

**AVISON
YOUNG****BUILDING FOR SALE****324** | **Person Street**
Fayetteville, NC 28301

Partnership. Performance.

Opportunity

Two buildings totaling approximately 20,845 sf, located two blocks from the iconic Market House in downtown Fayetteville and only minutes from the courthouse. Downtown Fayetteville is undergoing a revitalization, boasting a mix

of retail, office, and multi-family developments. This 2.1-acre offering was built in 1972 and is poised for an automotive user or redevelopment opportunity. The site features access on Person Street and Russell Street.

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Person Street

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Available for Sale

Acres	2.10 acres
Building sf	Building 1: 13,602 sf Building 2: 7,243 sf Total: 20,845 sf
Price	\$992,581
Location	Located approximately 1.5 miles from Interstate 95 and 11 miles from Fort Bragg Military Base
Zoning	DT and Community Commercial
Uses	Please visit fayettevillenc.gov or click here to find the <i>Unified Development Ordinance</i> for Fayetteville, NC.

Traffic Counts

2008 Traffic Counts (Per Site To Do Business)	Vehicles Per Day
Person Street	9,000
E. Russell Street	7,300

Demographics

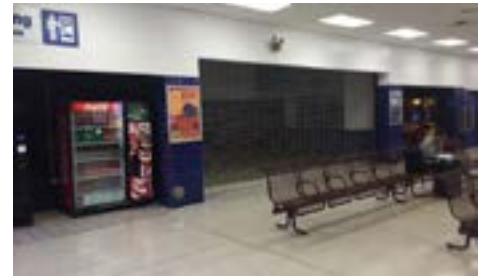
	3 Miles	5 Miles
2015 Total Population	29,993	86,465
2020 Total Population	30,861	89,069
2015 Avg. Household Income	\$50,516	\$55,112
2020 Avg. Household Income	\$56,372	\$61,573

Building 1

- 13,602 sf
- Open-area seating
- Snack bar/concessions area
- Service counter
- Large glass line
- Street presence
- Off-street parking

Building 2

- 7,243 sf
- Three oversized drive-in doors
- Previously automotive repair facility



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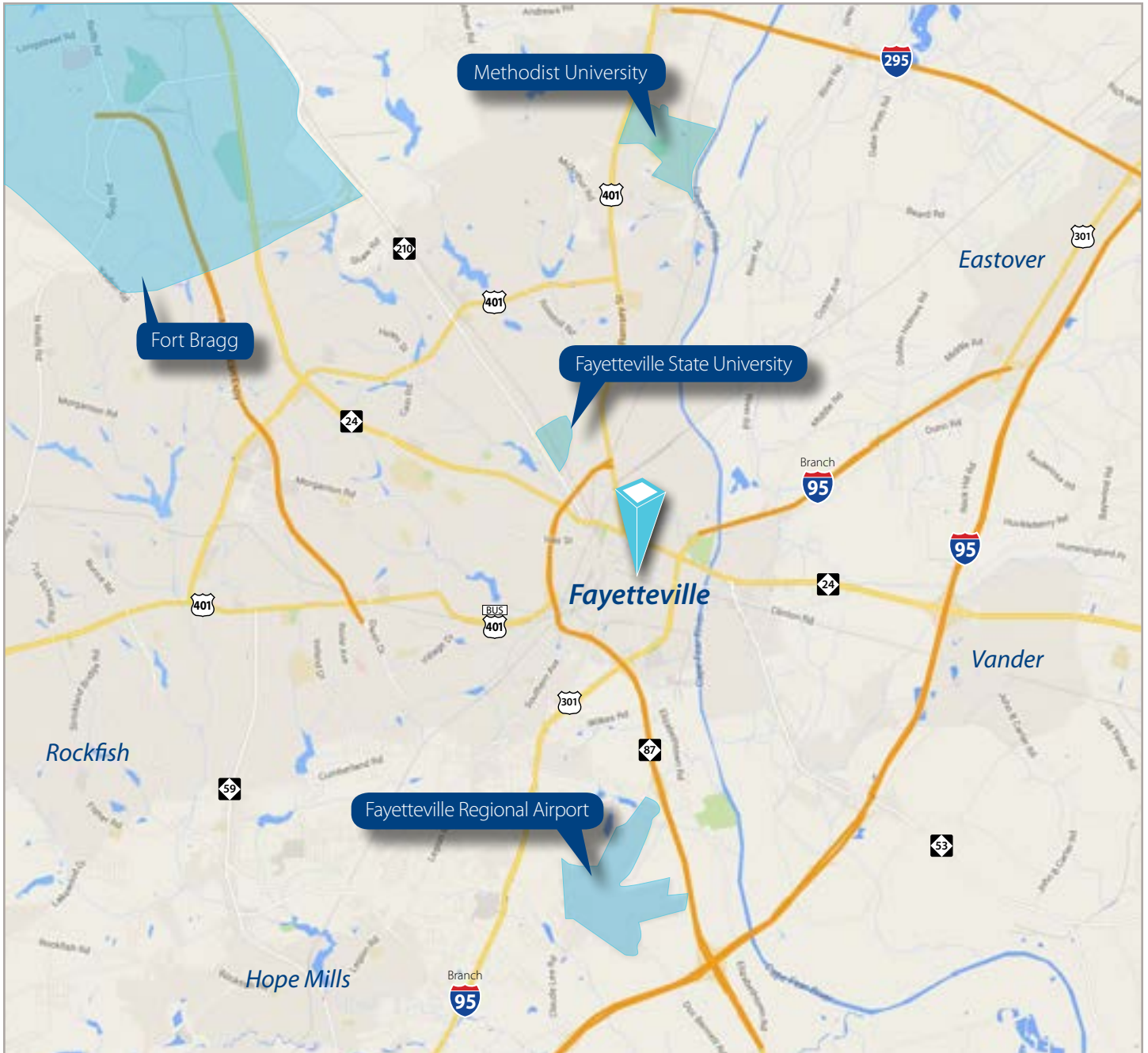
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