



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



OFFICE BUILDING FOR LEASE

CLASS A OFFICE SPACE AVAILABLE

142 Paraclete Dr, Raeford, NC 28376

for more information

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,100 - 6,200 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Lot Size:	1.5 Acres
Building Size:	6,200
Zoning:	HC- Highway Commercial
Market:	Raeform
TI Allowance	\$40.00 per SF

PROPERTY OVERVIEW

The newly constructed Sky Center is a 19,200 SF class A office building on Hwy 401 near Raeform, NC. The three story, brick office building has the second floor available for lease which is currently in a shell condition with the landlord providing a \$40.00 per SF tenant improvement allowance to qualified tenants. The building features modern amenities such as a digital directory and a beautiful water feature in first floor lobby.

PROPERTY HIGHLIGHTS

- Newly constructed 19,200 Sf Class A Office building
- Cold, dark shell condition with \$ 40/Sf TI allowance
- Located in the growing Hoke County market
- 6,200 Sf available for lease on the second floor
- Signage available on the monument sign
- Across the street from new Cape Fear Valley Hospital

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ADDITIONAL PHOTOS



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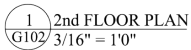
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FLOOR PLANS



6	16 GA MTL STD W/ R - 1/2 UNFACED INSUL W/ 1 1/2 RIGID INSUL SHEET, MASONRY VENER 5/8 S/R INT. TO 10' AFF
7	16 GA MTL STD W/ 1 1/2 RIGID INSUL W/ MASONRY VENER @ SHIEL SPACE
8	3/8 2 GA MTL STD W/ S/SR, S/R, SIDE TO STRIC, -14' AFF
9	3/8 2 GA MTL STD W/ S/SR, S/R, S/R, S/R, SIDE TO STRIC, -14' AFF
10	3/8 2 GA MTL STD W/ S/SR, S/R, S/R, S/R, SIDE TO STRIC, -14' AFF
11	3/8 2 GA MTL STD W/ S/SR ONE SIDE TO STRIC, -14' AFF @ SHIEL ABOVE, 04191 HOUR
12	3/8 2 GA MTL STD W/ R 1 1/2 UNFACED INSUL SHEET, TO SHIEL
13	7" CMU, W/3 5/8 2 GA MTL STD W/ S/SR ONE TO 10' AFF
14	3/8 2 GA MTL STD W/ S/SR ONE SIDE TO STAIN STRENGTH
15	1 1/2 GA MTL FRAMING 5/8 S/SR W/ CORNER UNDR LANDING ST
16	3/8 2 GA MTL FRAMING W/ S/SR UNDR LANDING ST

Drawings, specifications and the design are and shall remain the property of The Rubicon Group, Inc, whether the project is constructed or not. The drawings and specifications shall not be used by the project owner or any other party for other projects, additions to this project, or for completion of the project except by agreement in writing and with appropriate compensation to the designer.

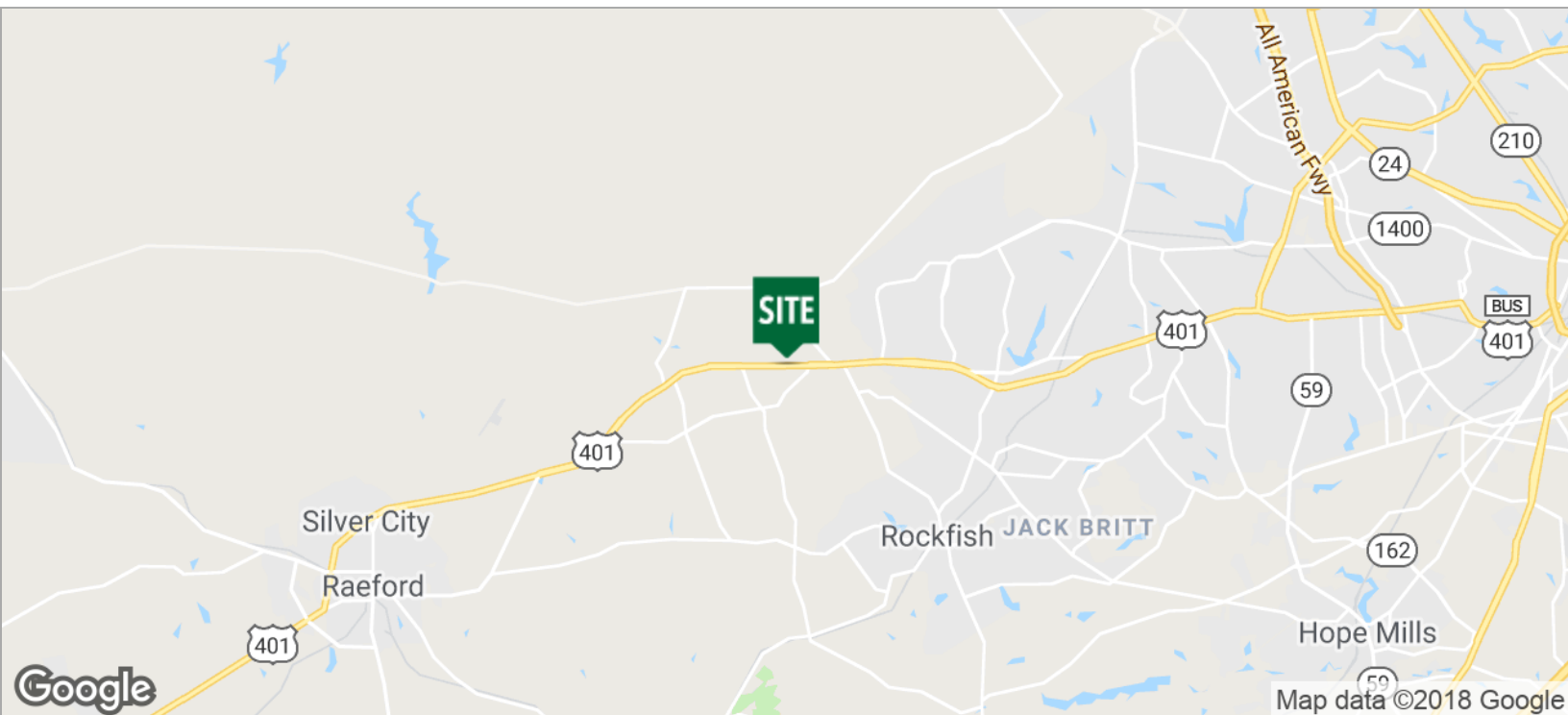
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LOCATION MAPS



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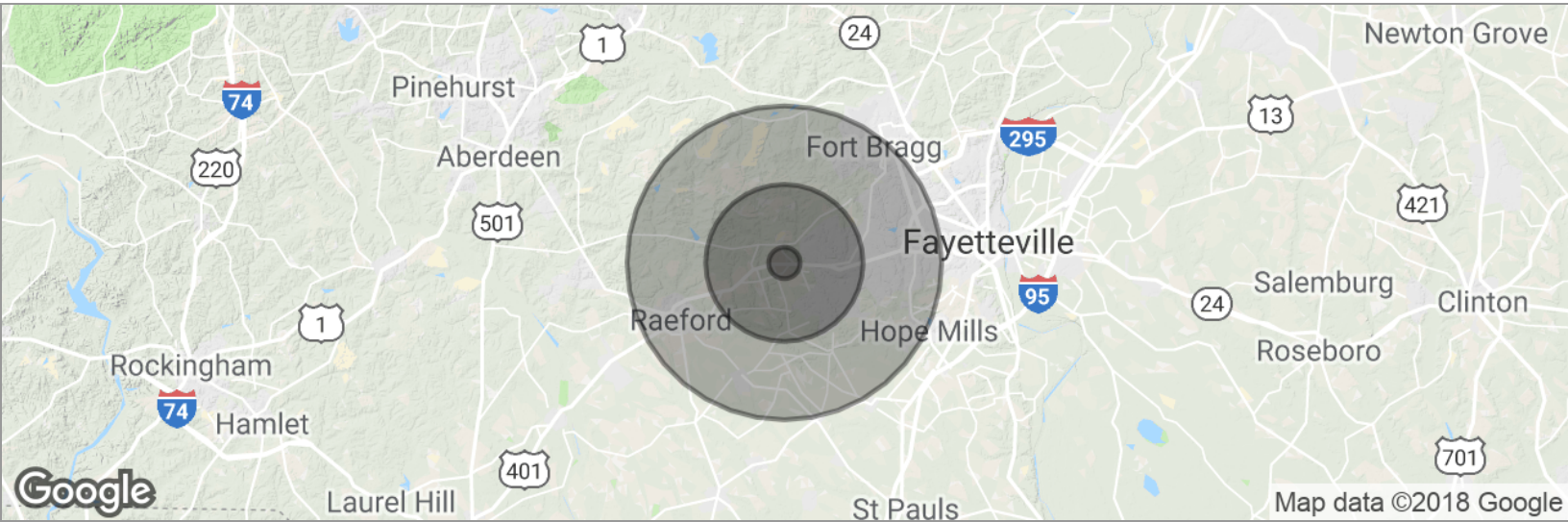
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DEMOGRAPHICS MAP



POPULATION

1 MILE

5 MILES

10 MILES

Total population	1,383	43,891	170,840
Median age	26.7	28.5	30.3
Median age (Male)	26.2	26.0	28.5
Median age (Female)	25.9	30.0	31.4

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	468	14,907	60,080
# of persons per HH	3.0	2.9	2.8
Average HH income	\$54,485	\$59,621	\$56,554
Average house value	\$152,072	\$149,735	\$139,650

**Demographic data derived from 2010 US Census*

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