



### EXCELLENT DEMOGRAPHICS WITHIN ONE MILE RADIUS

#### Location

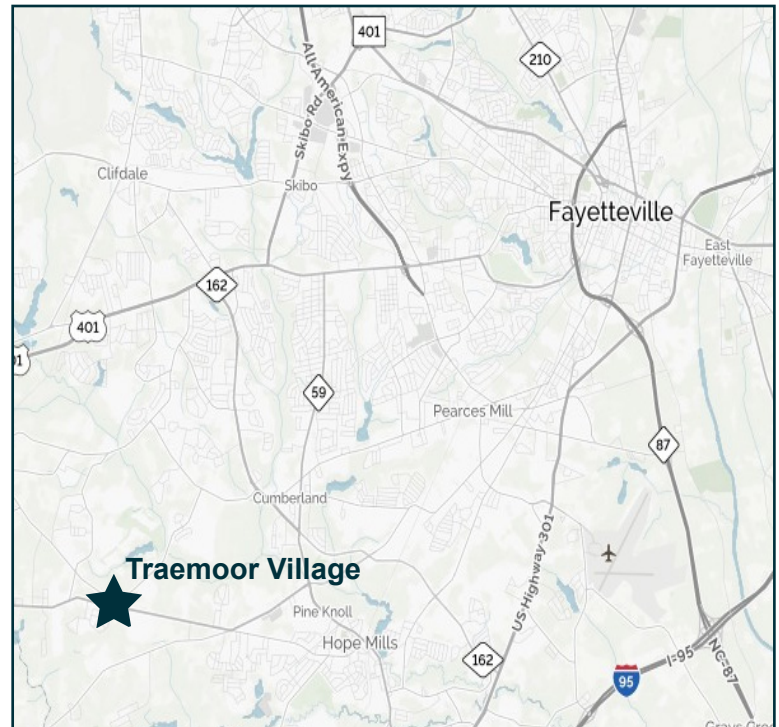
Rockfish Road & Lakewood Drive  
Fayetteville, NC 28306

#### Property Features

- Traemoor Village serves Fayetteville, Hope Mills and Fort Bragg.
- Located across from Jack Britt High School, one of the most sought after high schools in Cumberland County.
- Two minutes from Gates Four Golf & Country Club.
- Parking Ratio: 5.56 per 1,000 SF

#### Traffic Counts

<b>Rockfish Road</b>	12,000 cars per day
<b>Lakewood Drive</b>	11,000 cars per day



#### Demographics

	1 mile	3 mile	5 mile
<b>Population</b>	4,454	36,261	94,065
<b>Avg. HH Income</b>	\$111,070	\$76,054	\$63,118

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Broker

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Suite	Tenant	SF
<b>3010 Traemoor Village Drive</b>		
100	Pierro's Italian Bistro	2,400
120	J's U.S. Tae Kwon Do	2,410
140	Papa Murphy's	1,205
150	Great Clips	1,200
160	9 Round Boxing	1,200
170	Naturally Unleashed	3,205
190	Hokkaido Express	1,200
3050	Harris Teeter	53,365
<b>Outparcel A</b>		<b>0.80 Acres</b>

Suite	Tenant	SF
<b>3007 Towne Center Drive</b>		
100	FastMed Urgent Care	2,500
130	Tropical Smoothie	2,550
<b>3011 Towne Center Drive</b>		
100	Resound Yoga	1,275
110	Easy Wash Dryclean	1,275
120	Lee Nails & Spa	1,250
130	Parrot Bay Pools	1,250
<b>Outparcel B</b>		<b>0.96 Acres</b>

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