

**Prime
Commercial
Building**

**OFFERED
FOR Lease
±.67 ACS.
\$16 NNN**

**7117 Raeford Rd
FAYETTEVILLE, NC
28304.**



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2112 Skibo Rd, Fayetteville, NC 28314.
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PROPERTY OVERVIEW

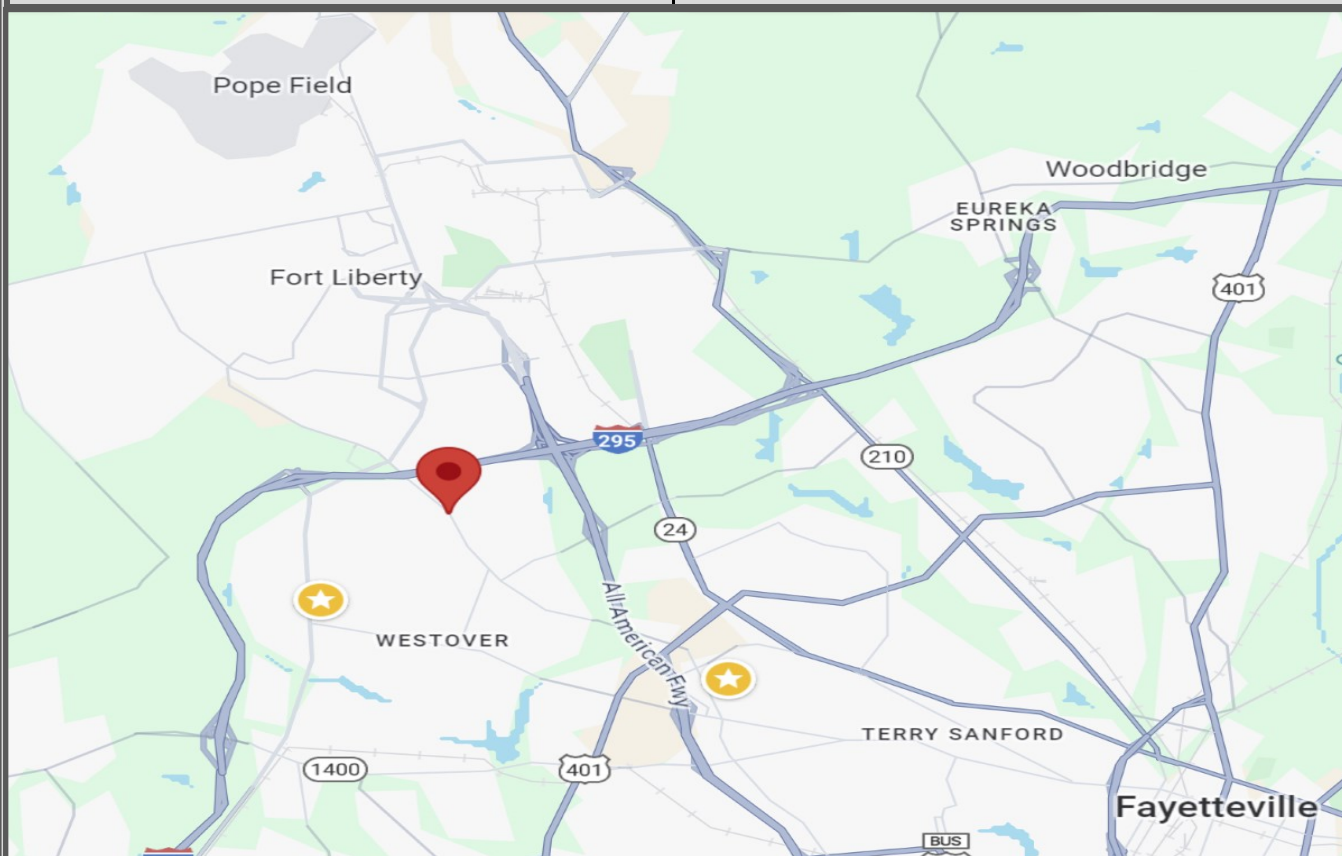
Discover a prime commercial opportunity at 7117 Raeford Road, Fayetteville, NC 28304. This single-story commercial building boasts an expansive **2,418 square feet** of space, providing a versatile canvas for your business endeavors.

Situated in close proximity to the Fayetteville Health Center (VA Hospital) and conveniently located near the I-295 Raeford Road exit, this property offers strategic positioning for maximum visibility and accessibility. The strategic location ensures that your business is in the heart of the action, with the VA hospital and major transportation routes just moments away.

One of the key advantages of this property is its impressive traffic count, with a staggering 30,500 vehicles per day (VPD) passing along Raeford Road. The 2,418 square feet of space is all on one floor, providing a seamless layout for various business needs. Whether you envision a retail space, professional offices, or a service-oriented establishment, the open floor plan allows for flexibility and creative design. (previously used as hair and nail salon).

Don't miss the opportunity to establish your business in a location that not only meets but exceeds your strategic criteria. 7117 Raeford Road is more than just a commercial space; it's a gateway to success in the vibrant and dynamic Fayetteville business landscape.

Address	7117 RAEFORD RD,FAYETTEVILLE,NC28304
Lease Price	\$16 PSF NNN
Lot Size & Zoning	±.67 Acres COMMERCIAL
Cumberland County NC PIN No.	9496-47-1439
Traffic Count (2022)	30,500 vehicles per day
From I 295 Raeford Rd Exit	Less than 1 mile



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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.

	1 mile	3 miles	5 miles
2023 Population	4580	60,191	139,135
2023 Households	1735	24,063	55,636
2023 Median Household Income	\$70,737	\$55,672	\$56,207
2023 Average Household Income	\$98,703	\$74,689	\$76,545



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