



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



SPECIAL PURPOSE PROPERTY FOR LEASE

## FORMER BIBLE BAPTIST CHURCH

2587 Hope Mills Rd , Fayetteville, NC 28306

*for more information*

**GREG SPEARS**

Broker

O: 910.829.1617 x213

C: 910.987.3242

[greg@grantmurrayre.com](mailto:greg@grantmurrayre.com)



**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

**Available SF:** 8,500 SF

**Lease Rate:** Negotiable

**Lot Size:** 4.22 Acres

**Year Built:** 1963

**Building Size:** 21,000

**Zoning:** R6A

**PROPERTY OVERVIEW**

This property was formerly the Bible Baptist Church. One building remaining for lease!! This building is approximately 8,500 SF, the Church holds about 500 people in the sanctuary. The building is fully furnished for a Church facility, this space also has classrooms, offices and a kitchen area. 1,600 SF of the 8,500 SF can be used as an office space, day care facility, classrooms, Sunday school, after school programs, etc. There is a large parking lot on the property. This is also a high traffic area, with a car count of over 30,000 VPD.

**AVAILABLE SPACES**

SPACE	LEASE RATE	SIZE (SF)
2587 Hope Mills Rd	Negotiable	8,500 SF

*for more information*

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**Former Bible Baptist Church**  
2587 HOPE MILLS RD , FAYETTEVILLE, NC 28306

ADDITIONAL PHOTOS



*for more information*

**GREG SPEARS**

Broker

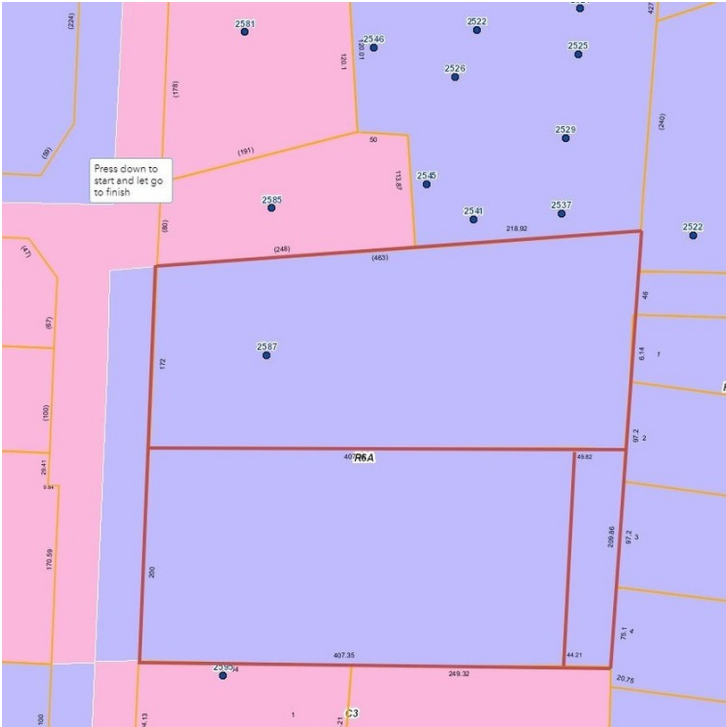
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LOCATION MAPS

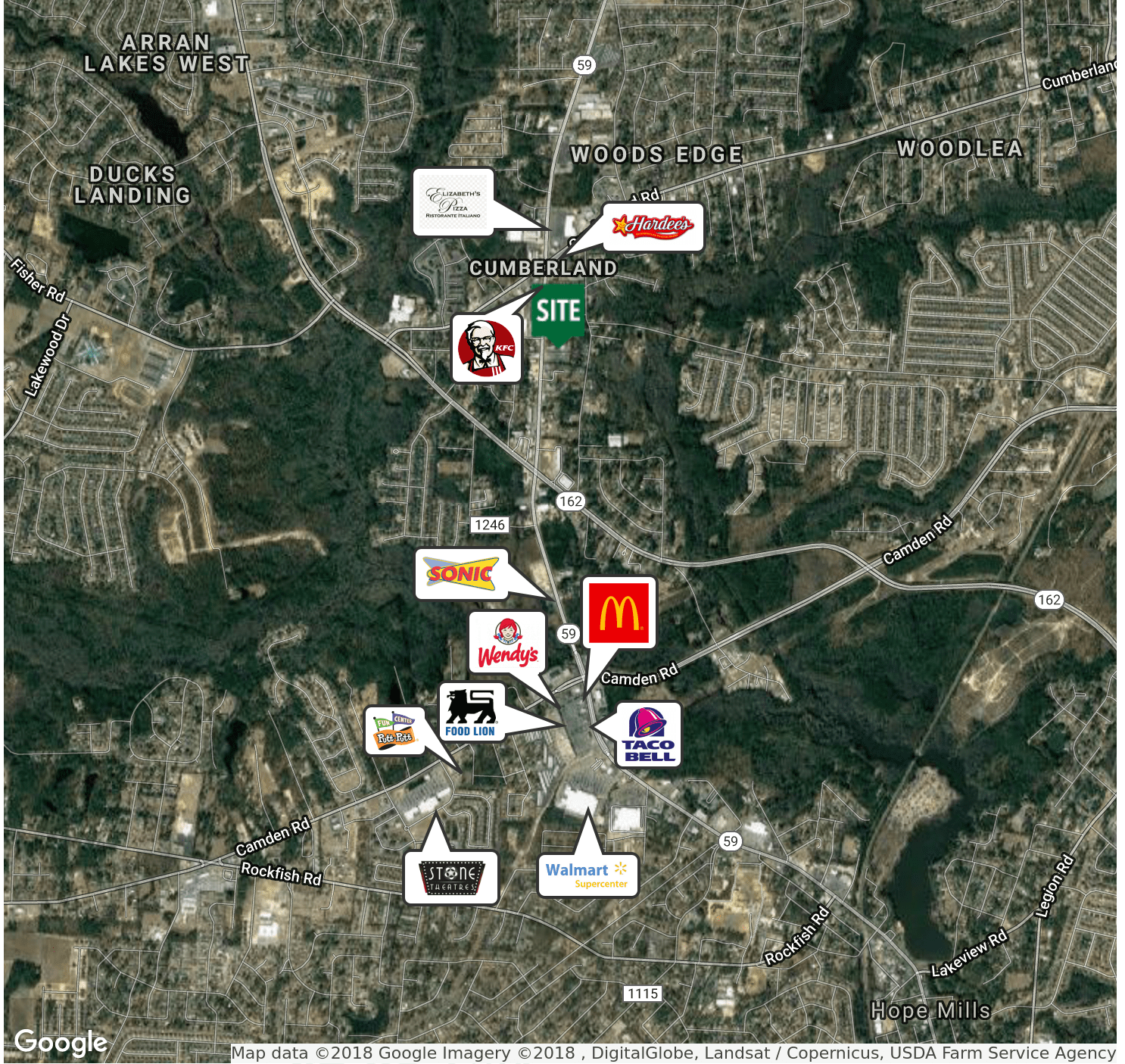


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RETAILER MAP



Google

Map data © 2018 Google Imagery © 2018 , DigitalGlobe, Landsat / Copernicus, USDA Farm Service Agency

for more information

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# Executive Summary

2587 Hope Mills Rd, Fayetteville, North Carolina, 28306 2  
 2587 Hope Mills Rd, Fayetteville, North Carolina, 28306  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 35.00124  
 Longitude: -78.96728

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,483	53,595	112,223
2010 Population	6,074	61,540	130,431
2017 Population	5,793	63,261	134,482
2022 Population	5,780	64,530	137,910
2000-2010 Annual Rate	1.03%	1.39%	1.51%
2010-2017 Annual Rate	-0.65%	0.38%	0.42%
2017-2022 Annual Rate	-0.04%	0.40%	0.50%
2017 Male Population	47.2%	47.1%	47.3%
2017 Female Population	52.8%	52.9%	52.7%
2017 Median Age	33.0	33.9	34.0

In the identified area, the current year population is 134,482. In 2010, the Census count in the area was 130,431. The rate of change since 2010 was 0.42% annually. The five-year projection for the population in the area is 137,910 representing a change of 0.50% annually from 2017 to 2022. Currently, the population is 47.3% male and 52.7% female.

### Median Age

The median age in this area is 33.0, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	48.4%	50.3%	50.5%
2017 Black Alone	34.8%	34.7%	34.7%
2017 American Indian/Alaska Native Alone	2.3%	2.0%	1.9%
2017 Asian Alone	2.2%	2.6%	3.2%
2017 Pacific Islander Alone	0.6%	0.3%	0.3%
2017 Other Race	5.7%	4.4%	4.0%
2017 Two or More Races	5.9%	5.7%	5.4%
2017 Hispanic Origin (Any Race)	15.3%	13.3%	12.4%

Persons of Hispanic origin represent 12.4% 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	2,015	19,751	42,269
2010 Households	2,393	23,465	51,165
2017 Total Households	2,304	24,156	52,944
2022 Total Households	2,304	24,660	54,348
2000-2010 Annual Rate	1.73%	1.74%	1.93%
2010-2017 Annual Rate	-0.52%	0.40%	0.47%
2017-2022 Annual Rate	0.00%	0.41%	0.52%
2017 Average Household Size	2.50	2.61	2.53

The household count in this area has changed from 51,165 in 2010 to 52,944 in the current year, a change of 0.47% annually. The five-year projection of households is 54,348, a change of 0.52% annually from the current year total. Average household size is currently 2.53, compared to 2.54 in the year 2010. The number of families in the current year is 35,585 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.



# Executive Summary

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<b>Median Household Income</b>			
2017 Median Household Income	\$41,037	\$44,379	\$46,584
2022 Median Household Income	\$41,872	\$47,662	\$50,416
2017-2022 Annual Rate	0.40%	1.44%	1.59%
<b>Average Household Income</b>			
2017 Average Household Income	\$49,271	\$58,346	\$64,732
2022 Average Household Income	\$53,900	\$65,405	\$72,585
2017-2022 Annual Rate	1.81%	2.31%	2.32%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$19,805	\$22,358	\$25,586
2022 Per Capita Income	\$21,677	\$25,065	\$28,704
2017-2022 Annual Rate	1.82%	2.31%	2.33%

Current median household income is \$46,584 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$50,416 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$64,732 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$72,585 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,586 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,704 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,193	21,697	46,306
2000 Owner Occupied Housing Units	1,348	13,239	27,210
2000 Renter Occupied Housing Units	667	6,512	15,059
2000 Vacant Housing Units	178	1,946	4,037
2010 Total Housing Units	2,639	25,384	55,630
2010 Owner Occupied Housing Units	1,427	14,367	30,151
2010 Renter Occupied Housing Units	966	9,098	21,014
2010 Vacant Housing Units	246	1,919	4,465
2017 Total Housing Units	2,743	27,351	60,175
2017 Owner Occupied Housing Units	1,270	13,919	29,238
2017 Renter Occupied Housing Units	1,034	10,237	23,705
2017 Vacant Housing Units	439	3,195	7,231
2022 Total Housing Units	2,844	28,586	63,183
2022 Owner Occupied Housing Units	1,262	14,205	29,920
2022 Renter Occupied Housing Units	1,042	10,454	24,428
2022 Vacant Housing Units	540	3,926	8,835

Currently, 48.6% of the 60,175 housing units in the area are owner occupied; 39.4%, renter occupied; and 12.0% 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 55,630 housing units in the area - 54.2% owner occupied, 37.8% renter occupied, and 8.0% vacant. The annual rate of change in housing units since 2010 is 3.55%. Median home value in the area is \$139,355, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.07% annually to \$146,998.

**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.