

Southwind Plaza

1165 N. BRAGG BLVD., FAYETTEVILLE, NC 28390

SPRING LAKE RETAIL SHOPPING CENTER

FOR SALE



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%.

LEARN MORE ABOUT THIS PROPERTY



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KEY FACTS

59,573
Population



2.57
Average Household Size

24.3
Median Age

Median Age

\$41,924
Median Household Income

Median Household Income

EDUCATION

6%
No High School Diploma

No High School Diploma



23%
High School Graduate

High School Graduate



43%
Some College

Some College



27%
Bachelor's/Grad/Prof Degree

Bachelor's/Grad/Prof Degree

BUSINESS



526
Total Businesses



5,804
Total Employees

EMPLOYMENT



60%
White Collar



21%
Blue Collar



19%
Services

8.3%
Unemployment Rate

Unemployment Rate

3 MILE DEMOGRAPHICS

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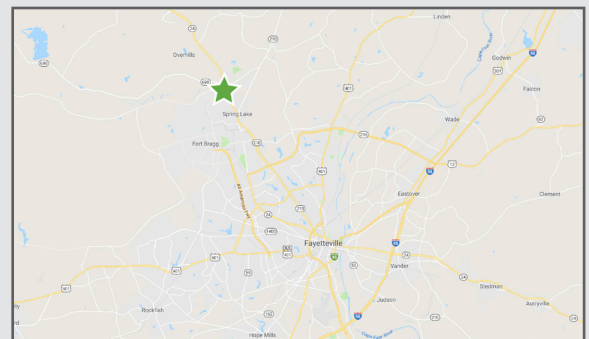
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FOR SALE



- Value-add investment opportunity with anchor tenants: Compare Foods and CVS
- Located near Ft. Bragg, easily accessible with ample parking
- Recent renovations include a new roof, pylon signage, and high efficiency exterior lighting (installed in 2019)
- Cap Rate of 7.09%
- Sales Price: \$9,000,000

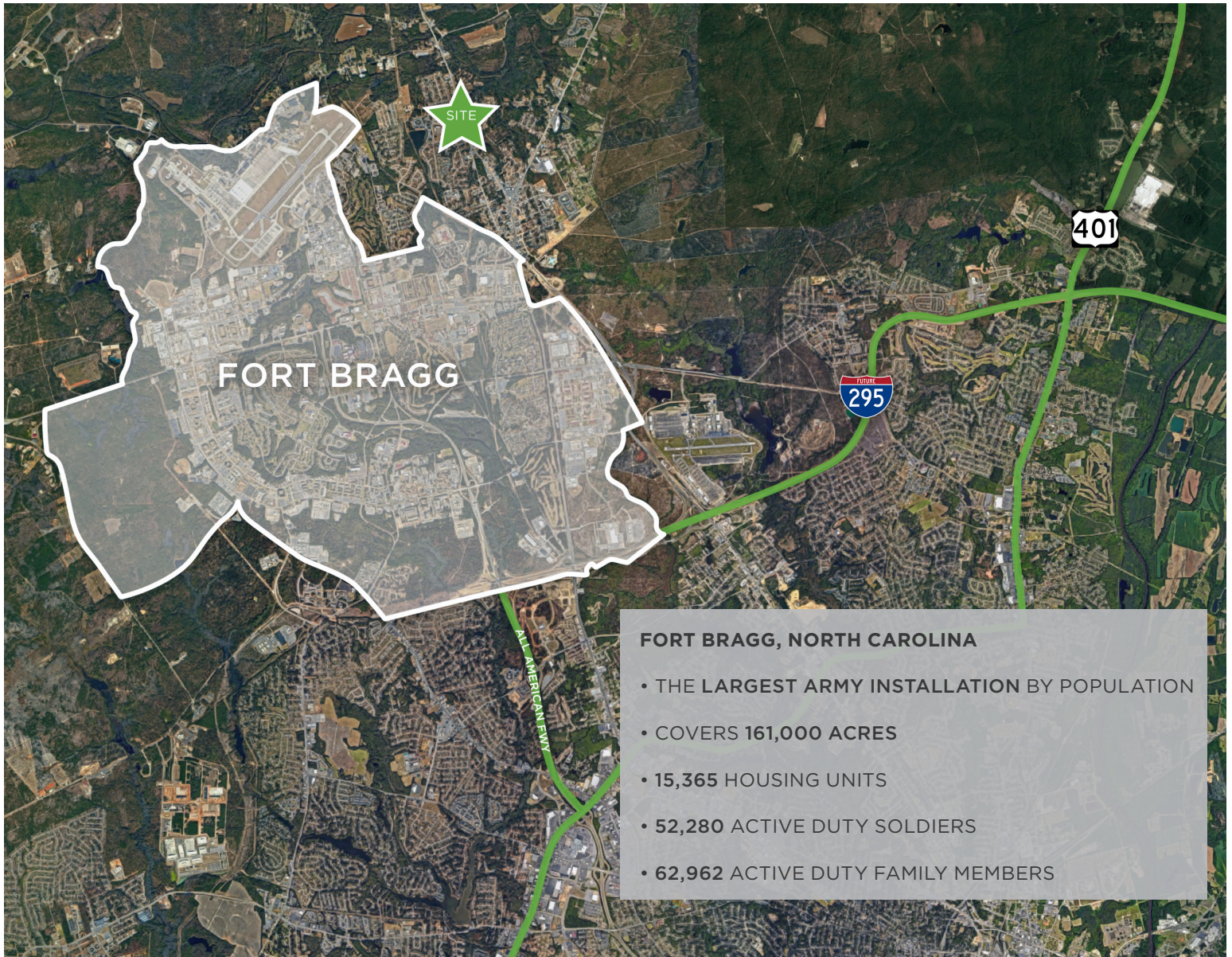


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FORT BRAGG, NORTH CAROLINA

- THE LARGEST ARMY INSTALLATION BY POPULATION
- COVERS 161,000 ACRES
- 15,365 HOUSING UNITS
- 52,280 ACTIVE DUTY SOLDIERS
- 62,962 ACTIVE DUTY FAMILY MEMBERS

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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

Sales Price	\$9,000,000	Price/SF	\$75.00	Cap Rate	7.09%
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Comments 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%.

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