

RETAIL PROPERTY FOR LEASE

1,500+ SF WITH DUNKIN' ON BRAGG BLVD  
3500 Bragg Blvd, Fayetteville, NC 28303



*for more information*

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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Grant - Murray  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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





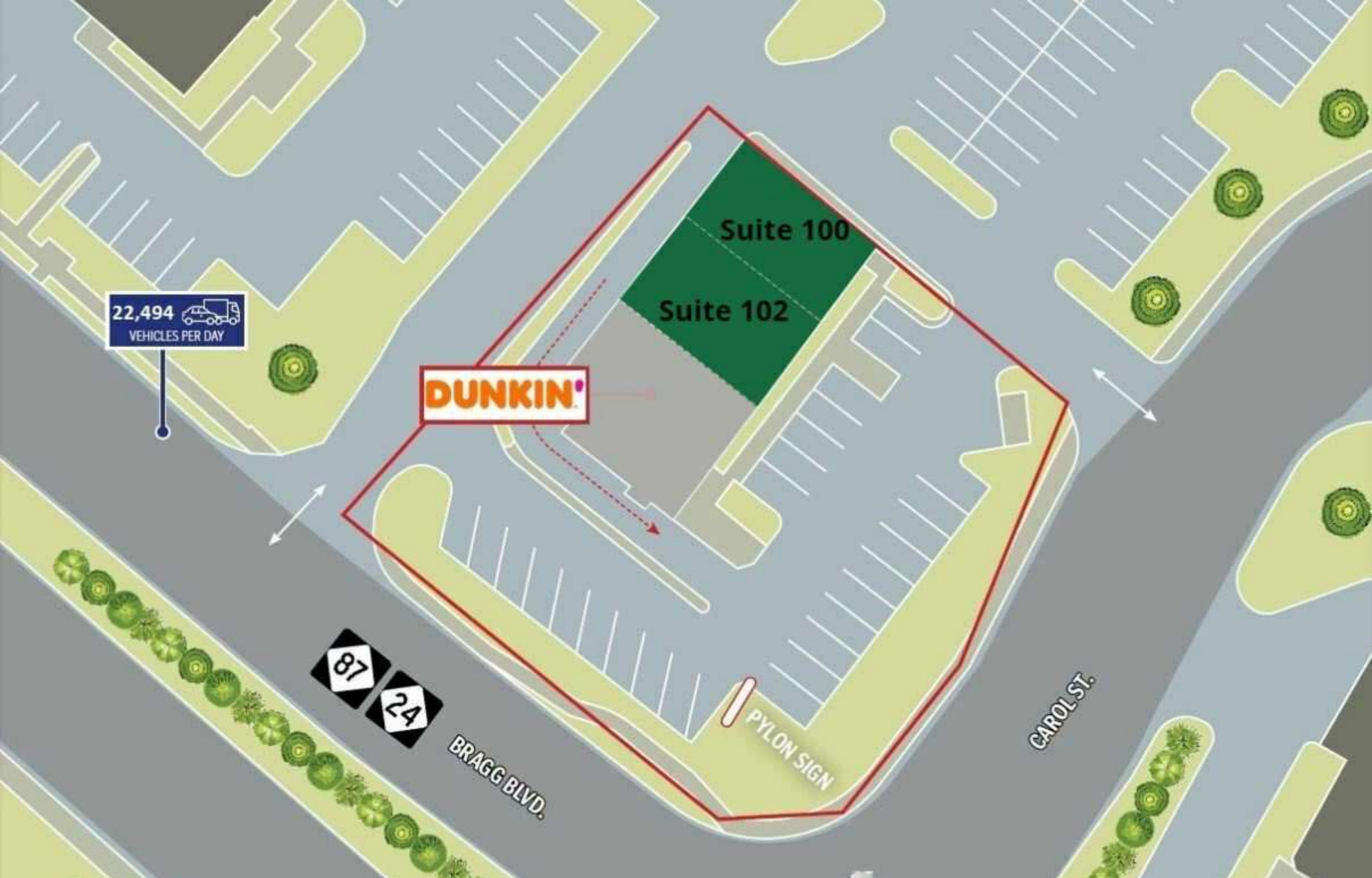
## PROPERTY OVERVIEW

<b>Available SF:</b>	Suite 100-1,584 SF Suite 102-1,584 SF
<b>Lease Rate:</b>	See Agent
<b>Lot Size:</b>	0.59 Acres
<b>Year Built:/Renovated</b>	1988/2019
<b>Building Size:</b>	4,993 SF
<b>Renovated:</b>	2019
<b>Zoning:</b>	CC
<b>Traffic Count:</b>	22,494

## Property Description

JOIN DUNKIN' AT THIS RECENTLY RENOVATED, WELL-LOCATED STRIP CENTER ALONG BRAGG BLVD. TWO SPACES ARE CURRENTLY AVAILABLE WITH BOTH BEING 1,584 SF AND IN A WARM, DARK SHELL CONDITION. THE CENTER IS EASILY ACCESSIBLE THROUGH THE TRAFFIC LIGHT WITH RIGHT IN/OUT FROM BRAGG BLVD. THERE IS A LARGE PYLON SIGN WITH PANELS AVAILABLE FOR TENANT'S USE. THE CENTER IS WELL LOCATED WITH CLOSE PROXIMITY TO HAYMONT, THE CROSS CREEK MALL AREA, FORT LIBERTY, AND I-295.





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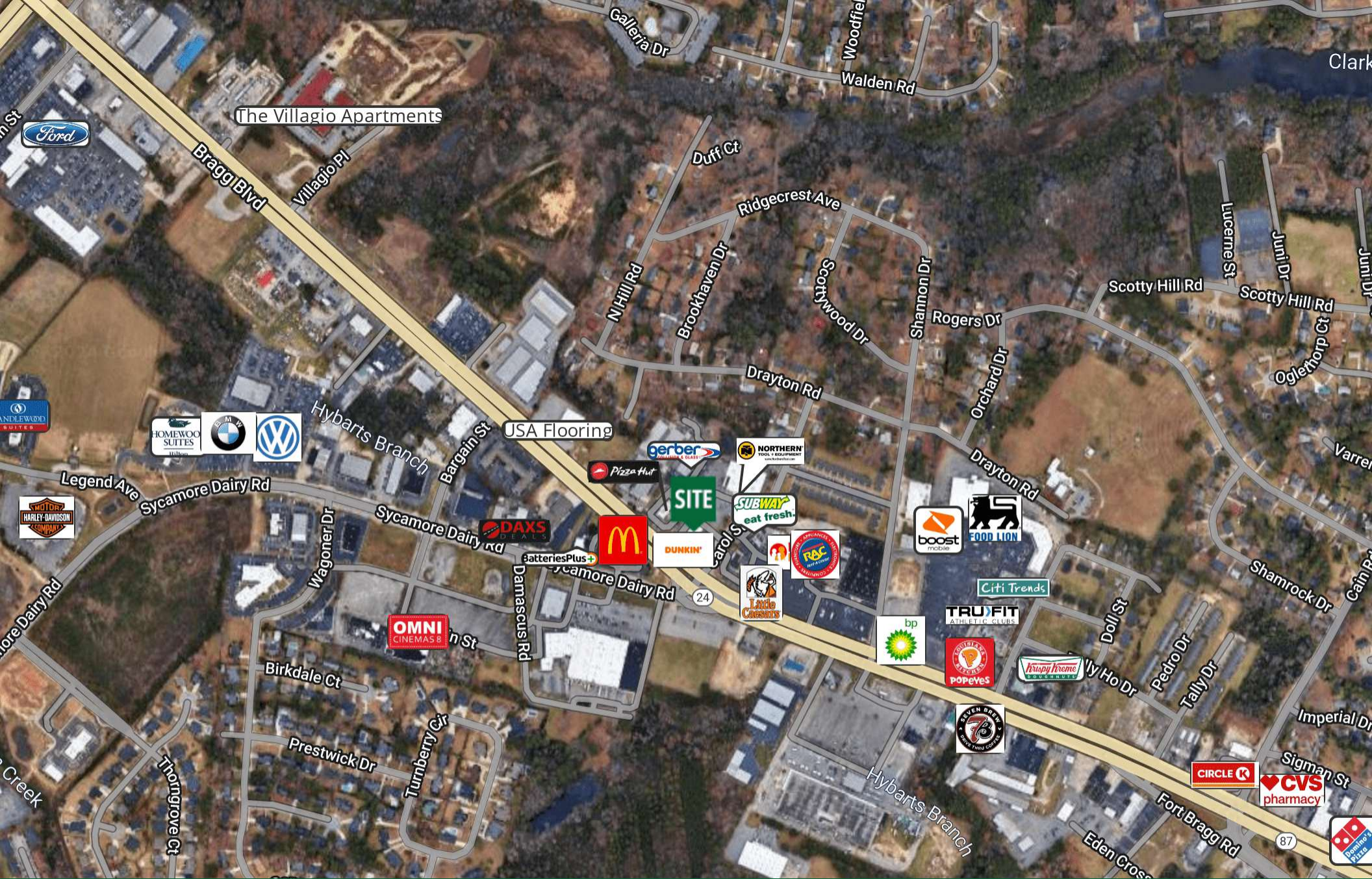
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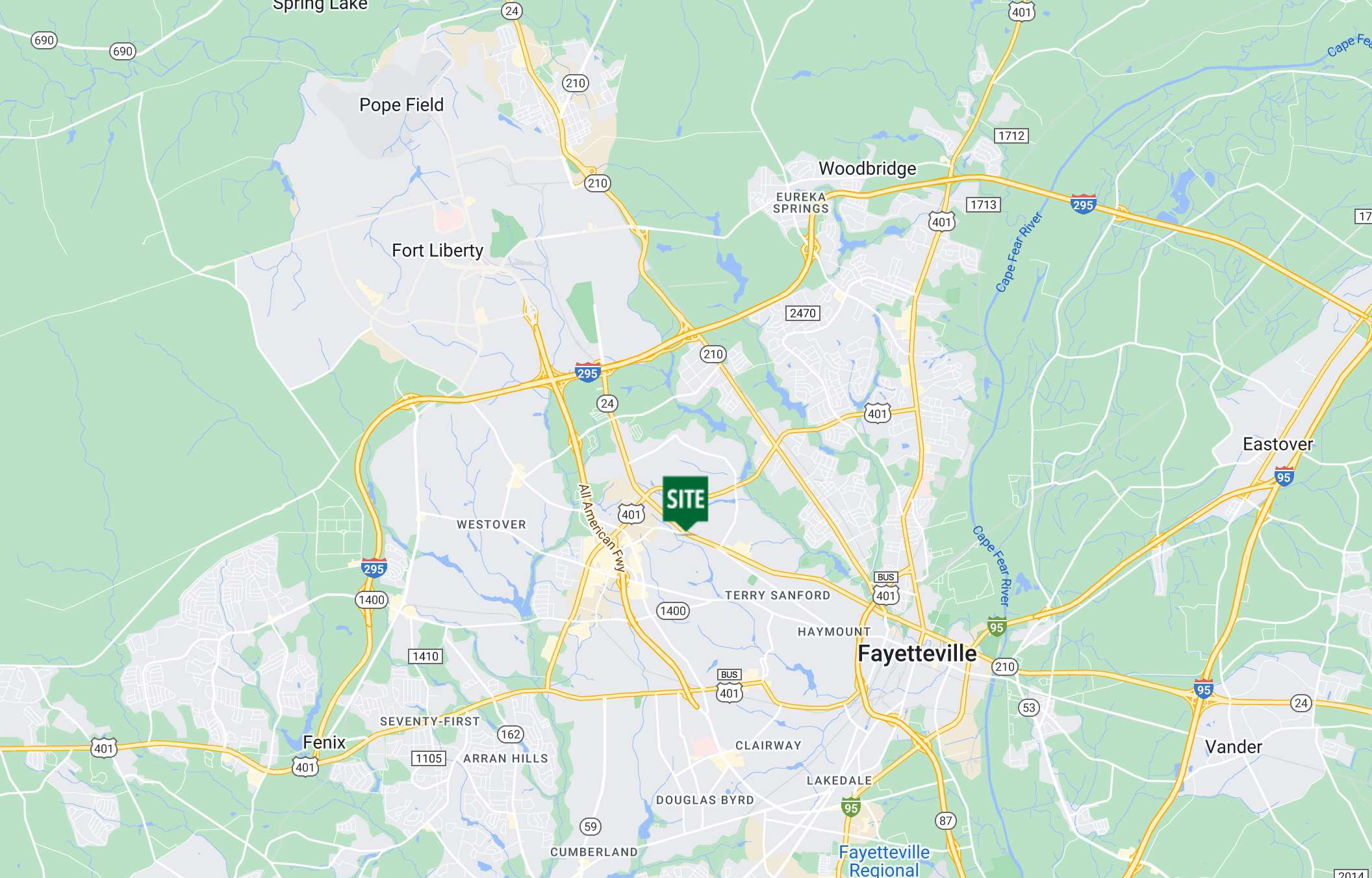
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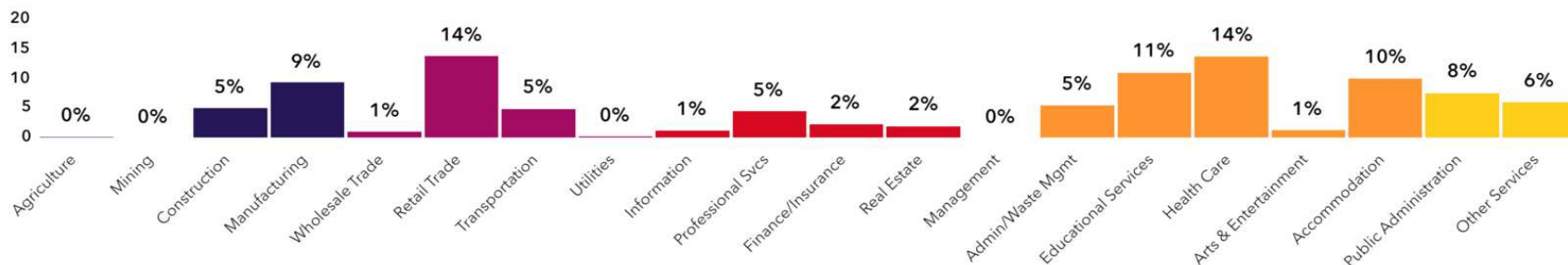
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Map  
data  
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**58,031**  
Total Population



## Population



**71,560**  
Daytime Population

**\$49,236**  
Median HH Income



## Income



**\$32,127**  
Per Capita Income

**25,960**  
Total Households



## Housing



**29,109**  
Total Housing Units

**\$170,289**  
Median Home Value



## Homes



**42.2%**  
Home Ownership

**36.4**  
Median Age



## People



**Old and Newcomers**  
Tapestry Segment

# Demographics

**3500 Bragg Blvd, Fayetteville, NC 28303**



**7%**  
No HS Diploma



**25%**  
HS Graduate



**36%**  
Some College



**32%**  
Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2023), Esri (2023).

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- #2 Best Place in America to Invest in Real Estate (Fortune, 2020)
- Top 50 Most Diverse Cities in America (Niche, 2020)
- Best Places for Business and Careers (Forbes, 2019)
- Top 50 Cheapest Places to Retire MSN Money, 2018)
- Most affordable housing in the USA for first-time home buyers (WalletHub, 2017)
- Vibrant downtown featuring museums, live music, & award-winning performing arts and cultural events
- Home of the International Folk Festival, Bi-Annual Dogwood Festival, When Pigs Fly All-American BBQ Festival, & more
- 520 Restaurants, breweries, wine bars, & more
- Professional & collegiate sporting events
- World-class golf courses



## Why Fayetteville?

**408,763**

*30-minute trade area*

**\$9.9B**

*total consumer spending*

**\$77,340**

*avg household income*

**6M+ SF**

*retail in area submarket*

*for more information*

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