

SOUTHWIND PLAZA

FOR SALE | 1165 N. BRAGG BLVD., FAYETTEVILLE, NC 28390

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COMMERCIAL REAL ESTATE



SPRING LAKE RETAIL SHOPPING CENTER

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
BUILDING SF ±	120,000
SALE PRICE	\$9,000,000

DESCRIPTION

Value add investment opportunity with Compare Foods and CVS anchored neighborhood shopping center located in Fayetteville, NC. The property is located just minutes from Fort Bragg, the largest military base with a 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. With multiple new tenants, the vacancy rate has dropped from 31% to 13% in the last six months. Cap rate is currently at 7.09%.



WILL BLACKWELL

E Will@LTPcommercial.com

M 336.345.1500

P 336.724.1715

LT

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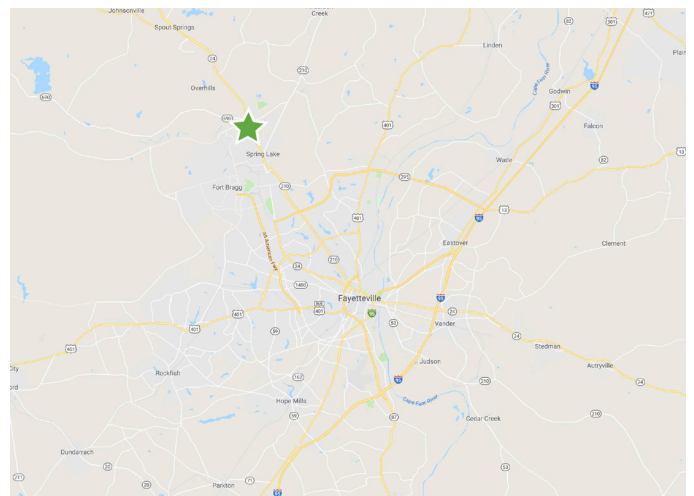
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KEY FEATURES

- Value-add investment opportunity with anchor tenants: Compare Foods and CVS
- Located near Ft. Bragg
- Recent renovations include a new roof, pylon signage, and high efficiency exterior lighting
- **CAP Rate: 7.09%**
- **Sale Price: \$9,000,000**



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KEY FACTS

45,644

Population



Average Household Size

24.0

Median Age

\$39,706

Median Household Income

EDUCATION

6%

No High School Diploma



24%

High School Graduate



47%

Some College



23%

Bachelor's/Grad/Prof Degree

BUSINESS



720

Total Businesses



9,006

Total Employees

EMPLOYMENT



59%

White Collar



22%

Blue Collar



19%

Services

9.1%

Unemployment Rate

INCOME



\$39,706

Median Household Income



\$18,866

Per Capita Income



\$12,078

Median Net Worth

Households By Income

The largest group: \$35,000 - \$49,999 (20.8)

The smallest group: \$200,000+ (1.5)

Indicator ▲	Value	Difference	
<\$15,000	14.8	-0.4	<div style="width: 14.8%;"></div>
\$15,000 - \$24,999	13.7	+0.9	<div style="width: 13.7%;"></div>
\$25,000 - \$34,999	13.1	+1.6	<div style="width: 13.1%;"></div>
\$35,000 - \$49,999	20.8	+5.5	<div style="width: 20.8%;"></div>
\$50,000 - \$74,999	18.8	+0.5	<div style="width: 18.8%;"></div>
\$75,000 - \$99,999	9.0	-2.9	<div style="width: 9.0%;"></div>
\$100,000 - \$149,999	6.7	-3.0	<div style="width: 6.7%;"></div>
\$150,000 - \$199,999	1.7	-1.6	<div style="width: 1.7%;"></div>
\$200,000+	1.5	-0.6	<div style="width: 1.5%;"></div>



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PROPERTY INFORMATION

PROPERTY TYPE	Retail	BUILDING SF ±	120,000
PROPERTY CLASS	B	ROOF INSTALLED	2018
ACRES ±	14.30	ROOF TYPE	Rubber Membrane
ZONING	CP	TAX PIN	0505-40-8909

PRICING & TERMS

SALE PRICE	\$9,000,000	CAP RATE	7.09%
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