



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



RETAIL PROPERTY FOR LEASE

RESTAURANT OPPORTUNITY AVAILABLE 305 N Eastern Blvd , Fayetteville, NC 28301

for more information

PATRICK MURRAY, CCIM, CLS

Principal / Broker in Charge

O: 910.829.1617 x202

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Restaurant Opportunity Available
305 N EASTERN BLVD , FAYETTEVILLE, NC 28301

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,697 SF
Sale Price:	\$400,000
Lease Rate:	\$4,000 per month (NNN)
Lot Size:	1.23 Acres
Year Built:	1974
Building Size:	3,697
Zoning:	CC
Market:	Fayetteville
Traffic Count:	16,000

PROPERTY OVERVIEW

This former KFC building is available for sale at \$400,000 and for lease for \$4,000 per month (NNN). The building is approximately 3,697 square feet on 1.23 acres. The building features a drive thru, large parking lot, and a pylon sign. No equipment is included.

LOCATION OVERVIEW

The building is located on the southbound side of Eastern Blvd (Business 95) just minutes away from downtown Fayetteville and surrounded by many other national restaurant chains. The property has full access along Eastern Blvd and is also accessible by two side streets. Daily traffic counts in front of the property are 16,000.

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ADDITIONAL PHOTOS



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AERIAL MAP



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LOCATION MAPS



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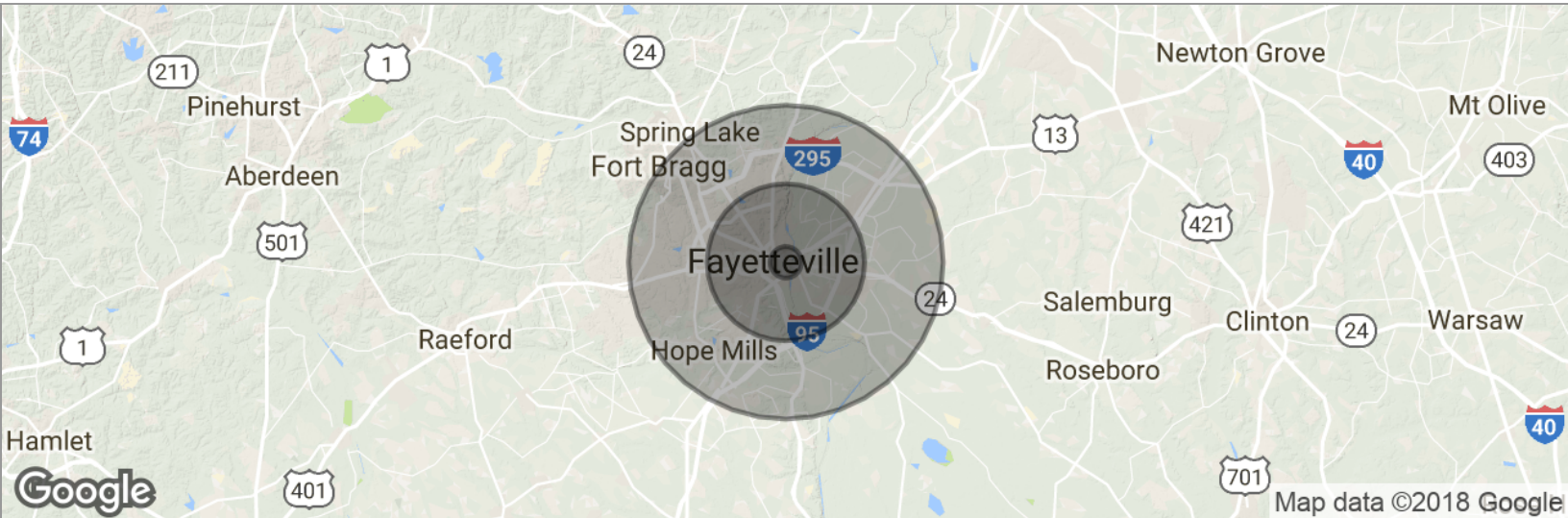
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,965	67,430	249,251
Median age	33.9	36.4	33.2
Median age (male)	34.8	35.4	32.0
Median age (Female)	36.0	38.0	34.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	796	28,037	98,685
# of persons per HH	2.5	2.4	2.5
Average HH income	\$22,894	\$53,883	\$54,426
Average house value	\$64,800	\$126,523	\$128,529

**Demographic data derived from 2010 US Census*

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