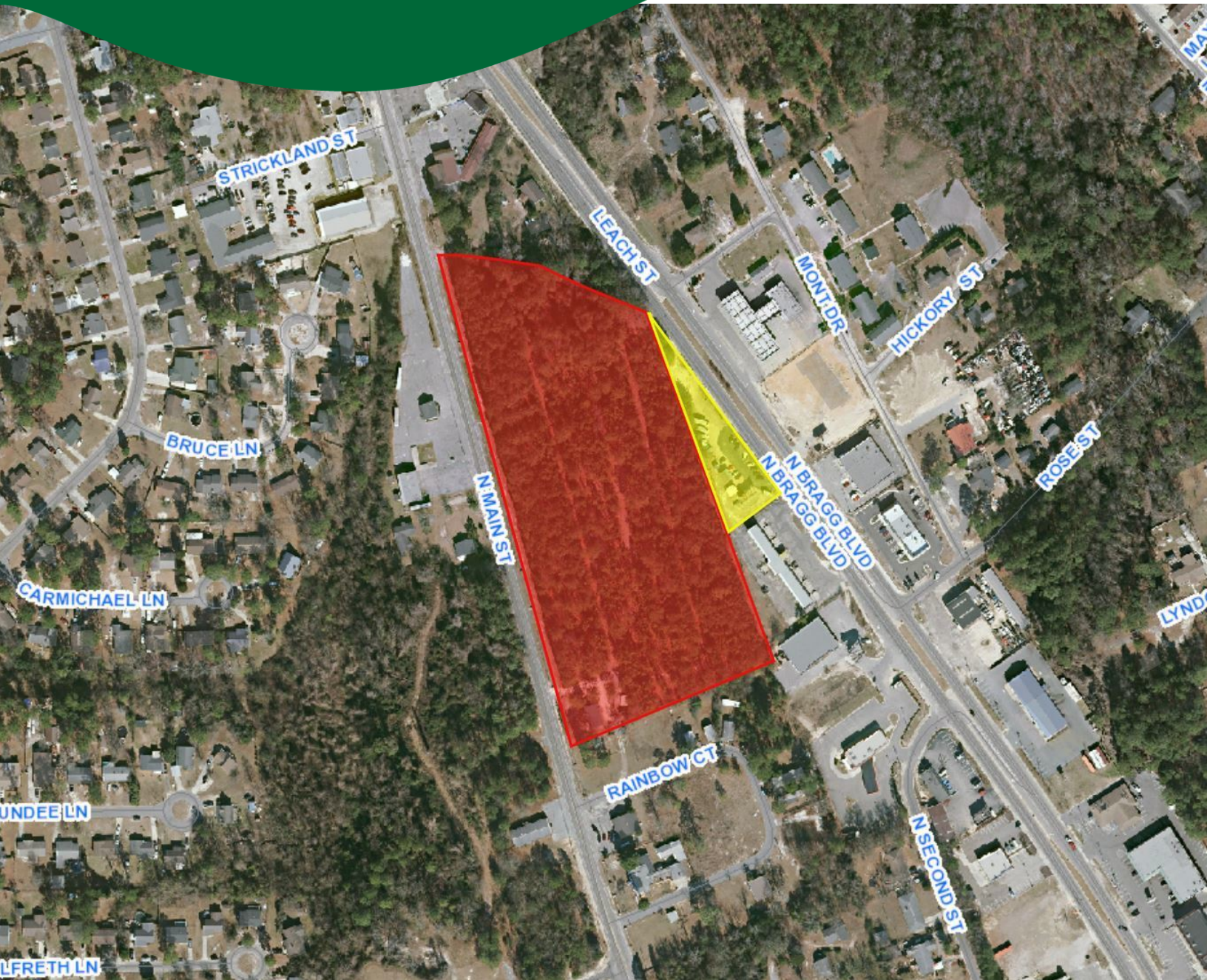




Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



LAND FOR SALE

604 N. MAIN STREET  
Spring Lake, NC 28390

*for more information*

RICHARD L. FOX III, BROKER, J.D.

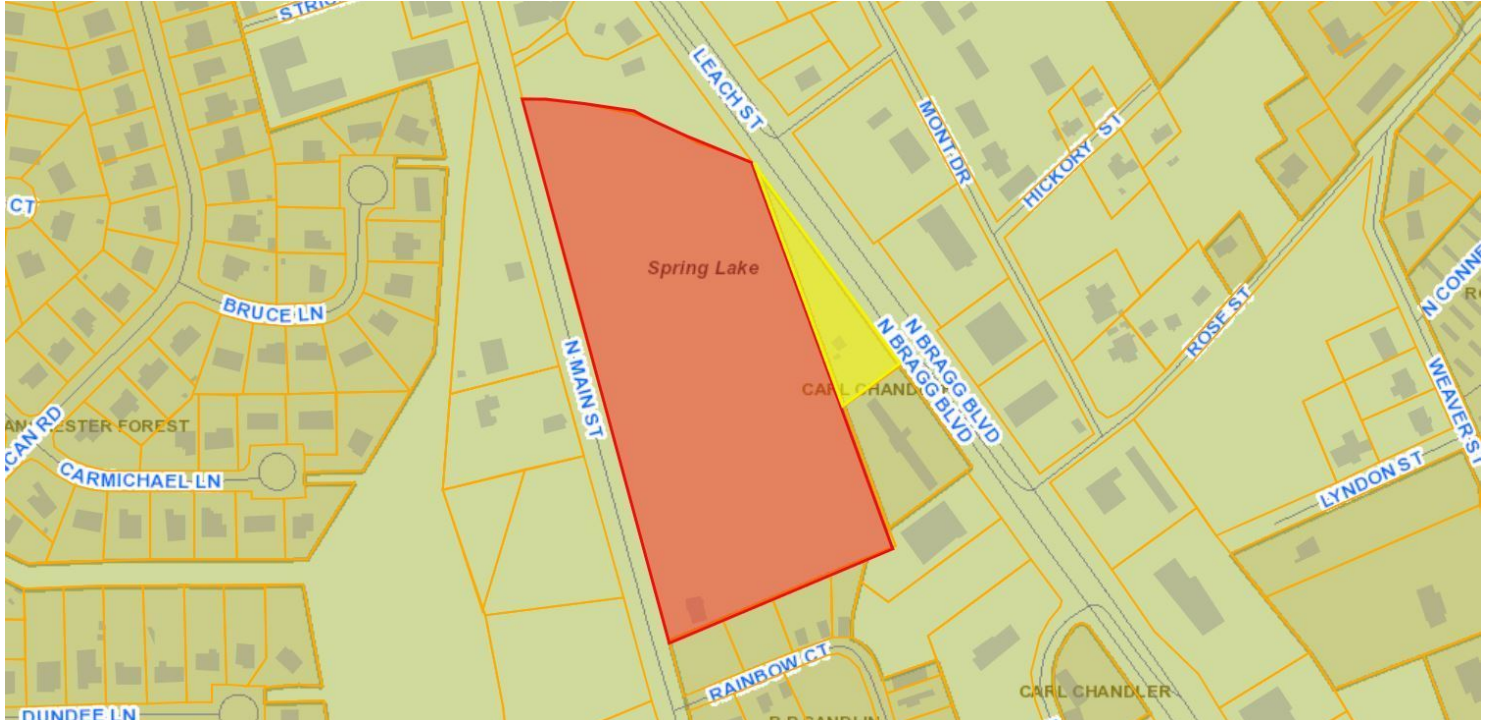
Broker

O: 910.829.1617

C: 910.988.4263

[richard@grantmurrayre.com](mailto:richard@grantmurrayre.com)





## OFFERING SUMMARY

<b>Sale Price:</b>	\$995,000
<b>Lot Size:</b>	8.7 Acres
<b>Zoning:</b>	CB/CP/C3
<b>Market:</b>	Fayetteville
<b>Submarket:</b>	Spring Lake

## PROPERTY OVERVIEW

The subject property (red in aerials) is an 8.70-acre lot located in downtown Spring Lake, NC, 1-mile from the nearest Fort Bragg entrance gate., which provides an excellent retail or multi-family customer pool. More specifically, as the world's largest military installation in terms of population, Fort Bragg houses a staggering 53,700 active-duty troops and serves nearly 70,000 active-duty family members, 14,000+ civilian employees, and 6,000+ contractors. Zoning (mixed Central Business District/Planned Commercial District/Heavy Commercial District) will accommodate many commercial uses for development, including mixed-use. Public water and sewer are available.

Very importantly, the owner of 603 N. Bragg Blvd.—the .69-acre lot to the east of the subject property (yellow in aerials)—has interest in selling the property and will consider offers even though the property is not listed for sale on the market. The owner of 603 N. Bragg Blvd. is not represented Grant-Murray Real Estate. Zoning for 603 N. Bragg Blvd. (Heavy Commercial District) will accommodate a wide variety of commercial uses. Together, 604 N. Main St. and 603 N. Bragg Blvd. consist of 9.39-acres with nearly 450ft. of road frontage on N. Bragg Blvd., a fast-developing commercial hot-zone.

For additional information, see the Sales Brochure that includes Executive Summary Demographics and Business Summary Demographics.

*for more information*

**RICHARD L. FOX III, BROKER, J.D.**

Broker

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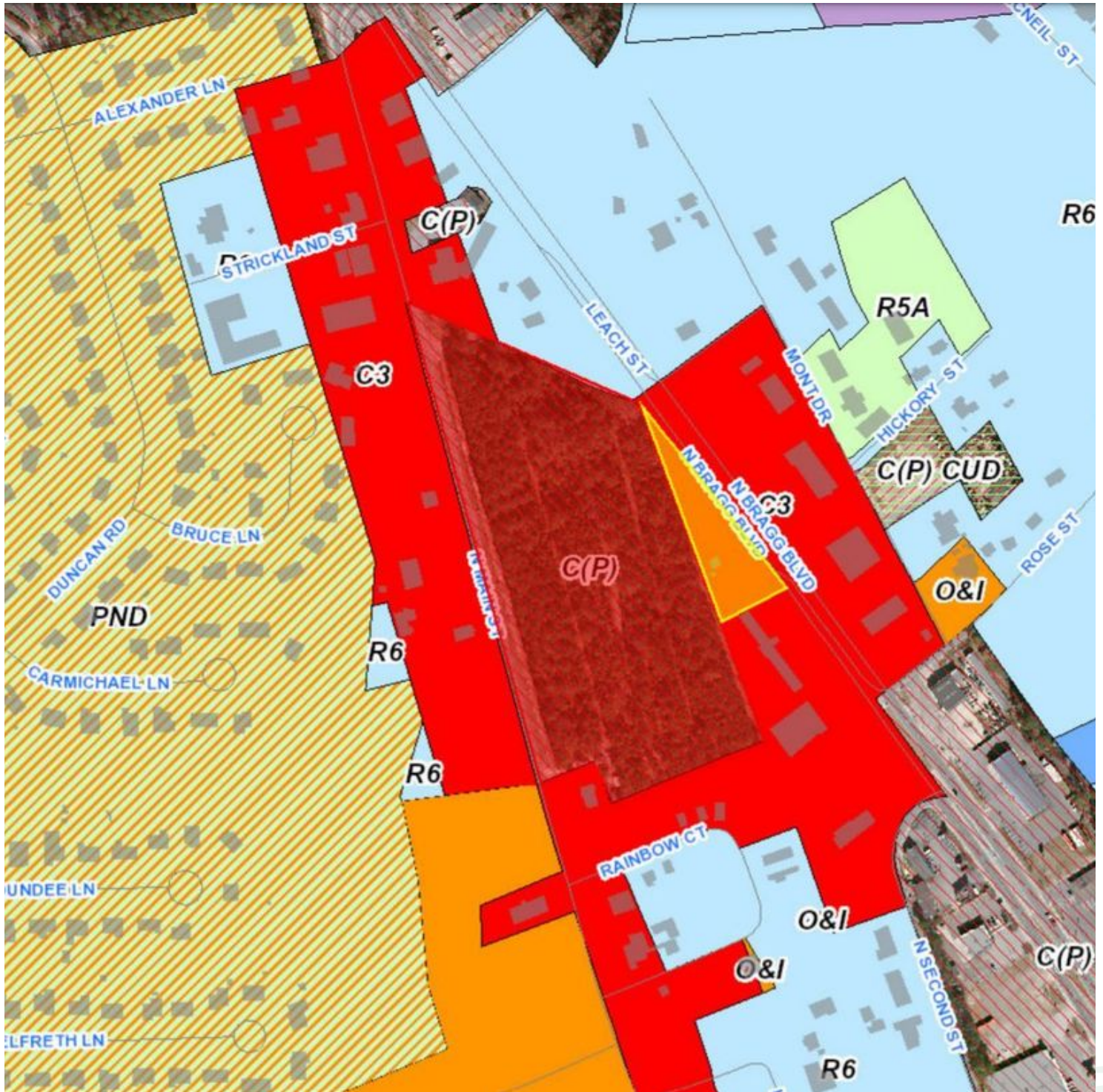




Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

604 N. Main Street  
SPRING LAKE, NC 28390

ADDITIONAL PHOTOS



*for more information*

RICHARD L. FOX III, BROKER, J.D.

Broker

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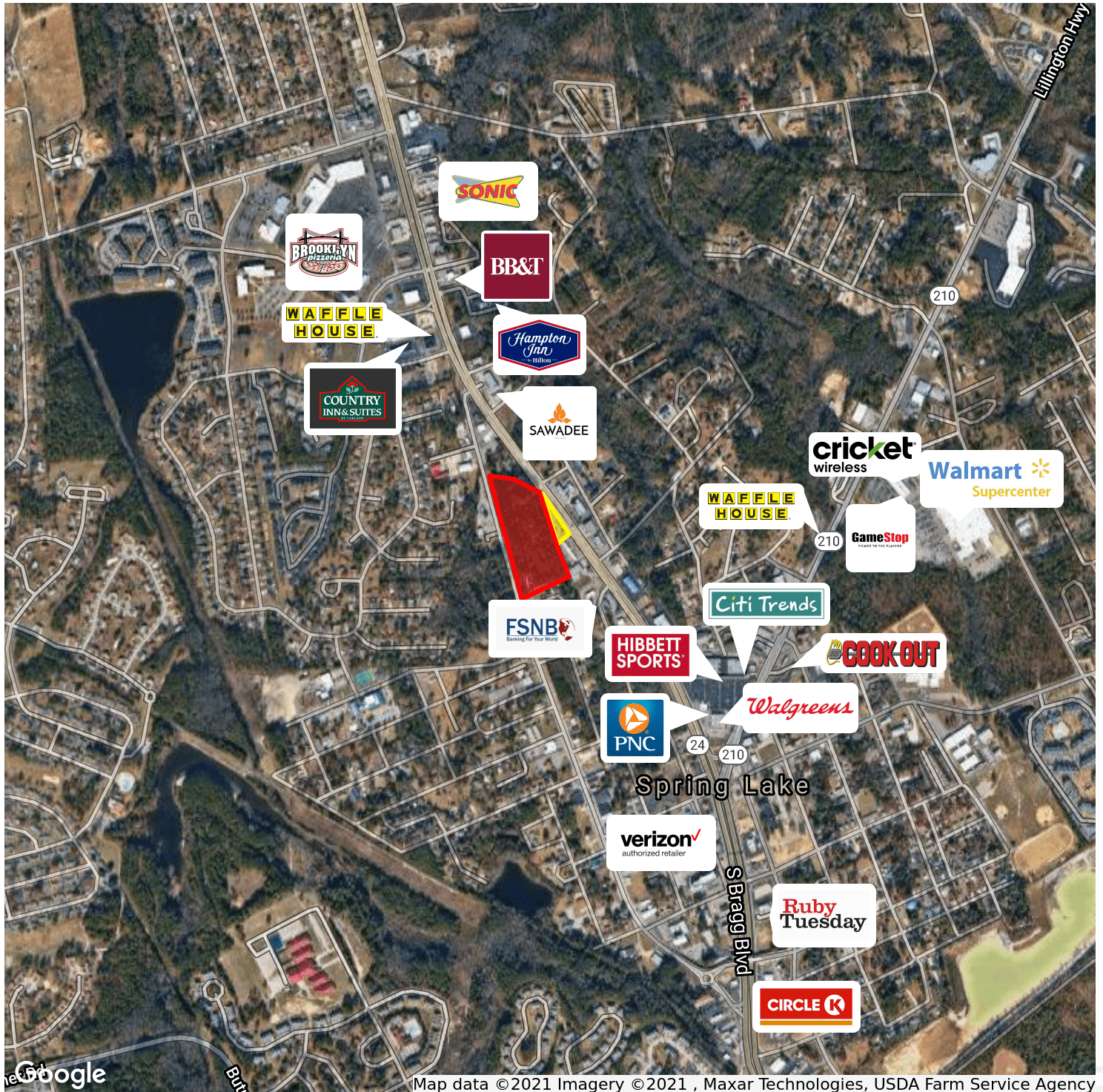




Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

604 N. Main Street  
SPRING LAKE, NC 28390

RETAILER MAP



for more information

RICHARD L. FOX III, BROKER, J.D.

Broker

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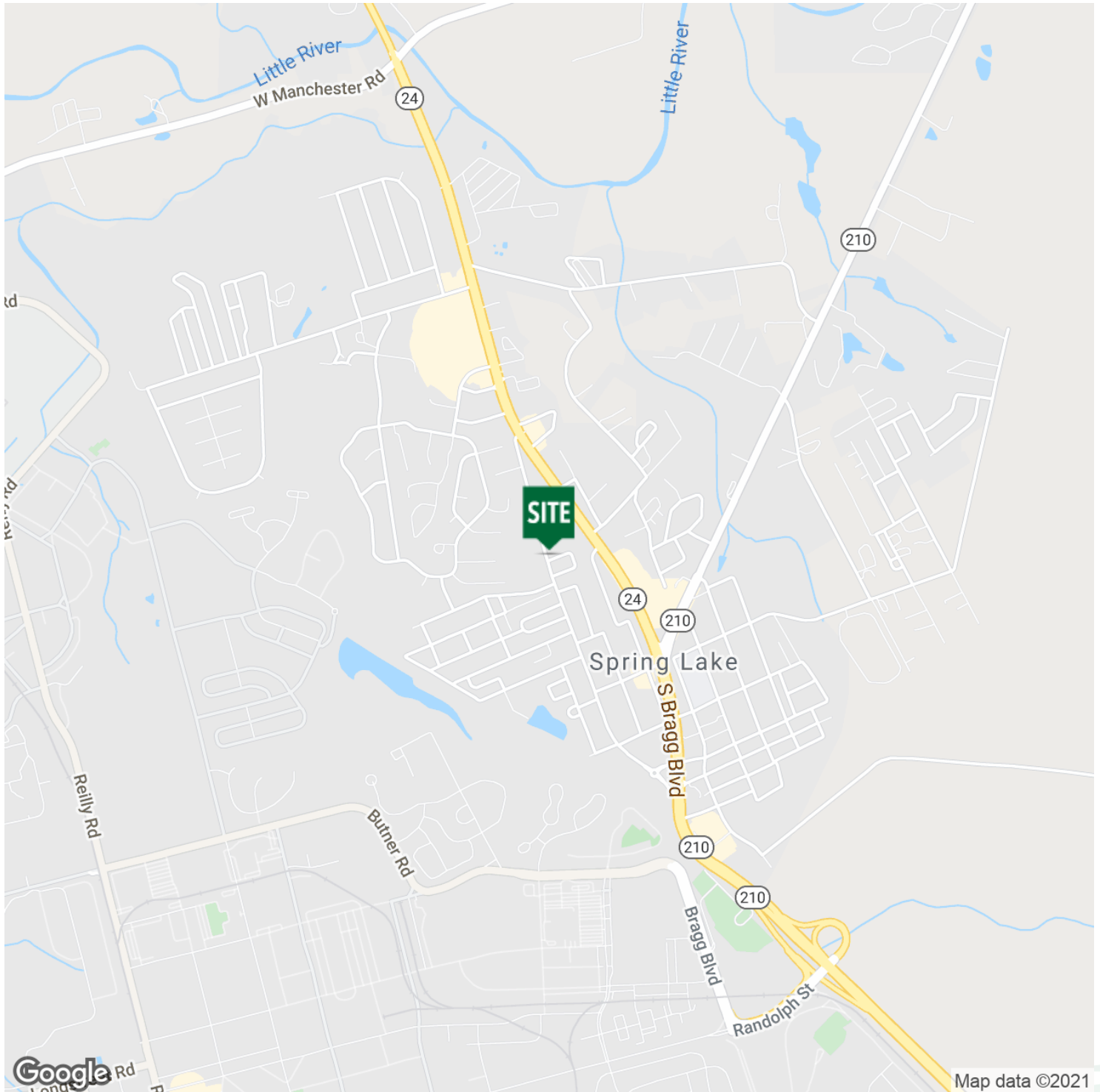




**Grant - Murray**  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

604 N. Main Street  
**SPRING LAKE, NC 28390**

LOCATION MAP



*for more information*

**RICHARD L. FOX III, BROKER, J.D.**

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## Business Summary

604 N Main St, Spring Lake, North Carolina, 28390  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.17261  
Longitude: -78.97851

Data for all businesses in area				1 mile		3 miles				5 miles			
Total Businesses:				321		539				779			
Total Employees:				2,841		5,517				8,453			
Total Residential Population:				8,615		28,247				49,724			
Employee/Residential Population Ratio (per 100 Residents)				33		20				17			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	2	0.6%	7	0.2%	7	1.3%	57	1.0%	13	1.7%	123	1.5%	
Construction	9	2.8%	72	2.5%	20	3.7%	192	3.5%	35	4.5%	342	4.0%	
Manufacturing	1	0.3%	20	0.7%	3	0.6%	76	1.4%	7	0.9%	119	1.4%	
Transportation	4	1.2%	41	1.4%	10	1.9%	96	1.7%	20	2.6%	159	1.9%	
Communication	8	2.5%	59	2.1%	12	2.2%	193	3.5%	14	1.8%	272	3.2%	
Utility	2	0.6%	51	1.8%	4	0.7%	78	1.4%	4	0.5%	79	0.9%	
Wholesale Trade	4	1.2%	24	0.8%	10	1.9%	52	0.9%	17	2.2%	107	1.3%	
Retail Trade Summary	95	29.6%	1,327	46.7%	153	28.4%	2,334	42.3%	219	28.1%	3,213	38.0%	
Home Improvement	3	0.9%	12	0.4%	6	1.1%	46	0.8%	7	0.9%	54	0.6%	
General Merchandise Stores	4	1.2%	413	14.5%	4	0.7%	413	7.5%	8	1.0%	614	7.3%	
Food Stores	6	1.9%	94	3.3%	11	2.0%	159	2.9%	22	2.8%	341	4.0%	
Auto Dealers, Gas Stations, Auto Aftermarket	8	2.5%	53	1.9%	10	1.9%	73	1.3%	15	1.9%	104	1.2%	
Apparel & Accessory Stores	5	1.6%	20	0.7%	8	1.5%	27	0.5%	14	1.8%	50	0.6%	
Furniture & Home Furnishings	4	1.2%	33	1.2%	5	0.9%	35	0.6%	6	0.8%	37	0.4%	
Eating & Drinking Places	44	13.7%	620	21.8%	71	13.2%	954	17.3%	94	12.1%	1,329	15.7%	
Miscellaneous Retail	21	6.5%	82	2.9%	37	6.9%	627	11.4%	53	6.8%	684	8.1%	
Finance, Insurance, Real Estate Summary	31	9.7%	155	5.5%	45	8.3%	264	4.8%	58	7.4%	319	3.8%	
Banks, Savings & Lending Institutions	10	3.1%	52	1.8%	15	2.8%	87	1.6%	20	2.6%	111	1.3%	
Securities Brokers	1	0.3%	1	0.0%	1	0.2%	1	0.0%	1	0.1%	1	0.0%	
Insurance Carriers & Agents	4	1.2%	30	1.1%	5	0.9%	60	1.1%	5	0.6%	60	0.7%	
Real Estate, Holding, Other Investment Offices	16	5.0%	73	2.6%	24	4.5%	116	2.1%	32	4.1%	146	1.7%	
Services Summary	132	41.1%	959	33.8%	210	39.0%	1,815	32.9%	300	38.5%	3,272	38.7%	
Hotels & Lodging	9	2.8%	168	5.9%	11	2.0%	256	4.6%	11	1.4%	256	3.0%	
Automotive Services	14	4.4%	46	1.6%	21	3.9%	85	1.5%	34	4.4%	126	1.5%	
Motion Pictures & Amusements	8	2.5%	20	0.7%	19	3.5%	47	0.9%	30	3.9%	115	1.4%	
Health Services	13	4.0%	99	3.5%	21	3.9%	229	4.2%	27	3.5%	973	11.5%	
Legal Services	1	0.3%	4	0.1%	1	0.2%	4	0.1%	1	0.1%	4	0.0%	
Education Institutions & Libraries	7	2.2%	288	10.1%	21	3.9%	630	11.4%	28	3.6%	976	11.5%	
Other Services	81	25.2%	334	11.8%	116	21.5%	564	10.2%	169	21.7%	822	9.7%	
Government	14	4.4%	112	3.9%	30	5.6%	321	5.8%	35	4.5%	402	4.8%	
Unclassified Establishments	19	5.9%	13	0.5%	35	6.5%	40	0.7%	57	7.3%	47	0.6%	
Totals	321	100.0%	2,841	100.0%	539	100.0%	5,517	100.0%	779	100.0%	8,453	100.0%	

**Source:** Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

October 11, 2021



## Business Summary

604 N Main St, Spring Lake, North Carolina, 28390  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.17261  
Longitude: -78.97851

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	1	0.2%	4	0.1%	2	0.3%	7	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	1	0.3%	40	1.4%	2	0.4%	47	0.9%	2	0.3%	48	0.6%
Construction	9	2.8%	72	2.5%	21	3.9%	195	3.5%	37	4.7%	352	4.2%
Manufacturing	2	0.6%	28	1.0%	5	0.9%	86	1.6%	9	1.2%	130	1.5%
Wholesale Trade	4	1.2%	24	0.8%	10	1.9%	52	0.9%	17	2.2%	107	1.3%
Retail Trade	49	15.3%	693	24.4%	79	14.7%	1,368	24.8%	120	15.4%	1,849	21.9%
Motor Vehicle & Parts Dealers	6	1.9%	47	1.7%	8	1.5%	59	1.1%	11	1.4%	77	0.9%
Furniture & Home Furnishings Stores	3	0.9%	31	1.1%	3	0.6%	31	0.6%	3	0.4%	31	0.4%
Electronics & Appliance Stores	1	0.3%	2	0.1%	1	0.2%	2	0.0%	2	0.3%	4	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	3	0.9%	11	0.4%	5	0.9%	44	0.8%	5	0.6%	50	0.6%
Food & Beverage Stores	6	1.9%	88	3.1%	8	1.5%	144	2.6%	15	1.9%	301	3.6%
Health & Personal Care Stores	4	1.2%	39	1.4%	9	1.7%	55	1.0%	13	1.7%	83	1.0%
Gasoline Stations	2	0.6%	7	0.2%	2	0.4%	15	0.3%	3	0.4%	26	0.3%
Clothing & Clothing Accessories Stores	6	1.9%	26	0.9%	9	1.7%	33	0.6%	16	2.1%	59	0.7%
Sport Goods, Hobby, Book, & Music Stores	2	0.6%	13	0.5%	7	1.3%	34	0.6%	10	1.3%	52	0.6%
General Merchandise Stores	4	1.2%	413	14.5%	4	0.7%	413	7.5%	8	1.0%	614	7.3%
Miscellaneous Store Retailers	6	1.9%	17	0.6%	12	2.2%	38	0.7%	16	2.1%	50	0.6%
Nonstore Retailers	5	1.6%	0	0.0%	12	2.2%	501	9.1%	16	2.1%	502	5.9%
Transportation & Warehousing	6	1.9%	52	1.8%	10	1.9%	103	1.9%	17	2.2%	161	1.9%
Information	9	2.8%	72	2.5%	15	2.8%	214	3.9%	17	2.2%	296	3.5%
Finance & Insurance	16	5.0%	88	3.1%	22	4.1%	154	2.8%	28	3.6%	186	2.2%
Central Bank/Credit Intermediation & Related Activities	11	3.4%	58	2.0%	16	3.0%	93	1.7%	22	2.8%	125	1.5%
Securities, Commodity Contracts & Other Financial	1	0.3%	1	0.0%	1	0.2%	1	0.0%	1	0.1%	1	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	4	1.2%	30	1.1%	5	0.9%	60	1.1%	5	0.6%	60	0.7%
Real Estate, Rental & Leasing	24	7.5%	93	3.3%	39	7.2%	140	2.5%	57	7.3%	184	2.2%
Professional, Scientific & Tech Services	14	4.4%	74	2.6%	20	3.7%	135	2.4%	34	4.4%	219	2.6%
Legal Services	1	0.3%	4	0.1%	1	0.2%	4	0.1%	1	0.1%	4	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	2	0.0%
Administrative & Support & Waste Management & Remediation	4	1.2%	34	1.2%	8	1.5%	85	1.5%	16	2.1%	158	1.9%
Educational Services	8	2.5%	287	10.1%	22	4.1%	626	11.3%	29	3.7%	973	11.5%
Health Care & Social Assistance	20	6.2%	153	5.4%	35	6.5%	372	6.7%	46	5.9%	1,149	13.6%
Arts, Entertainment & Recreation	3	0.9%	9	0.3%	8	1.5%	34	0.6%	19	2.4%	119	1.4%
Accommodation & Food Services	53	16.5%	788	27.7%	82	15.2%	1,210	21.9%	107	13.7%	1,606	19.0%
Accommodation	9	2.8%	168	5.9%	11	2.0%	256	4.6%	11	1.4%	256	3.0%
Food Services & Drinking Places	44	13.7%	620	21.8%	71	13.2%	954	17.3%	96	12.3%	1,350	16.0%
Other Services (except Public Administration)	67	20.9%	208	7.3%	95	17.6%	333	6.0%	130	16.7%	465	5.5%
Automotive Repair & Maintenance	10	3.1%	31	1.1%	16	3.0%	64	1.2%	25	3.2%	92	1.1%
Public Administration	14	4.4%	112	3.9%	30	5.6%	318	5.8%	34	4.4%	398	4.7%
Unclassified Establishments	19	5.9%	13	0.5%	35	6.5%	40	0.7%	57	7.3%	47	0.6%
Total	321	100.0%	2,841	100.0%	539	100.0%	5,517	100.0%	779	100.0%	8,453	100.0%

**Source:** Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

October 11, 2021



## Executive Summary

604 N Main St, Spring Lake, North Carolina, 28390  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.17261  
Longitude: -78.97851

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	7,043	24,116	54,418
2010 Population	8,250	24,239	42,516
2021 Population	8,615	28,247	49,724
2026 Population	8,742	28,271	50,260
2000-2010 Annual Rate	1.59%	0.05%	-2.44%
2010-2021 Annual Rate	0.39%	1.37%	1.40%
2021-2026 Annual Rate	0.29%	0.02%	0.21%
2021 Male Population	50.1%	59.6%	58.5%
2021 Female Population	49.9%	40.4%	41.5%
2021 Median Age	26.9	23.9	24.4

In the identified area, the current year population is 49,724. In 2010, the Census count in the area was 42,516. The rate of change since 2010 was 1.40% annually. The five-year projection for the population in the area is 50,260 representing a change of 0.21% annually from 2021 to 2026. Currently, the population is 58.5% male and 41.5% female.

### Median Age

The median age in this area is 26.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	39.8%	52.3%	51.0%
2021 Black Alone	39.6%	28.0%	30.6%
2021 American Indian/Alaska Native Alone	0.9%	1.2%	1.2%
2021 Asian Alone	3.6%	3.4%	3.2%
2021 Pacific Islander Alone	0.6%	0.5%	0.6%
2021 Other Race	6.7%	6.6%	5.9%
2021 Two or More Races	8.8%	8.0%	7.4%
2021 Hispanic Origin (Any Race)	20.3%	20.5%	18.9%

Persons of Hispanic origin represent 18.9% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.3 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	34	33	38
2000 Households	2,531	7,236	13,467
2010 Households	2,994	7,597	13,226
2021 Total Households	3,187	7,768	13,733
2026 Total Households	3,254	7,827	14,009
2000-2010 Annual Rate	1.69%	0.49%	-0.18%
2010-2021 Annual Rate	0.56%	0.20%	0.33%
2021-2026 Annual Rate	0.42%	0.15%	0.40%
2021 Average Household Size	2.54	2.66	2.72

The household count in this area has changed from 13,226 in 2010 to 13,733 in the current year, a change of 0.33% annually. The five-year projection of households is 14,009, a change of 0.40% annually from the current year total. Average household size is currently 2.72, compared to 2.76 in the year 2010. The number of families in the current year is 9,870 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

October 11, 2021





## Executive Summary

604 N Main St, Spring Lake, North Carolina, 28390  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.17261  
Longitude: -78.97851

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	11.4%	9.4%	12.2%
<b>Median Household Income</b>			
2021 Median Household Income	\$39,329	\$39,951	\$40,620
2026 Median Household Income	\$42,152	\$42,925	\$44,035
2021-2026 Annual Rate	1.40%	1.45%	1.63%
<b>Average Household Income</b>			
2021 Average Household Income	\$54,170	\$53,136	\$54,511
2026 Average Household Income	\$61,010	\$59,640	\$61,255
2021-2026 Annual Rate	2.41%	2.34%	2.36%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$19,880	\$19,543	\$20,174
2026 Per Capita Income	\$22,468	\$21,441	\$22,143
2021-2026 Annual Rate	2.48%	1.87%	1.88%
<b>Households by Income</b>			

Current median household income is \$40,620 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$44,035 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$54,511 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$61,255 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$20,174 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$22,143 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	192	242	187
2000 Total Housing Units	2,902	8,114	15,365
2000 Owner Occupied Housing Units	674	1,630	4,152
2000 Renter Occupied Housing Units	1,857	5,606	9,314
2000 Vacant Housing Units	371	878	1,899
2010 Total Housing Units	3,473	8,705	15,204
2010 Owner Occupied Housing Units	614	1,431	3,953
2010 Renter Occupied Housing Units	2,380	6,166	9,273
2010 Vacant Housing Units	479	1,108	1,978
2021 Total Housing Units	3,747	9,161	16,263
2021 Owner Occupied Housing Units	495	1,159	3,397
2021 Renter Occupied Housing Units	2,692	6,608	10,337
2021 Vacant Housing Units	560	1,393	2,530
2026 Total Housing Units	3,889	9,409	16,873
2026 Owner Occupied Housing Units	516	1,188	3,552
2026 Renter Occupied Housing Units	2,738	6,639	10,457
2026 Vacant Housing Units	635	1,582	2,864

Currently, 20.9% of the 16,263 housing units in the area are owner occupied; 63.6%, renter occupied; and 15.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 15,204 housing units in the area - 26.0% owner occupied, 61.0% renter occupied, and 13.0% vacant. The annual rate of change in housing units since 2010 is 3.04%. Median home value in the area is \$118,122, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 6.72% annually to \$163,547.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

October 11, 2021