

Exclusively Listed By:

Rishi Shah, CCIM

PRIMARY LISTING BROKER

Broker/Principal
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Roger Shah, CCIM

Broker-in-Charge/Principal
(910) 578-8039 cell
roger@rescommre.com



CLIFFDALE SQUARE

5945 Cliffdale Rd, Fayetteville NC 28314

OFFERING SUMMARY

Available SF:	1,600 SF; 1,550 SF; 1,550 SF (Can be combined)
Lease Rate:	\$3,500/month per unit
NNN Expenses:	\$100/month – Dumpster Service
Lot Size:	2.30 Acres
Year Built:	1984
Building Size:	22,422 SF
Traffic Count:	32,000 AADT
Zoning:	CC - Community Commercial
Market:	Fayetteville MSA
Submarket:	Cross Creek Mall MSA

OVERVIEW

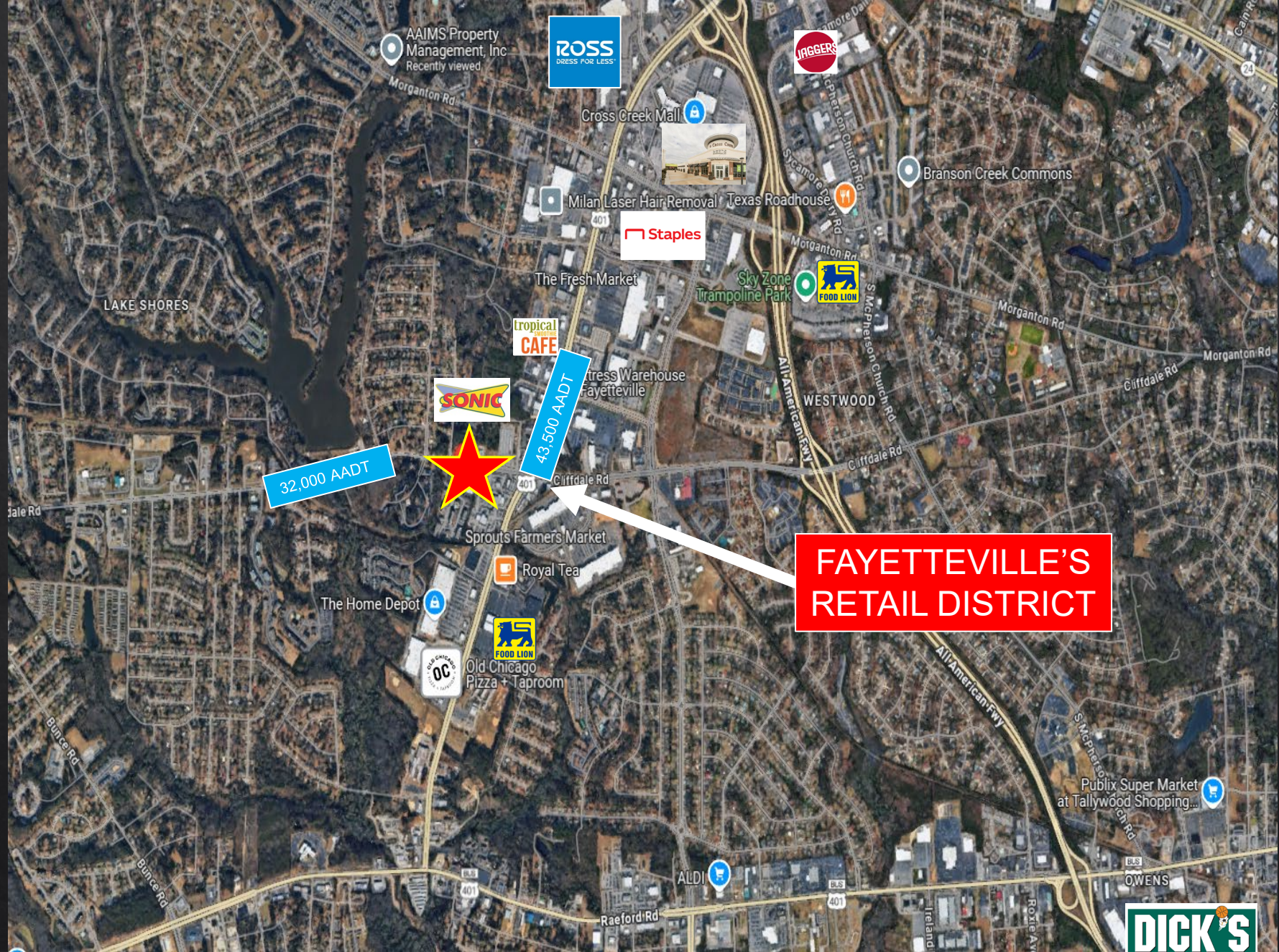
Cliffdale Square is a thriving retail center with three available spaces for lease, offering the flexibility to combine the units for up to 4,700 SF. Located next to Fayetteville's busy Skibo/Cliffdale intersection – directly across from Sonic, beside Fayetteville AutoMall, and a key entry point to Skibo Road's commercial hub – your business will benefit from unmatched exposure.

Benefit from a dynamic co-tenancy, including popular establishments like Bombay Bistro Indian Cuisine, Max & Mortiz German Bakery, Sakura Japanese Restaurant, Mama Lupe Mexican Restaurant, Jiu Jitsu Training, Hair Salon, and Bilingual Therapy. This prime location offers convenient access to extensive retail shopping, restaurants, established neighborhoods, and Fort Bragg Military Base, ensuring a steady stream of potential customers.

With nice pylon signage on Cliffdale Rd, this site is perfect for retail or office uses. Landlord will not allow another restaurant or gym use. Please see flyer for more details.

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CLIFFDALE SQUARE



VACANCIES

Suite 1106 – 1600 SF

- Open Box
- Backroom Storage Area
- 1 Bathroom

Suite 1107 – 1550 SF

- Open Box
- Private Office
- Backroom Storage Area

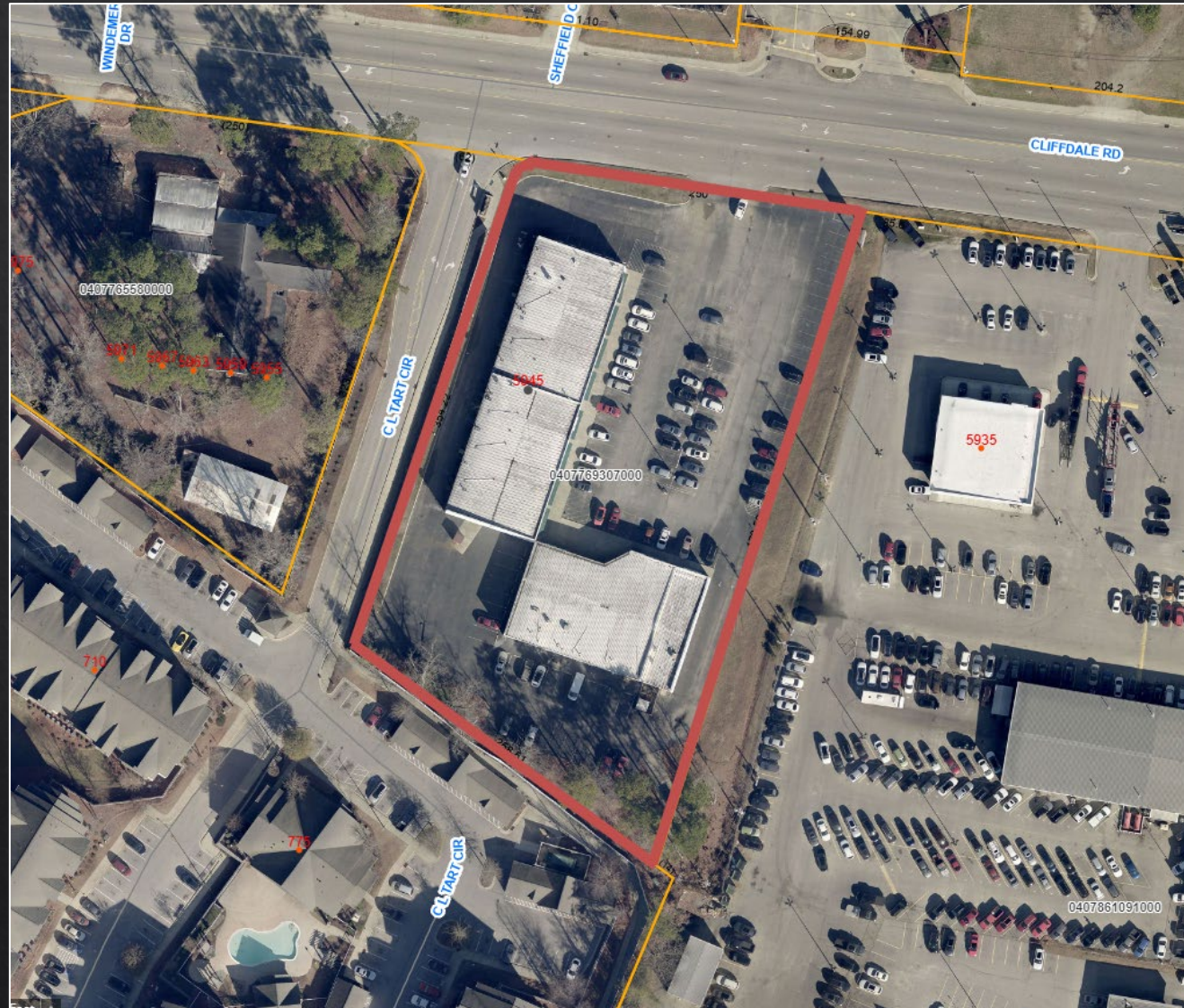
- 1 Bathroom

Suite 1108 – 1550 SF

- Front Open Area
- 4 Partitioned Rooms
- Backroom Storage Area
- 1 Bathroom



GIS AERIAL



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CLIFFDALE SQUARE

RES COMM
REAL ESTATE

FAYETTEVILLE MSA



Fayetteville, NC is the county seat of Cumberland County, the fifth-most populous county in North Carolina. The Fayetteville metro area is the largest in southeastern NC with an estimated population of 590,337 people. Suburban areas include Fort Bragg, Hope Mills, Spring Lake, Raeford, Pope Field, Rockfish, Stedman, and Eastover. Fayetteville serves as the region's hub for shops, restaurants, services, lodging, health care, and entertainment. The city has received the All-America City Award from the National Civic League four times and boasts one of the most diverse populations in the nation. Fayetteville enjoys a low unemployment rate of 5.2% with a large labor pool of trained professionals.

The backbone of the economy, Fayetteville is best known as the home of Fort Bragg military base, the largest military installation in the world with more than 50,000 active duty personnel. Fort Bragg and Pope Field pump about \$4.5 billion a year into the region's economy, making Fayetteville one of the most stable markets in the country. The area has a large and growing defense industry, ranking in the top five Defense Industry Development Areas in the US with 8 of the top 10 American defense contractors located in the area. The city hosts Partnership for Defense Initiatives (PDI), a trade association promoting defense contractors.

Res-Comm Real Estate Team

Roger Shah, CCIM



Principal/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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The information contained in this marketing material has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/Tenant or other user must verify the information and bears all risk for any inaccuracies.

WORKING WITH REAL ESTATE AGENTS (LEASE TRANSACTIONS) (FOR TENANTS)

NOTE: This form is designed for use by agents working with tenants. It is similar, but not identical, to the "Working with Real Estate Agents Disclosure (For Buyers)" published by the NC Real Estate Commission (available as NCAR Standard Form #520), which must be used by agents working with buyers.

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate lease transaction, it is important that you understand whether an agent represents you.
- Real estate agents should (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this tenant.

Tenant Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a tenant agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written tenant agency agreement with you before making a written or oral offer for you. The landlord would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

Dual Agency: Dual agency will occur if you lease a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the landlord at the same time. A dual agent's loyalty would be divided between you and the landlord, but the firm and its agents must treat you and the landlord fairly and equally and cannot help you gain an advantage over the other party.*

Designated Dual Agency: If you agree, the real estate firm would represent both you and the landlord, but the firm would designate one agent to represent you and a different agent to represent the landlord. Each designated agent would be loyal only to their client.*

*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to lease.

Unrepresented Tenant (Landlord subagent): The agent who gave you this form may assist you in your lease, but will not be representing you and has no loyalty to you. The agent will represent the landlord and is required to give the landlord any information about you (even personal, financial or confidential information) that would help the landlord in the lease of their property.

Note to Tenant: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at nrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Tenant's signature

Tenant's signature

Date

Rishi Shah

Agent's name

281901

Agent's license no.

Res-Comm Real Estate, LLC

Firm name



North Carolina Association of REALTORS®, Inc.

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STANDARD FORM 521

Revised 7/2022

© 7/2024

APPLY NOW!

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You will submit:

Rental Application

TransUnion Screening 

- Credit Report & Score
- Criminal Background Check
- Eviction Related Proceedings



Scan to apply
or visit:

<https://apply.link/ExP-kT8>



rentspree

Screening with RentSpree is a no-brainer

1. No damage to credit score (Soft credit inquiry)
2. Screening reports are instantly pulled and shared
3. Sensitive personal information is protected
4. The application is saved making it easier to re-apply

If you have any questions or issues, contact support@rentspree.com.