

**Prime  
Commercial  
Space**

**OFFERED  
FOR Lease  
±2151 SF.  
\$16 NNN**

**6451 YADKIN RD  
FAYETTEVILLE, NC  
28303. (UNIT A)**



**Roger Shah, CCIM.**  
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**2112 Skibo Rd, Fayetteville, NC 28314.**  
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## PROPERTY OVERVIEW

6451 A Yadkin Rd is available for lease, 2151 sf in total with a retail showroom in front and storage in the back with front and back exit doors.

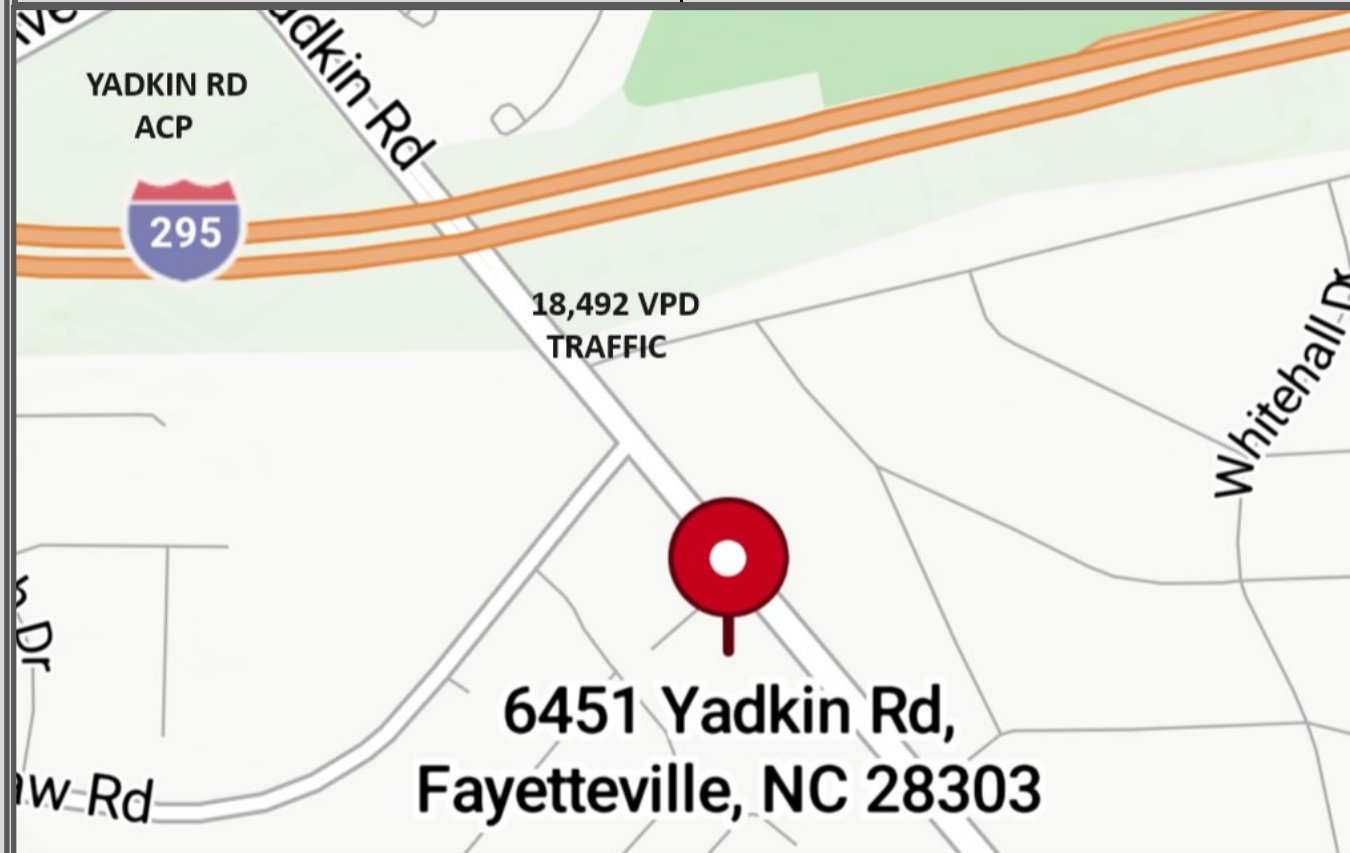
Suitable for any retail or service business, previously used as a sewing store.

6441-6451 Yadkin Road is a 16000 plus sf retail center consisting of 8 shops.

It is less than 1/2 mile from Yadkin Road Fort Liberty Gate.

Easy in and out from Yadkin Rd.

<b>Address</b>	<b>7117 RAEFORD RD,FAYETTEVILLE,NC28304</b>
<b>Lease Price</b>	<b>\$16 PSF</b>
<b>Zoning</b>	<b>Commercial</b>
<b>Ceiling Height</b>	<b>10'</b>
<b>Traffic Count (2022)</b>	<b>18,492 vehicles per day</b>
<b>From Yadkin Rd ACP ( Fort Liberty)</b>	<b>Less than 1/2 mile</b>



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### **Fayetteville, NC:**

Fayetteville is a city located in Cumberland County, North Carolina, United States. It is known for its rich history, being one of the oldest cities in the state. The city is home to Fort Liberty (Formerly Fort Bragg), one of the largest military installations in the world, which has a significant impact on the local economy and culture.

**Fort Liberty (Fort Bragg):** Fort Bragg is a major United States Army installation located near Fayetteville. It's one of the largest military installations in the world and is known for being the home of the U.S. Army Airborne and Special Operations Forces.



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# Demographics Rings: 1,3,5 mile radius.

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>2023 Population</b>	<b>5801</b>	<b>45,902</b>	<b>114,981</b>
<b>2023 Households</b>	<b>2416</b>	<b>17,769</b>	<b>44,682</b>
<b>2023 Median Household Income</b>	<b>\$50,175</b>	<b>\$48,382</b>	<b>\$48,743</b>
<b>2023 Average Household Income</b>	<b>\$66,101</b>	<b>\$64,315</b>	<b>\$67,958</b>



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