

RETAIL PROPERTY FOR LEASE

# RIVER LANDING SHOPPING CENTER

3650 Ramsey St, Fayetteville, NC 28311



*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 3650-13,696 SF
<b>Lease Rate:</b>	\$12.00 SF/yr (NNN)
<b>Lot Size:</b>	5.35 Acres
<b>Year Built/Renovated:</b>	1980/2012
<b>Building Size:</b>	52,200 SF
<b>Zoning:</b>	LC-Limited Commercial
<b>Submarket:</b>	North Fayetteville
<b>Traffic Count:</b>	42,430

## Property Description

JOIN JUNIOR ANCHORS DOLLAR TREE, BADCOCK FURNITURE, & OTHERS AT THE RIVER LANDING SHOPPING CENTER IN NORTH FAYETTEVILLE. THE CENTER IS ACCESSIBLE FROM RAMSEY ST AND FROM LAW RD WITH A PYLON SIGN ALONG RAMSEY ST. THE CENTER HAS A LARGE PARKING FIELD WITH GREAT VISIBILITY FOR THE 42,000+ VEHICLES THAT PASS BY DAILY. IN 2022, THE SHOPPING CENTER WAS UPDATED WITH EXTERIOR PAINTING AND SEALED/STRIPED PARKING LOT. THE AVAILABLE SPACE IS CURRENTLY OCCUPIED AND WILL BE AVAILABLE FEBRUARY 1, 2025.

THE RIVER LANDING SHOPPING CENTER IS LOCATED ALONG NORTHBOUND RAMSEY ST AT THE SIGNALIZED INTERSECTION OF RAMSEY ST AND LAW RD. THE AREA IS SURROUNDED BY NUMEROUS NATIONAL RETAILERS AND FAST FOOD RESTAURANTS AS WELL AS CLOSE TO METHODIST UNIVERSITY AND THE I-295 BYPASS. WITHIN A THREE MILE RADIUS ARE 39,171 RESIDENTS WITH AN AVERAGE HOUSEHOLD INCOME OF \$64,215.



# Site Plan

401

41,000 VPD

RAMSEY ST



PYLON



Suite 3650  
13,696 SF



Storage  
2,000 SF

Badcock & more  
HOME FURNITURE

Jackson Hewitt  
TAX SERVICES

total  
by verizon

AVAIL  
VAPOR

metro  
by T-Mobile

Deli

LEFT TURN  
LANE INTO  
CENTER

LEFT TURN  
LANE INTO  
CENTER

LAW RD

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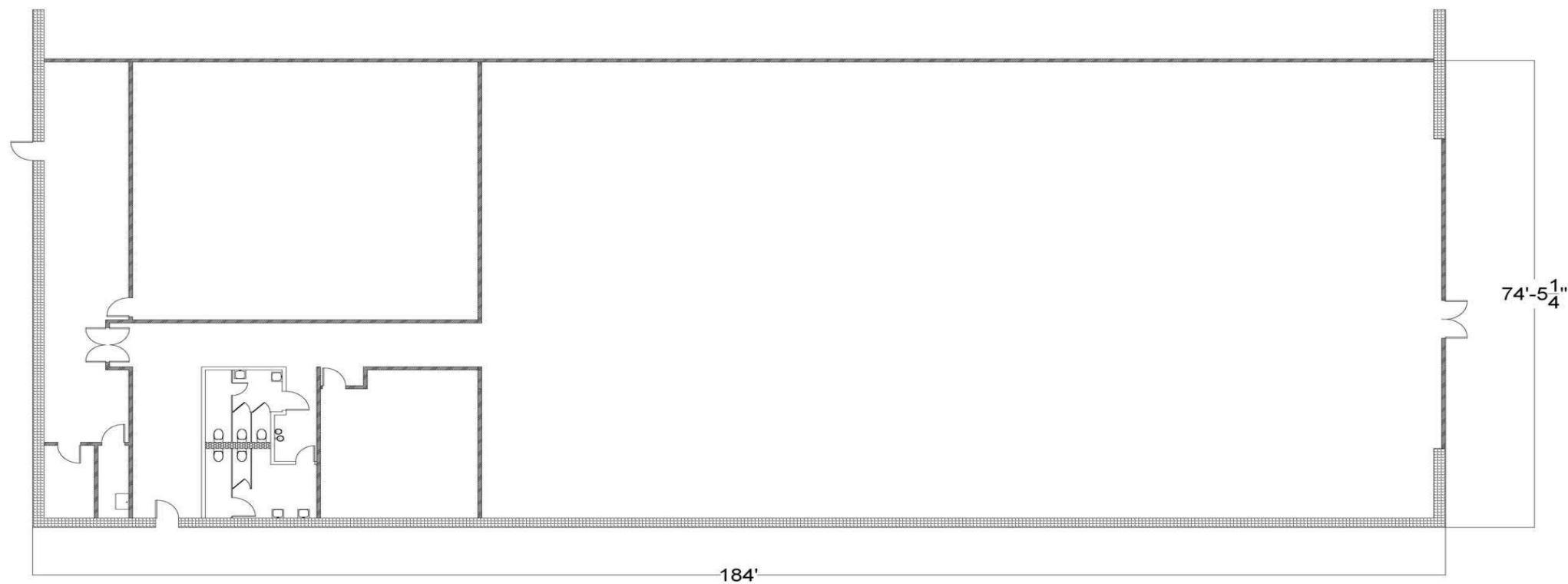


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# Floor Plan



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# Aerial

Methodist University

Ramsey St

42,430 VPD

Law Rd

3650 Ramsey St

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# Retail Map



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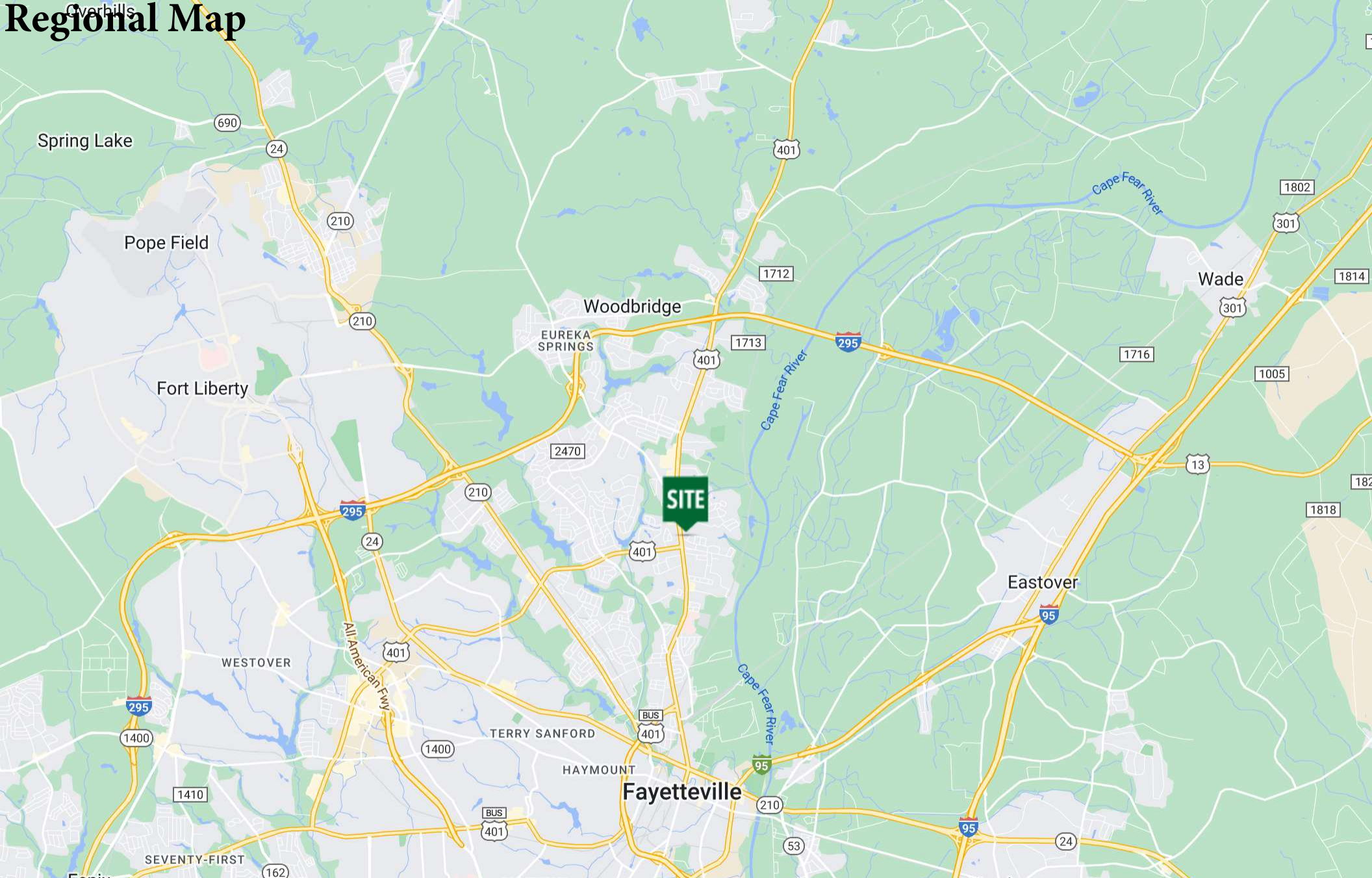
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# Regional Map



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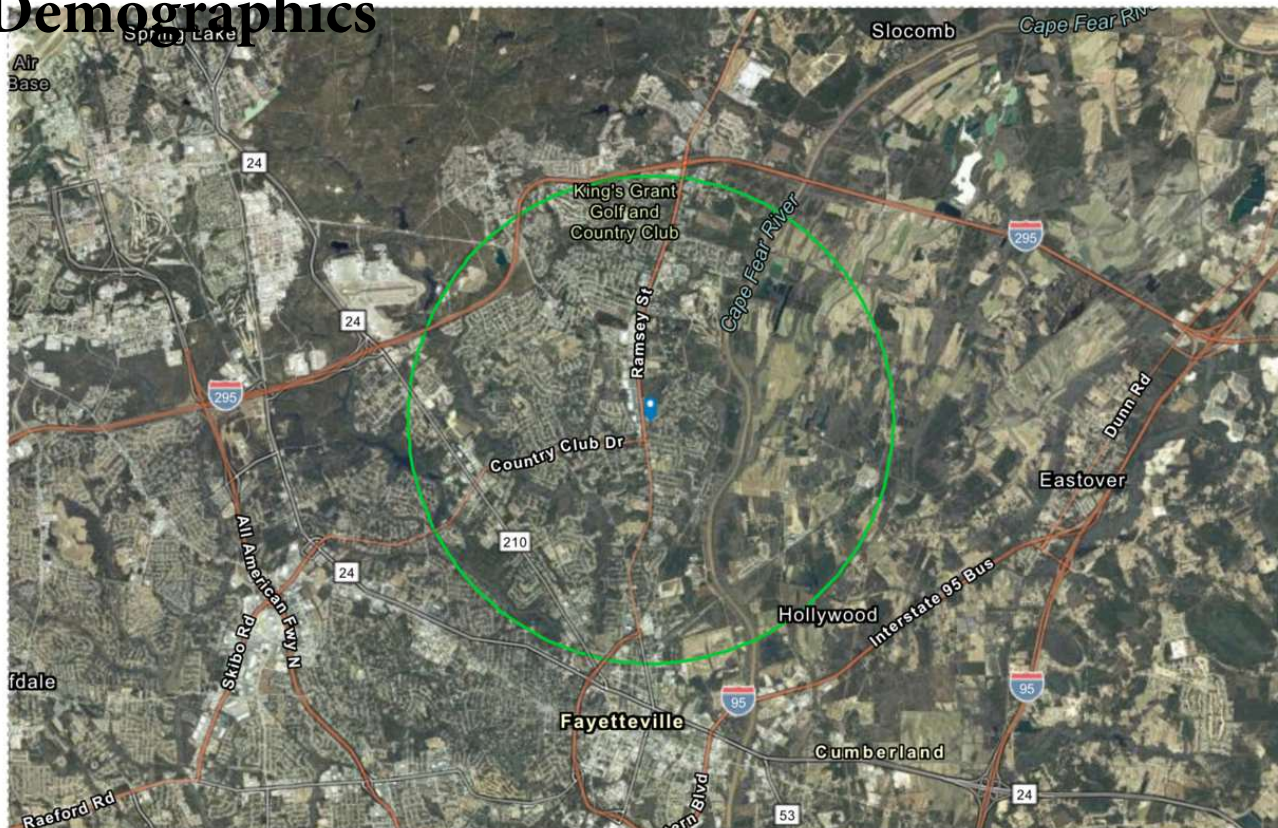
Fayetteville  
Regional  
Airport (FAY)

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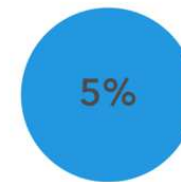
Map  
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# Demographics



## EDUCATION



No High School Diploma



25%

High School Graduate



29%

Bachelors/Grad/Prof Degree

## EMPLOYMENT



62%

White Collar



21%

Blue Collar



17%

Services



Unemployment Rate

## KEY FACTS



39,171

Total Population



16,314

Total Households



\$46,062

Median Household Income



Median Age

## BUSINESS



1,009

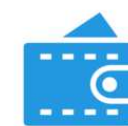
Total Businesses



10,861

Total Employees

## INCOME



\$38,599

Median Disposable Income



\$27,143

Per Capita Income



\$25,182

Median Net Worth

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

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February 9, 2024

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