



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



RETAIL PROPERTY FOR LEASE

ALL AMERICAN PLAZA

1391 Walter Reed Rd, Fayetteville, NC 28304

for more information

RISHI SHAH, CCIM

Broker

O: 910.829.1617 x204

C: 910.977.1596

rishi@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,600 - 4,000 SF
Lease Rate:	Negotiable
Lot Size:	1.48 Acres
Year Built:	2016
Building Size:	9,300
Renovated:	2017
Zoning:	CC - Community Commercial
Market:	Fayetteville MSA
Submarket:	Medical District
Traffic Count:	51,000

PROPERTY OVERVIEW

All American Plaza is a new 9,300 SF± shopping center on Walter Reed Rd with a great mix of franchised tenants including Tropical Smoothie Cafe, Rise Biscuits & Doughnuts, and Jimmy Johns. Only 4000 SF is remaining which can be subdivided and would include an endcap adjacent to the Zaxby's Restaurant.

The Plaza center is located within a mile of Cape Fear Valley Hospital, the largest private employer in the Fayetteville MSA. The center is located in line with strong national retailers including Starbucks, Firehouse Subs, Zaxby's, and Arby's.

The location sports a strong repeat customer base with a daytime population of 96,616 and superb demographics. In addition to the consistent high traffic through this area, this site is adjacent to one extended stay hotel and in walking distance of the other bringing in a consistent revolving customer base.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suites 4 & 5	Negotiable	4,000 SF
Suite 4	Negotiable	1,600 SF
Suite 5	Negotiable	2,400 SF

for more information

RISHI SHAH, CCIM
Broker
O: 910.829.1617 x204
C: 910.977.1596
rishi@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

All American Plaza
1391 WALTER REED RD, FAYETTEVILLE, NC 28304

FAYETTEVILLE MSA MARKET PROFILE



FAYETTEVILLE MSA

Fayetteville, NC is the county seat of Cumberland County, the fifth-most populous county in North Carolina. The Fayetteville metro area is the largest in southeastern North Carolina and the fifth-largest in the state with a population of 300,000+ people. Suburban areas include Fort Bragg, Hope Mills, Spring Lake, Raeford, Pope Field, Rockfish, Stedman, and Eastover. Fayetteville serves as the region's hub for shops, restaurants, services, lodging, health care, and entertainment. The city has received the All-America City Award from the National Civic League three times and boasts one of the most diverse populations in the nation. Fayetteville enjoys a low unemployment rate of 4.5% with a large labor pool of trained professionals.

The backbone of the economy, Fayetteville is best known as the home of Fort Bragg military base, the largest military installation in the world with more than 50,000 active duty personnel. Fort Bragg & Pope Field pump about \$4.5 billion a year into the region's economy, making Fayetteville one of the best retail markets in the country. The area has a large and growing defense industry, ranking in the Top 5 Defense Industry Development areas in the US with 8 of the 10 top American defense contractors located in the area, including Lockheed Martin, Boeing, Northrop Grumman, General Dynamics, and L-3 Communications.

for more information

RISHI SHAH, CCIM

Broker

O: 910.829.1617 x204

C: 910.977.1596

rishi@grantmurrayre.com



MEDICAL DISTRICT SUBMARKET PROFILE



MEDICAL DISTRICT SUBMARKET

The Cape Fear Valley Health System is the largest private employer in the metro area with 7,000+ employees and 850 physicians. A half-century after its opening day, Cape Fear Valley Medical Center has grown from a community hospital to a 942-bed regional health system with more than 1 million patient visits annually. Cape Fear Valley is the healthcare provider of choice for thousands of families in the Cape Fear Region with the mission to "provide exceptional healthcare for all our patients".

This market boasts the most diverse spectrum of daytime population with consumers who are healthcare professionals, executive office owners and employees, local consumers of big box grocery stores, gym users, and most importantly the 1 million patients who visit for medical care annually.

Daytime Population - 96,616

3-Mile Average HH Income - \$63,374

3-Mile Radius Population - 63,584

3-Mile Median HH Income: \$42,579

for more information

RISHI SHAH, CCIM

Broker

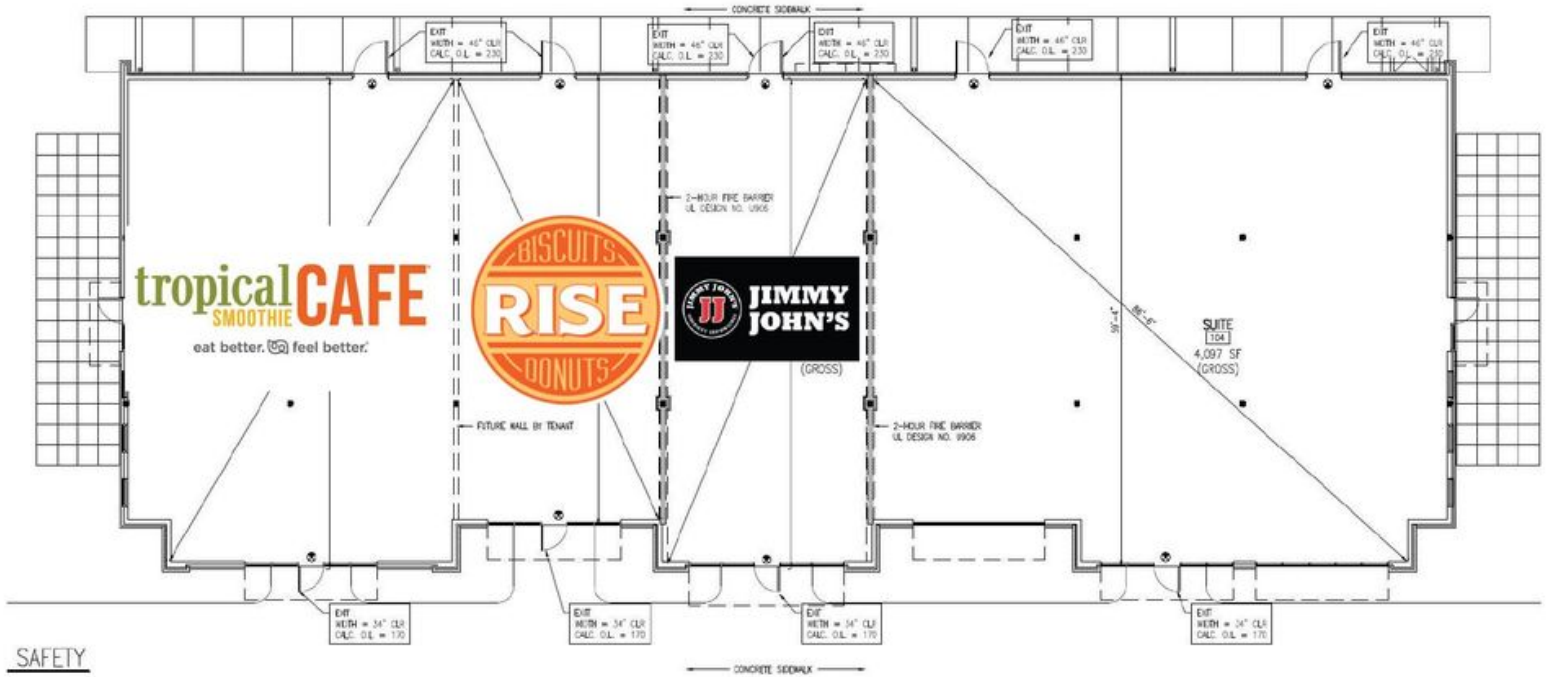
O: 910.829.1617 x204

C: 910.977.1596

rishi@grantmurrayre.com



SITE LAYOUT



for more information

RISHI SHAH, CCIM
Broker
O: 910.829.1617 x204
C: 910.977.1596
rishi@grantmurrayre.com

PRIVATE MEDICAL OFFICES



PRIVATE MEDICAL OFFICES

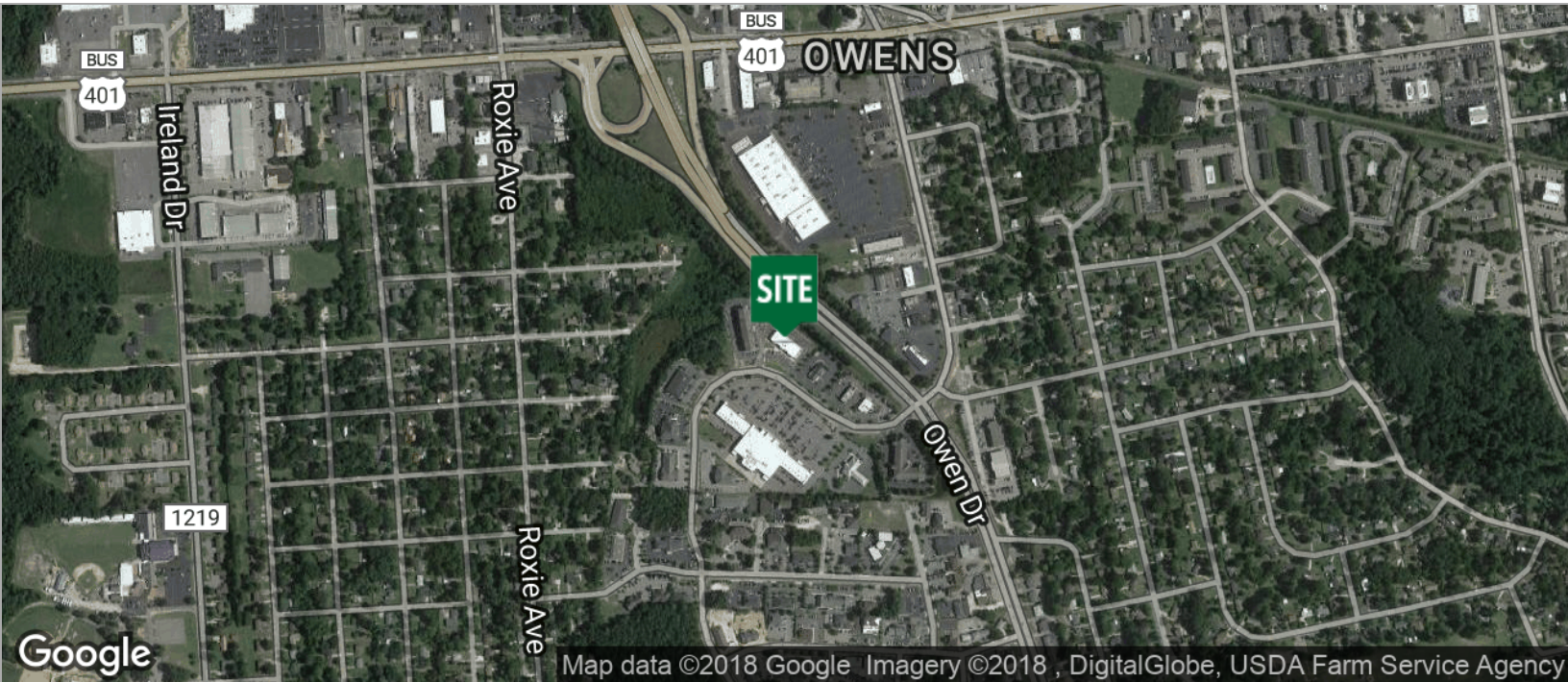




Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

All American Plaza
1391 WALTER REED RD, FAYETTEVILLE, NC 28304

LOCATION MAPS



for more information

RISHI SHAH, CCIM
Broker
O: 910.829.1617 x204
C: 910.977.1596
rishi@grantmurrayre.com



Executive Summary

1391 Walter Reed Rd, Fayetteville, North Carolina, 28304
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.03953
Longitude: -78.93684

	1 mile	3 miles	5 miles
Population			
2000 Population	6,249	62,683	143,691
2010 Population	6,049	64,361	152,452
2017 Population	5,950	63,584	153,106
2022 Population	5,977	63,883	155,344
2000-2010 Annual Rate	-0.32%	0.26%	0.59%
2010-2017 Annual Rate	-0.23%	-0.17%	0.06%
2017-2022 Annual Rate	0.09%	0.09%	0.29%
2017 Male Population	45.5%	47.1%	47.1%
2017 Female Population	54.6%	52.9%	52.9%
2017 Median Age	40.7	36.2	34.0

In the identified area, the current year population is 153,106. In 2010, the Census count in the area was 152,452. The rate of change since 2010 was 0.06% annually. The five-year projection for the population in the area is 155,344 representing a change of 0.29% annually from 2017 to 2022. Currently, the population is 47.1% male and 52.9% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	59.5%	52.8%	43.4%
2017 Black Alone	27.3%	33.2%	42.7%
2017 American Indian/Alaska Native Alone	1.4%	1.7%	1.4%
2017 Asian Alone	4.0%	3.4%	3.1%
2017 Pacific Islander Alone	0.3%	0.3%	0.4%
2017 Other Race	3.1%	3.7%	3.9%
2017 Two or More Races	4.4%	4.9%	5.1%
2017 Hispanic Origin (Any Race)	9.3%	11.2%	11.7%

Persons of Hispanic origin represent 11.7% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.5 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,716	25,836	56,054
2010 Households	2,819	27,603	62,482
2017 Total Households	2,814	27,496	63,393
2022 Total Households	2,838	27,701	64,479
2000-2010 Annual Rate	0.37%	0.66%	1.09%
2010-2017 Annual Rate	-0.02%	-0.05%	0.20%
2017-2022 Annual Rate	0.17%	0.15%	0.34%
2017 Average Household Size	2.06	2.29	2.38

The household count in this area has changed from 62,482 in 2010 to 63,393 in the current year, a change of 0.20% annually. The five-year projection of households is 64,479, a change of 0.34% annually from the current year total. Average household size is currently 2.38, compared to 2.39 in the year 2010. The number of families in the current year is 39,300 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

March 08, 2018



Executive Summary

1391 Walter Reed Rd, Fayetteville, North Carolina, 28304
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.03953
Longitude: -78.93684

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$40,079	\$42,579	\$41,909
2022 Median Household Income	\$43,170	\$45,734	\$44,592
2017-2022 Annual Rate	1.50%	1.44%	1.25%
Average Household Income			
2017 Average Household Income	\$59,838	\$63,374	\$58,558
2022 Average Household Income	\$67,674	\$70,711	\$65,326
2017-2022 Annual Rate	2.49%	2.22%	2.21%
Per Capita Income			
2017 Per Capita Income	\$28,718	\$27,554	\$24,477
2022 Per Capita Income	\$32,516	\$30,810	\$27,340
2017-2022 Annual Rate	2.52%	2.26%	2.24%

Households by Income

Current median household income is \$41,909 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$44,592 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$58,558 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$65,326 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$24,477 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$27,340 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,850	28,327	62,313
2000 Owner Occupied Housing Units	1,453	15,151	32,140
2000 Renter Occupied Housing Units	1,263	10,685	23,914
2000 Vacant Housing Units	134	2,491	6,259
2010 Total Housing Units	3,096	30,376	69,078
2010 Owner Occupied Housing Units	1,357	14,775	32,299
2010 Renter Occupied Housing Units	1,462	12,828	30,183
2010 Vacant Housing Units	277	2,773	6,596
2017 Total Housing Units	3,232	31,897	73,532
2017 Owner Occupied Housing Units	1,217	13,600	30,179
2017 Renter Occupied Housing Units	1,597	13,895	33,214
2017 Vacant Housing Units	418	4,401	10,139
2022 Total Housing Units	3,325	32,946	76,577
2022 Owner Occupied Housing Units	1,225	13,641	30,416
2022 Renter Occupied Housing Units	1,613	14,060	34,063
2022 Vacant Housing Units	487	5,245	12,098

Currently, 41.0% of the 73,532 housing units in the area are owner occupied; 45.2%, renter occupied; and 13.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 69,078 housing units in the area - 46.8% owner occupied, 43.7% renter occupied, and 9.5% vacant. The annual rate of change in housing units since 2010 is 2.82%. Median home value in the area is \$123,164, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 0.99% annually to \$129,363.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

March 08, 2018