

FOR LEASE

6835 Raeford Road
Fayetteville, NC 28304

Franklin
Johnson
Commercial Real Estate



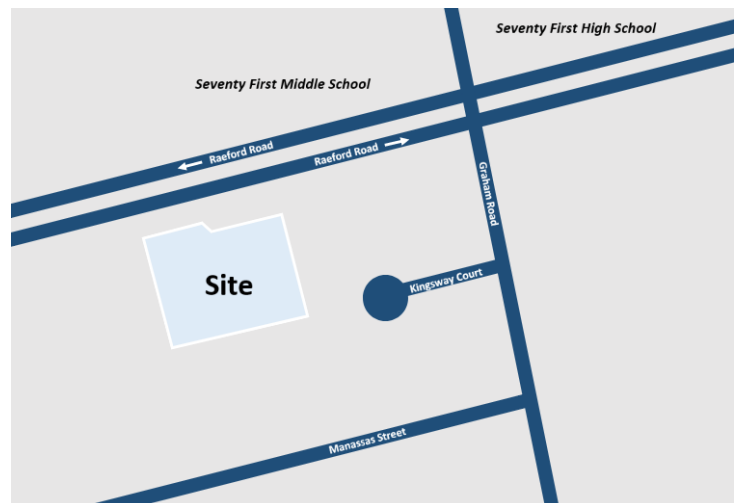
GREAT OFFICE LOCATION ON BUSY RAEFORD RD

Offering Summary

Lease Price: \$2,800/mo
Size: 4,000⁺/- Square Feet 0.98 Acres
Zoned: OI - Office & Institutional
Frontage: 218 Feet
Traffic Count: 27,000 VPD

Property Description

Across from 71st Middle School. The perfect high traffic location for any type of office or business. Featuring 5 offices, large central gathering room, Interior building Garage, 2 bathrooms and Break room. Large basement for storage or extra office space. Covered front entrance and back porch. Large back area of extra parking. \$2,800 per month. 2 to 5 year lease available. Modified gross rent. Roof, outside wall and lines to building covered by lessor. Lessee will be responsible for: Property Taxes, Utilities, interior maintenance and repairs up to \$2000 annually, General liability and personal content insurance required. Outside Garage not included. Owner has boat parked on lot. Owner will cover all maintenance and repairs over the \$2000 annual cap. Upgrade allowance available. (request details).



Peter Stewart

910.977-5770

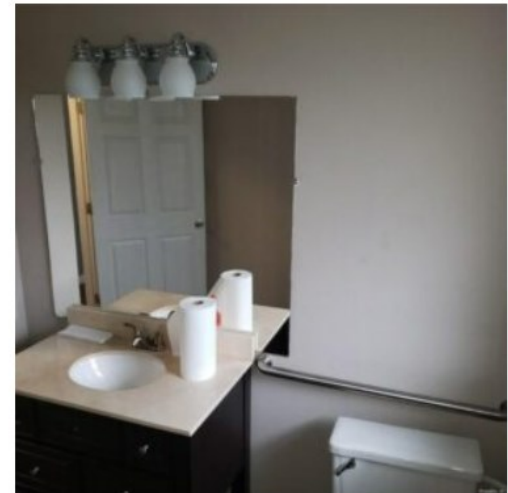
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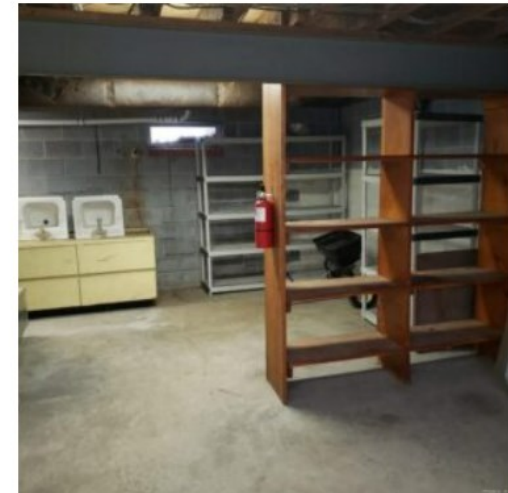
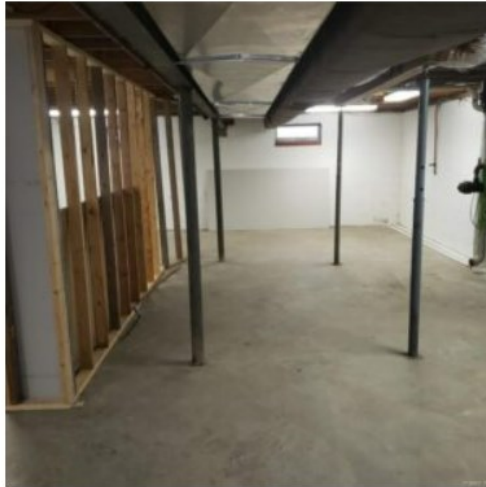
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