



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



LEASE BROCHURE

MARKETFAIR

1916 Skibo Rd, Fayetteville, NC 28314

for more information

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge

O: 910.829.1617 x202

C: 910.988.5284

patrick@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,100 SF
Lease Rate:	\$29.00 SF/yr (NNN)
Lot Size:	23.38 Acres
Year Built:	1985
Building Size:	219,202
Renovated:	2016
Zoning:	CC
Market:	NC-Fayetteville
Traffic Count:	43,000

PROPERTY OVERVIEW

Marketfair is a recently redevelopment shopping center along busy Skibo Rd with 219,000+ SF of space that is anchored by a fifteen screen AMC Theater, Gander Outdoors, and Planet Fitness. The last available space is 1,100 SF and is facing Skibo Rd. The spaces are in cold, dark shell condition and a TI allowance up to \$45.00 per SF is available for qualified tenants.

LOCATION OVERVIEW

Marketfair is located at the intersection of Skibo Rd and Morganton Rd in the midst of the trade area's busy retail corridor. The center is easily accessible from Skibo Rd, Morganton Rd, and Campground Rd. The shopping center is less than ten minutes from the gates of Fort Bragg and it is surrounded by many other retail centers, hotels, office users, and neighborhoods.

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AVAILABLE SPACES

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
C5	Community Center	\$29.00 SF/yr	NNN	1,100 SF	60 months	Open shell; facing Skibo Rd

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SITE PLAN



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ADDITIONAL PHOTOS



for more information

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RETAILER MAP



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Executive Summary

1916 Skibo Rd, Fayetteville, North Carolina, 28314
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.06887
Longitude: -78.96630

	1 mile	3 miles	5 miles
Population			
2000 Population	6,538	66,051	150,688
2010 Population	7,253	68,861	151,515
2017 Population	7,682	68,970	152,069
2022 Population	7,960	69,751	153,932
2000-2010 Annual Rate	1.04%	0.42%	0.05%
2010-2017 Annual Rate	0.80%	0.02%	0.05%
2017-2022 Annual Rate	0.71%	0.23%	0.24%
2017 Male Population	50.5%	47.9%	47.6%
2017 Female Population	49.5%	52.1%	52.4%
2017 Median Age	30.5	32.6	32.8

In the identified area, the current year population is 152,069. In 2010, the Census count in the area was 151,515. The rate of change since 2010 was 0.05% annually. The five-year projection for the population in the area is 153,932 representing a change of 0.24% annually from 2017 to 2022. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 30.5, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	47.5%	43.8%	42.0%
2017 Black Alone	35.1%	40.4%	43.3%
2017 American Indian/Alaska Native Alone	1.1%	1.0%	1.1%
2017 Asian Alone	5.0%	4.4%	3.4%
2017 Pacific Islander Alone	0.6%	0.5%	0.4%
2017 Other Race	4.9%	4.4%	4.2%
2017 Two or More Races	6.0%	5.5%	5.5%
2017 Hispanic Origin (Any Race)	15.9%	13.1%	12.7%

Persons of Hispanic origin represent 12.7% of the population in the identified area compared to 18.1% 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 71.5 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,902	26,607	56,517
2010 Households	3,522	29,827	61,799
2017 Total Households	3,740	30,203	62,739
2022 Total Households	3,879	30,682	63,705
2000-2010 Annual Rate	1.96%	1.15%	0.90%
2010-2017 Annual Rate	0.83%	0.17%	0.21%
2017-2022 Annual Rate	0.73%	0.32%	0.31%
2017 Average Household Size	2.05	2.28	2.38

The household count in this area has changed from 61,799 in 2010 to 62,739 in the current year, a change of 0.21% annually. The five-year projection of households is 63,705, a change of 0.31% annually from the current year total. Average household size is currently 2.38, compared to 2.39 in the year 2010. The number of families in the current year is 39,079 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

January 03, 2018



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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$48,564	\$43,875	\$42,804
2022 Median Household Income	\$53,244	\$47,092	\$45,524
2017-2022 Annual Rate	1.86%	1.43%	1.24%
Average Household Income			
2017 Average Household Income	\$63,814	\$61,969	\$59,171
2022 Average Household Income	\$74,062	\$68,728	\$65,897
2017-2022 Annual Rate	3.02%	2.09%	2.18%
Per Capita Income			
2017 Per Capita Income	\$30,668	\$27,215	\$24,696
2022 Per Capita Income	\$35,623	\$30,308	\$27,545
2017-2022 Annual Rate	3.04%	2.18%	2.21%

Households by Income

Current median household income is \$42,804 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$45,524 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$59,171 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$65,897 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$24,696 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$27,545 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	3,142	29,352	62,463
2000 Owner Occupied Housing Units	1,310	14,384	31,165
2000 Renter Occupied Housing Units	1,591	12,222	25,352
2000 Vacant Housing Units	241	2,746	5,946
2010 Total Housing Units	3,939	33,154	68,617
2010 Owner Occupied Housing Units	1,125	13,651	30,543
2010 Renter Occupied Housing Units	2,397	16,176	31,256
2010 Vacant Housing Units	417	3,327	6,818
2017 Total Housing Units	4,315	35,329	73,053
2017 Owner Occupied Housing Units	1,069	12,495	28,485
2017 Renter Occupied Housing Units	2,670	17,708	34,254
2017 Vacant Housing Units	575	5,126	10,314
2022 Total Housing Units	4,562	36,788	75,954
2022 Owner Occupied Housing Units	1,107	12,469	28,611
2022 Renter Occupied Housing Units	2,772	18,214	35,095
2022 Vacant Housing Units	683	6,106	12,249

Currently, 39.0% of the 73,053 housing units in the area are owner occupied; 46.9%, renter occupied; and 14.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 68,617 housing units in the area - 44.5% owner occupied, 45.6% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 2.82%. Median home value in the area is \$122,247, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 0.86% annually to \$127,581.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

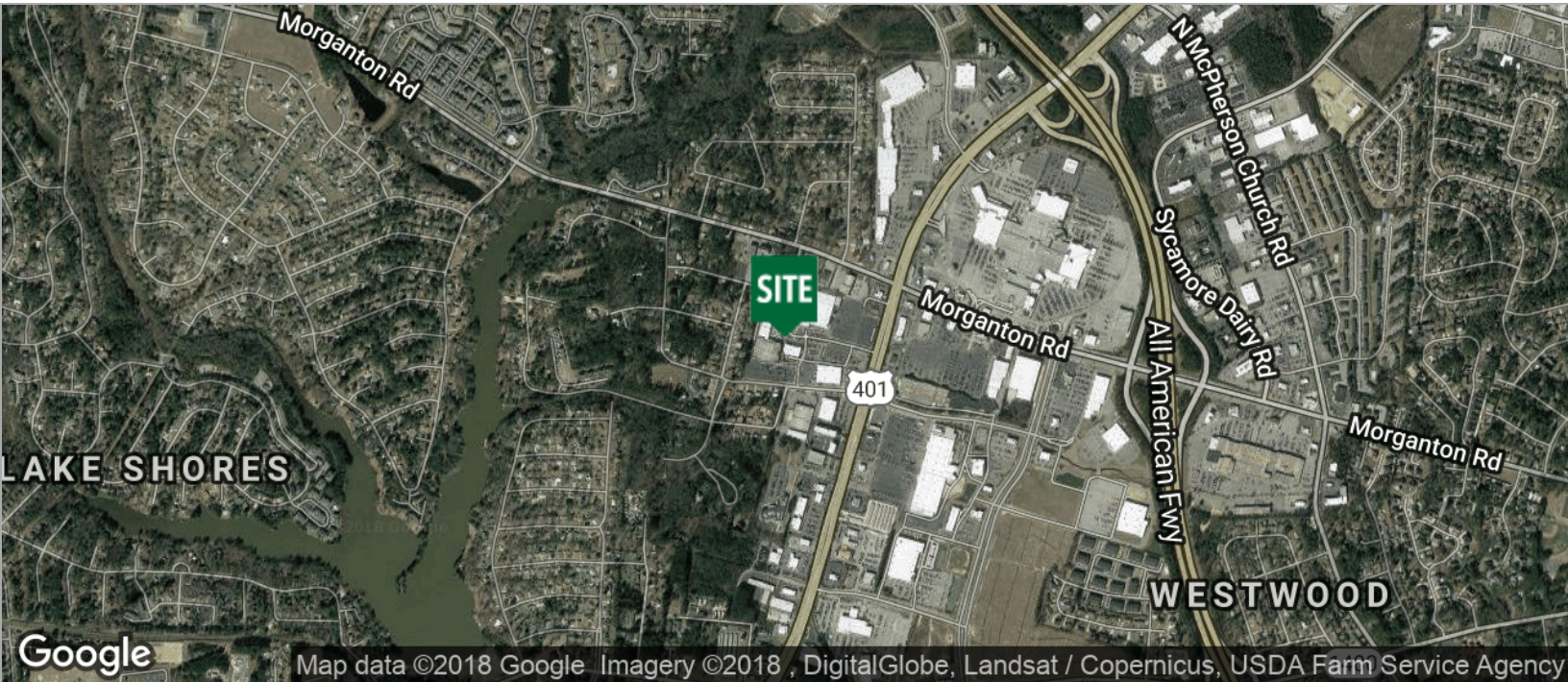
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LOCATION MAPS



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