

RETAIL PROPERTY FOR LEASE

FREESTANDING RETAIL BUILDING IN CASTLE HAYNE, NC

5800 Castle Hayne Rd , Castle Hayne , NC 28429



for more information

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Available SF:	2,678 SF
Lease Rate:	\$5,500.00 per month (NNN)
Lot Size:	0.52 Acres
Year Built:	1986
Building Size:	2,678 SF
Zoning:	B-2
Traffic Count:	20,000

Property Overview

THE SURROUNDING AREA HAS MANY OTHER BUSINESSES AND IS APPROXIMATELY ONE MILE FROM THE I-95 INTERCHANGE. THE SITE HAS FULL ACCESS FROM BOTH CASTLE HAYNE RD AND HOLLY SHELTER RD. WITHIN A THREE-MILE RADIUS, THE POPULATION IS 8,078 WITH AN AVERAGE HOUSEHOLD INCOME OF \$80,311 AND 3,112 HOUSEHOLDS. THE TRAFFIC COUNT ALONG CASTLE HAYNE RD. IS 20,000 VPD.

CURRENTLY AVAILABLE FOR LEASE IN CASTLE HAYNE, NORTH CAROLINA, IS THIS FORMERLY OPERATING GAS STATION AND CONVENIENCE STORE FOR \$5,500 PER MONTH. THE PROPERTY IS SITUATED AT THE TRAFFIC-LIGHTED INTERSECTION OF HOLLY SHELTER ROAD AND HIGHWAY 117/CASTLE HAYNE ROAD. THE CURRENT STRUCTURE HAS 2,678 SQUARE FEET AND IS SITUATED ON 0.52 ACRES IN A B-2 ZONE. CONVENIENCE STORES, GAS STATIONS, AND TOBACCO SHOPS ARE NOT PERMITTED ON THE PROPERTY DUE TO DEED RESTRICTIONS. EXCELLENT WEBSITE FOR A VARIETY OF RETAIL USERS, INCLUDING FOOD, AUTO SALES, AND SERVICE.

ADDITIONAL PHOTOS



for more information

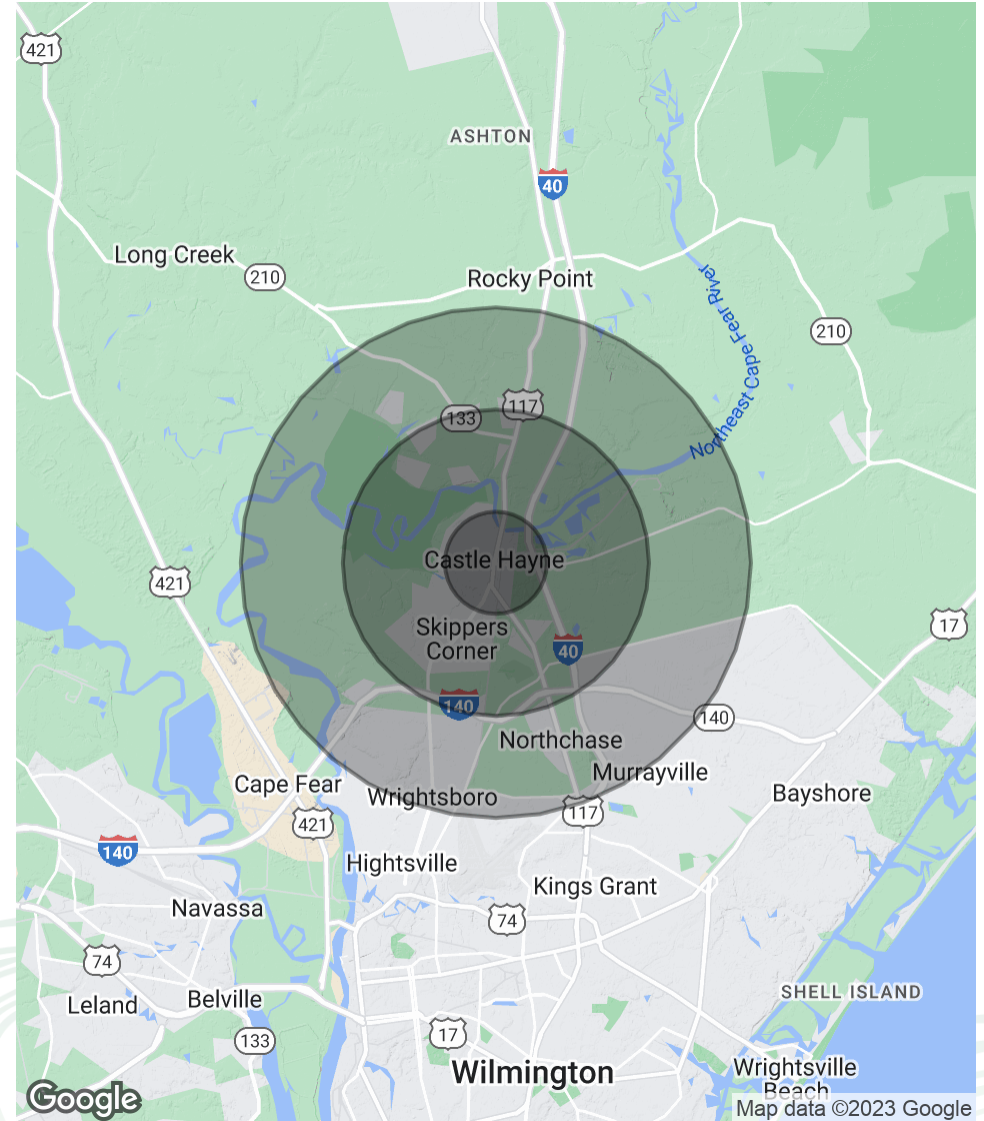
NEIL GRANT
Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	920	6,047	18,459
Average Age	47.7	43.6	40.1
Average Age (Male)	45.7	41.3	38.8
Average Age (Female)	52.3	46.6	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	410	2,801	8,339
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$56,184	\$53,091	\$55,137
Average House Value	\$189,954	\$174,343	\$171,882

* Demographic data derived from 2020 ACS - US Census



for more information

NEIL GRANT
 Principal / Broker
 O: 910.829.1617 x206
 C: 910.818.3252
 neil@grantmurrayre.com

