

Southwind Plaza

1165 N. BRAGG BLVD., FAYETTEVILLE, NC 28390

RETAIL SHOPPING CENTER

FOR LEASE



Compare Foods and CVS anchored neighborhood shopping center located in Fayetteville, NC. The property is located just minutes from Fort Bragg, with the largest military base population of 50,000+ active duty personnel. The center offers ample parking, a new roof, updated paint, and exterior lighting all installed in 2018. Additionally, the property contains excellent access and a competitive lease rate.

LEARN MORE ABOUT THIS PROPERTY



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KEY FACTS

59,573
Population



Average Household Size

24.3

Median Age

\$41,924

Median Household Income

EDUCATION

6%

No High School Diploma



23%

High School Graduate



43%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



526

Total Businesses



5,804

Total Employees

EMPLOYMENT



White Collar

60%



Blue Collar

21%



Services

19%



Unemployment Rate

3 MILE DEMOGRAPHICS

TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

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Southwind Plaza

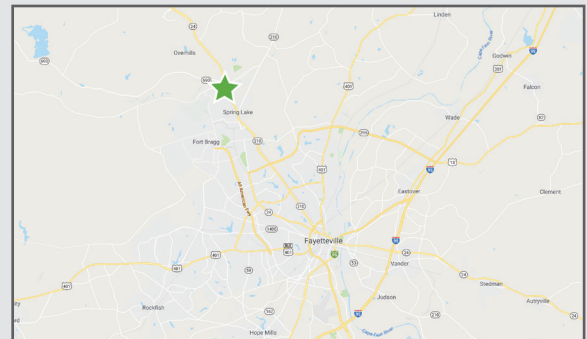
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- Anchor Tenants: Compare Foods and CVS
- Located minutes from Ft. Bragg, easily accessible with ample parking
- Roof and exterior lighting installed in 2019
- Lease Rate: \$10.00psf, NNN



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LOCATION

Address 1165 N. Bragg Blvd., Fayetteville, NC 28390

PROPERTY DETAILS

Property Type	Retail	Available SF±	1,400 - 10,000	Exterior	Masonry, Storefront
Roof Installed	2018	Property Class	B	Building SF±	120,000
Acres±	14.30	Roof Type	Rubber Membrane	Parking	Ample Parking available on site

UTILITIES

Electrical	Yes	Heat	Yes	Water/Sewer	Yes
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TAX INFORMATION

Zoning	CP	Tax PIN	0502-40-8909	Tax Value	\$9,153,000
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PRICING & TERMS

Lease Rate	\$10.00	Lease Type	NNN
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Comments Compare Foods and CVS anchored neighborhood shopping center located in Fayetteville, NC. The property is located just minutes from Fort Bragg, with the largest military base population of 50,000+ active duty personnel. The center offers ample parking, a new roof, updated paint, and exterior lighting all installed in 2019. Additionally, the property contains excellent access and a competitive lease rate.

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