

800 SF to 33,800+/- SF of Retail in Grocery Anchored Shopping Center

6575 Fisher Rd, Fayetteville, NC 28304

Listing ID: 29982424
Status: Active
Property Type: Shopping Center For Lease
Retail Type: Community Center, Grocery-Anchored
Contiguous Space: 800 - 33,800 SF
Total Available: 44,560 SF
Lease Rate: \$8 - 13 PSF (Annual)
Base Monthly Rent: \$866.67 - 33,800
Lease Type: NNN

Overview/Comments

Strickland Bridge Shopping Center is formerly anchored by Food Lion. This center is a redevelopment opportunity in south west Fayetteville. This is truly a neighborhood shopping center as it is surrounded by homes and new development. Five units available. 33,800 +/- SF, 1,800 +/- SF, 2,400 +/- SF, 1,200 +/- SF and a 5,360 +/- SF that can be subdivided as necessary.

Lease Rate:\$8-\$13 per SF/Year + \$2.96 T.I.CAM

(CAM: \$1.71 SF INS:\$0.30 SF TAX:\$0.95 SF)

This site is also connected to 7.03 acres of vacant land that can be developed together or separately. Well positioned for apartments or a larger shopping center. The former anchor was a victim to suction after Food Lion opened two stores on either side of this location.



General Information

Tax ID/APN: 9496-70-6211
Retail Type: Community Center, Grocery-Anchored, Mixed Use, Neighborhood Center, Strip Center
Zoning: LC
Building Name: Strickland Bridge Shopping Center

Gross Building Area: 50,148 SF
Building/Unit Size (RSF): 50,148 SF
Usable Size (USF): 50,148 SF
Land Area: 5.96 Acres

Available Space

Suite/Unit Number: 1
Space Available: 33,800 SF
Minimum Divisible: 33,800 SF
Maximum Contiguous: 33,800 SF
Space Subcategory 1: Grocery-Anchored
Space Type: Relet

Date Available: 06/20/2016
Lease Rate: \$8 - 12 PSF (Annual)
Lease Type: NNN
Parking Spaces: 242
CAM Expenses: \$2.96 PSF (Annual)
Rent Concession: Buildout period negotiable.

Space Description This is the former food lion box. Expansion capability is present. This units is 33,800 sf and is ready for a new tenant. Dimensions 202' x 167.32

Available Space

Suite/Unit Number: 5
Space Available: 1,800 SF
Minimum Divisible: 1,800 SF
Maximum Contiguous: 1,800 SF
Space Description: 1,800 +/- SF Unit Dimensions 20' 60'

Space Type: Relet
Date Available: 10/17/2016
Lease Rate: \$13 PSF (Annual)
Lease Type: NNN
CAM Expenses: \$2.96 PSF (Annual)



**Eastern Carolinas
Commercial**
REAL ESTATE

432 LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412

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Available Space

Suite/Unit Number:	6	Space Type:	Relet
Space Available:	2,400 SF	Date Available:	06/29/2016
Minimum Divisible:	1,200 SF	Lease Rate:	\$13 PSF (Annual)
Maximum Contiguous:	2,400 SF	Lease Type:	NNN
Space Subcategory 1:	Strip Center	CAM Expenses:	\$2.96 PSF (Annual)
Space Subcategory 2:	Neighborhood Center	Rent Concession:	To be negotiated
Space Description:	Inline 2400 sf. Delivered as is. Dimensions 40' x 60'		

Available Space

Suite/Unit Number:	8	Space Description:	This unit is 1200 sf and is delivered as is. Dimensions 20' x 60'
Space Available:	1,200 SF	Space Type:	Relet
Minimum Divisible:	1,200 SF	Date Available:	06/29/2016
Maximum Contiguous:	1,200 SF	Lease Rate:	\$13 PSF (Annual)
Space Subcategory 1:	Neighborhood Center	Lease Type:	NNN
Space Subcategory 2:	Strip Center	CAM Expenses:	\$2.96 PSF (Annual)

Available Space

Suite/Unit Number:	10	Date Available:	06/29/2016
Space Available:	5,360 SF	Lease Rate:	\$13 PSF (Annual)
Minimum Divisible:	800 SF	Lease Type:	NNN
Maximum Contiguous:	5,360 SF	CAM Expenses:	\$2.96 PSF (Annual)
Space Type:	Relet		

Space Description Combination of units 10-13 to create a large end cap space. Can be subdivided as necessary. Dimensions 110' x 60' +/-

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Other	Feet of Frontage:	896
Property Located Between:	Fisher Road and Strickland Bridge Road	Traffic/Vehicle Count:	13,000
Property Visibility:	Excellent	Site Description:	Currently developed as a shopping center.
Largest Nearby Street:	Strickland Bridge		

Building Related

Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Total Parking Spaces:	267
Property Condition:	Average	Passenger Elevators:	0
Roof Type:	Flat	Freight Elevators:	0
Parking Ratio:	5.3 (per 1000 SF)		

Land Related

Lot Frontage:	1000
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Location

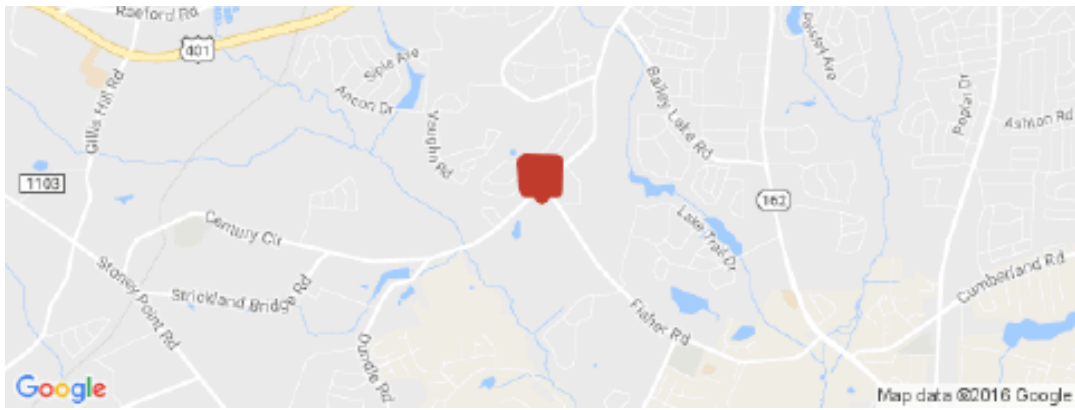
Address:	6575 Fisher Rd, Fayetteville, NC 28304
County:	Cumberland
MSA:	Fayetteville



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Property Images



Contact for More Information
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