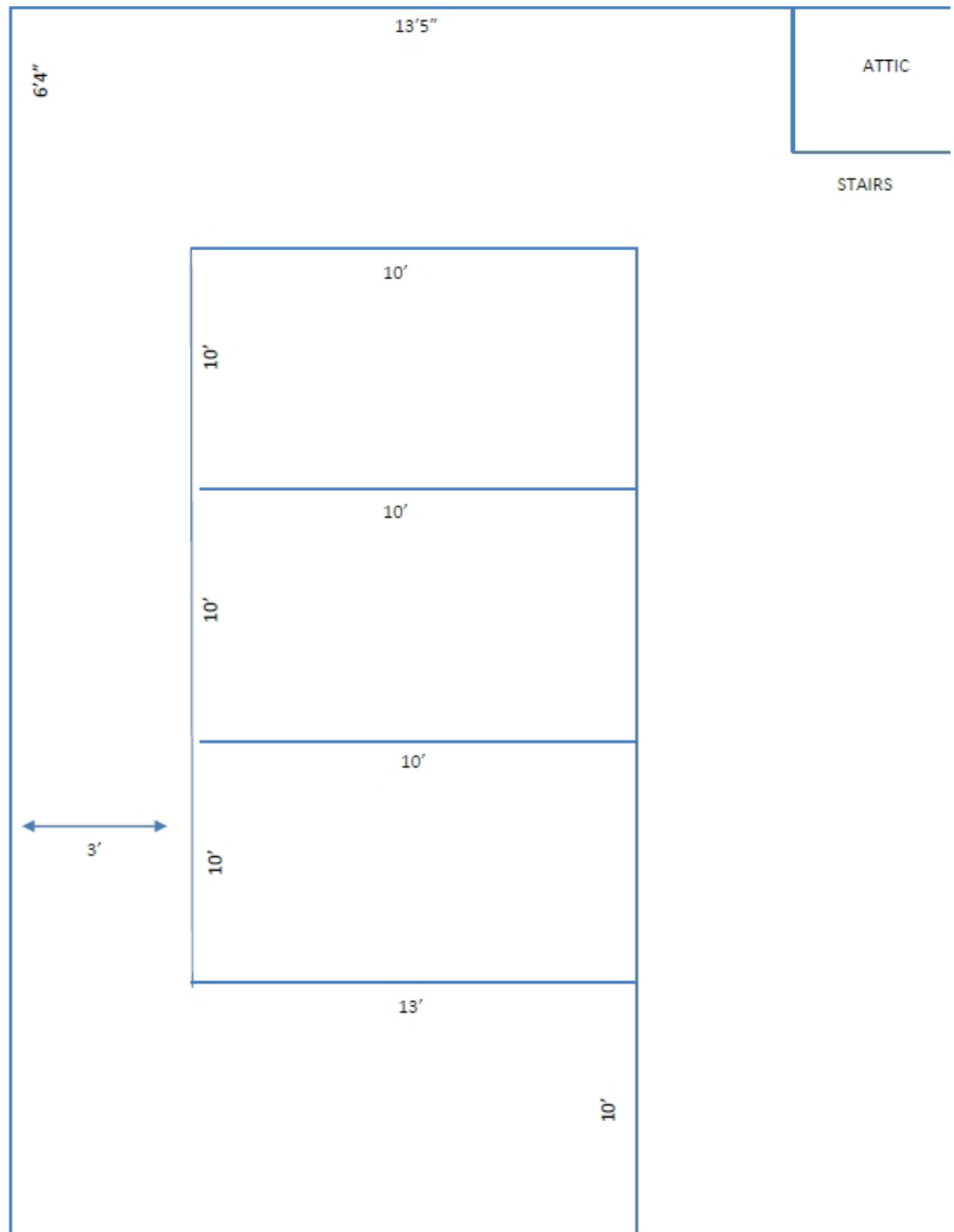
FIRST FLOOR



SHELLEY BHATIA

sbhatia@trademarkproperties.com
919.645.1421 direct 910.273.8474 mobile

SECOND FLOOR



SHELLEY BHATIA

sbhatia@trademarkproperties.com

919.645.1421 direct 910.273.8474 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties 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.

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

SHELLEY BHATIA

sbhatia@trademarkproperties.com

919.645.1421 direct 910.273.8474 mobile

PHOTOS



SHELLEY BHATIA

sbhatia@trademarkproperties.com

919.645.1421 direct 910.273.8474 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties 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.