

Exclusively Listed By:

Rishi Shah, CCIM

Broker/Owner
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Roger Shah, CCIM

Broker-in-Charge/Owner
(910) 578-8039 cell
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PRICE REDUCED!!



FLEX/RETAIL FOR LEASE

OFFERING SUMMARY

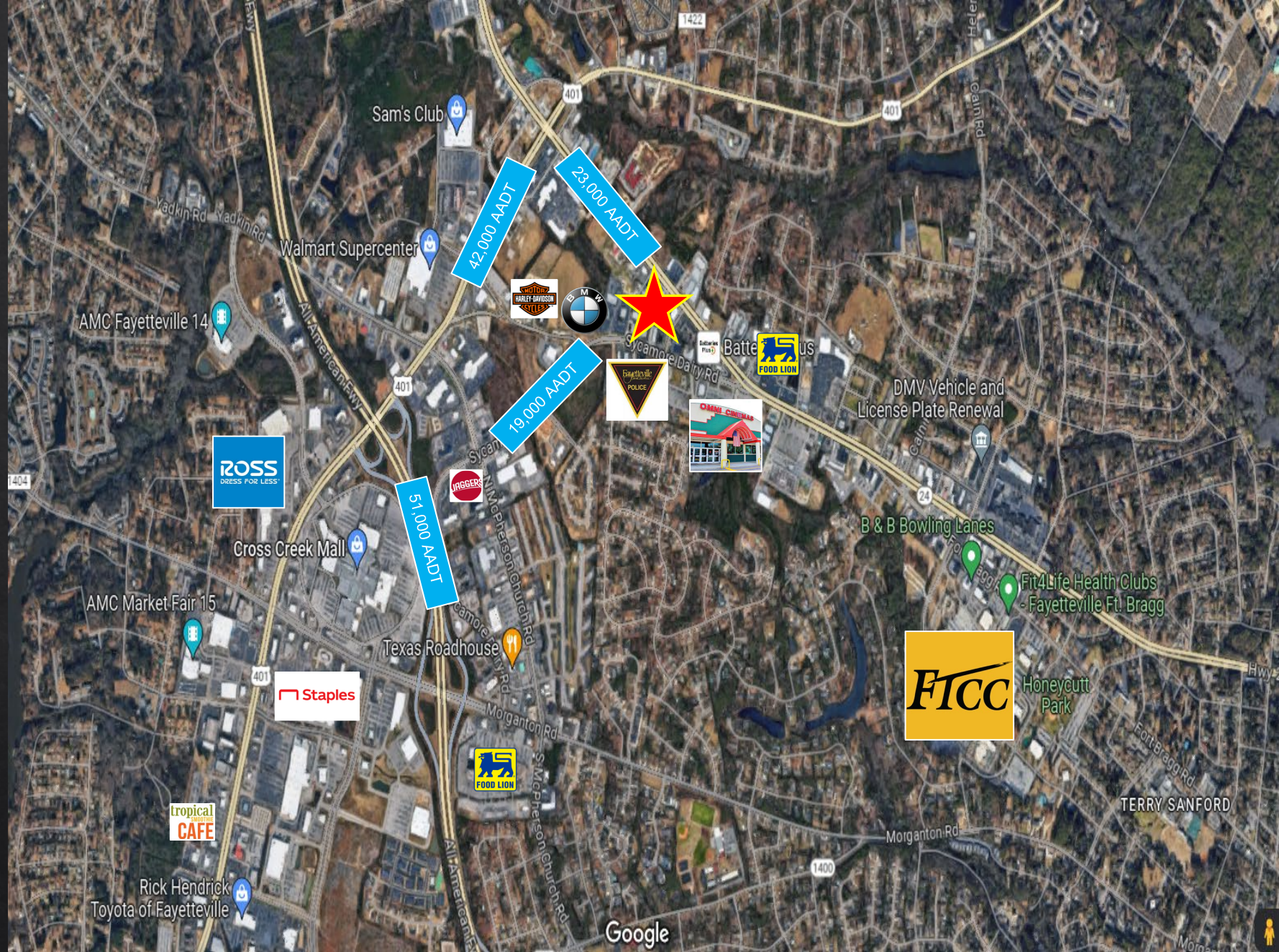
Available SF:	4,980 SF; 5,690 SF
Lease Rate:	\$45.50/SF \$13.50/SF NNN
NNN Expenses:	\$2.00/SF
Lot Size:	1.34 Acres
Year Built:	1991
Building Size:	14,000 SF
Traffic Count:	19,000 AADT
Zoning:	LC – Limited Commercial
Market:	Fayetteville MSA
Submarket:	Central Fayetteville MSA

OVERVIEW

3756 Sycamore Dairy Rd is a retail flex center with two available spaces for lease. The center is located between Allegra Printing & Pricislla McCall's along the Sycamore Dairy Rd corridor with convenient access to Fayetteville's retail shopping district, restaurants, the new I-295 Outer Loop, and Fort Liberty Military Base.

Both availabilities are in excellent condition with HVAC, superb insulation, and large glass windows providing abundant natural light. There are two ingress/egress with both LILO and RIRO access. There are 40+ parking spaces and additional land in the rear. Nice large pylon signage is available for both suites.

Fayetteville Police Department is located directly across the road, along with other local businesses including Valley Auto World BMW, Omni Cinemas, Fort Bragg Harley-Davidson, Sam's Club, WalMart, Cross Creek Mall, and more. Please see flyer for additional details and floorplans.



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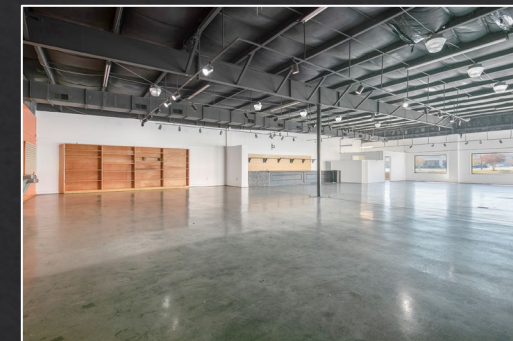
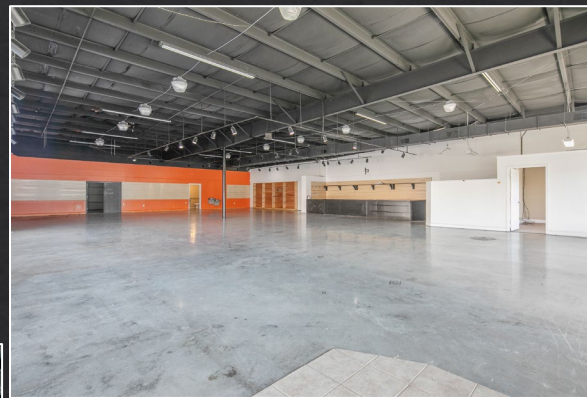
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**3756 SYCAMORE DAIRY RD,
FAYETTEVILLE NC 28303**

RES COMM
REAL ESTATE

SUITE A

- ✓ 4,980± SF; \$6,432.50/month
- ✓ Heated and Cooled – HVAC
- ✓ Dock-High Roll-Up Door
- ✓ Clear Height: 11'2"
- ✓ Ceiling Height: 15'1"
- ✓ Superb Visibility
- ✓ 2-Side Parking & Windows
- ✓ Wide Open in Excellent Condition
- ✓ Private Office, Sales Counter, & Bathroom
- ✓ Well Insulated
- ✓ Corner Endcap
- ✓ Abundant Natural Light



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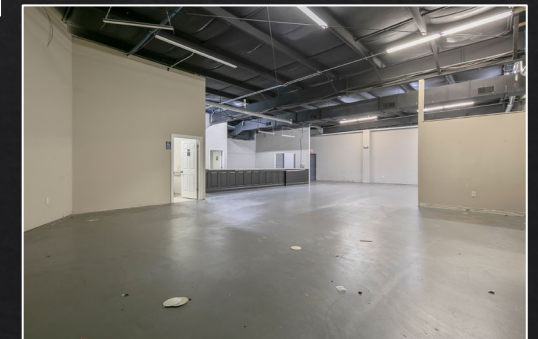
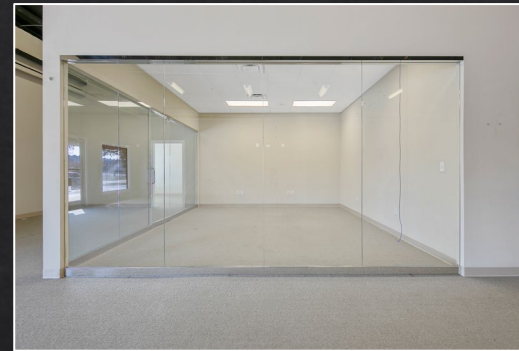
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**3756 SYCAMORE DAIRY RD,
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RES COMM
REAL ESTATE

SUITE C

- ✓ 5,690± SF; \$7,349.58/month
- ✓ Heated and Cooled – HVAC
- ✓ Dock-High Roll-Up Door
- ✓ Clear Height: 11'2"
- ✓ Ceiling Height: 14'5"
- ✓ Drop Ceiling Height: 10'
- ✓ Glass Boardroom
- ✓ 2 Open Spaces, Private Office, Warehouse HVACed with Sales Counter, & 2 Bathrooms
- ✓ Well Insulated
- ✓ Corner Endcap
- ✓ Well Lit



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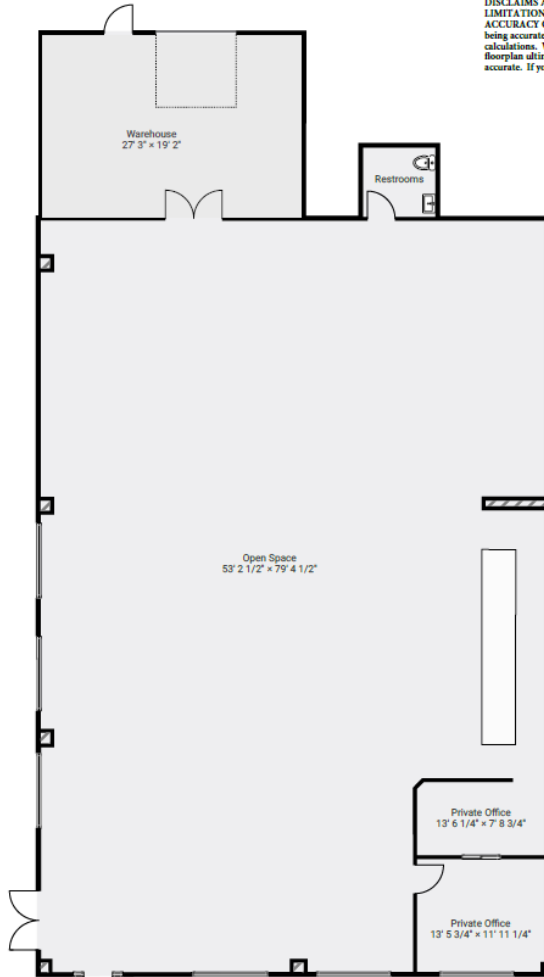
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FLOORPLANS

3756 Sycamore Dairy Rd, Suite A, Fayetteville

LIVING AREA: 4980.64 sq ft · FLOORS: 1

▼ Ground Floor

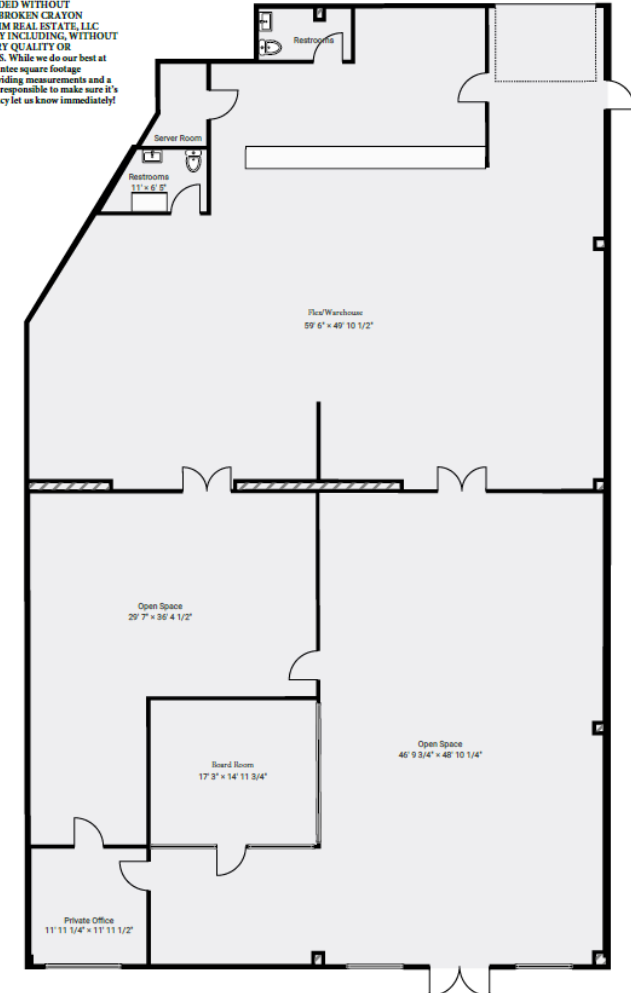


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3756 Sycamore Dairy Rd, Suite C, Fayetteville

LIVING AREA: 5696.24 sq ft · FLOORS: 1

▼ Ground Floor



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GIS AERIAL



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**3756 SYCAMORE DAIRY RD,
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RES COMM
REAL ESTATE

Res-Comm Real Estate Team

Roger Shah, CCIM



Owner/Broker-in-Charge
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Originally from India, Roger came to the U.S. in 1987. He settled in Fayetteville in 1998 and began his real estate career that same year, licensed in North Carolina, South Carolina, and Georgia.

Also in retail business himself since 1991, Roger is very actively involved in commercial real estate dealings and has helped a number of clients in sales, represented buyers and has done investment analysis.

He holds the designation of ABR (Accredited Buyer's Representative), SFR (Short Sale and Foreclosure Resource), and CCIM (Certified Commercial Investment Member).

Rishi Shah, CCIM



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Rishi advises private, corporate, and institutional clients on the acquisition, holding, & disposition of commercial real estate in the state of North Carolina.

Born in Laurinburg, NC, Rishi has spent his entire life living in the great Tar Heel State and is a proud product of the University of North Carolina at Chapel Hill.

Rishi began his real estate career in 2014 and has completed transactions totaling over \$100 million in value.

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