

RETAIL/MEDICAL/FLEX SPACE FOR LEASE

4101 Raeford Rd

Fayetteville, NC 28304



for more information

COREY CROEGAERT

Commercial Broker and Investment Specialist

O: 910.987.2579

C: 910.987.2579

corey.c@grantmurrayre.com

VISHAL NANDWANI

Broker

O: 910.829.1617

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

An aerial photograph of a large commercial center. The main building is a long, rectangular structure with a grey roof and a white facade. It is surrounded by several parking lots filled with cars. To the left, there are smaller buildings and more parking spaces. The background shows a dense line of trees and a clear blue sky.

PROPERTY OVERVIEW

Available SF:	1,501 - 10,141 SF
Lease Rate:	\$8 - 20 SF/yr (NNN)
Daily Traffic Count:	50,000+
Zoning:	CC

property description

Showroom Square – Premier Retail, Medical & Warehouse Opportunities

Position your business at one of Fayetteville's most prominent commercial intersections. Showroom Square is a 97,927 SF retail and mixed-use center strategically located at the signalized intersection of Raeford Road and Ireland Drive, offering exceptional visibility, accessibility, and exposure to more than 42,000 vehicles per day along one of the city's busiest commercial corridors.

Located just minutes from Fort Liberty, the largest military installation in the United States, and Cape Fear Valley Medical Center, one of the region's largest employers, Showroom Square benefits from a diverse and growing customer base consisting of military personnel, healthcare professionals, local residents, and daily commuters.

Recent additions to the area continue to drive traffic and activity. Crunch Fitness recently opened directly across the street, further increasing daily visitation to the corridor. Additionally, Elite Dance Center NC recently signed at Showroom Square and brings more than 400+ local families to the center, generating consistent daytime, evening, and weekend foot traffic for neighboring tenants.

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AERIAL - AVAILABLE SPACES



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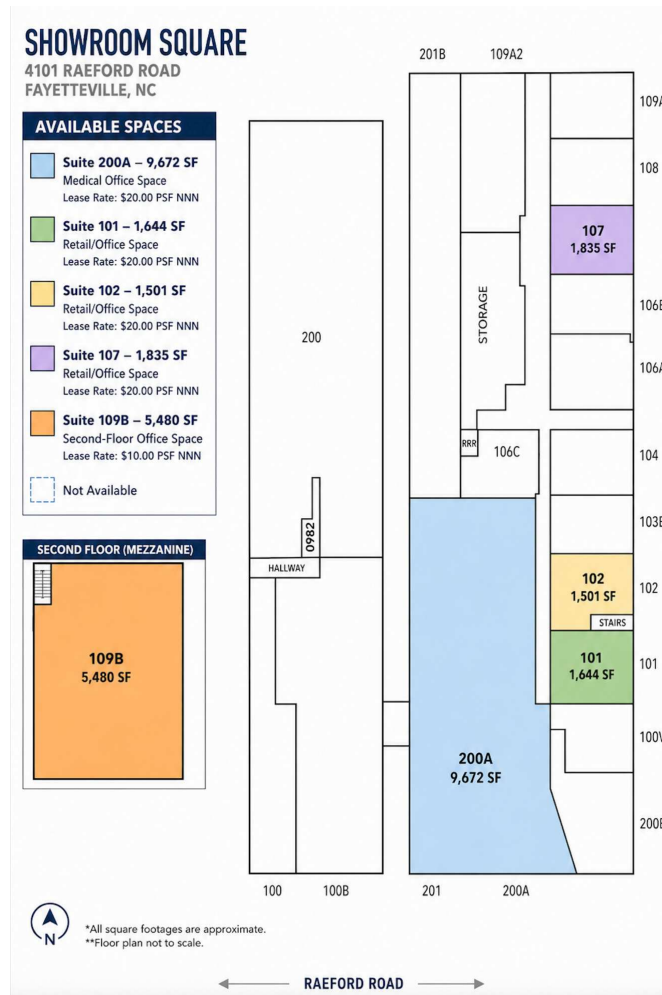
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SUITE - 200A - 9,672 SF



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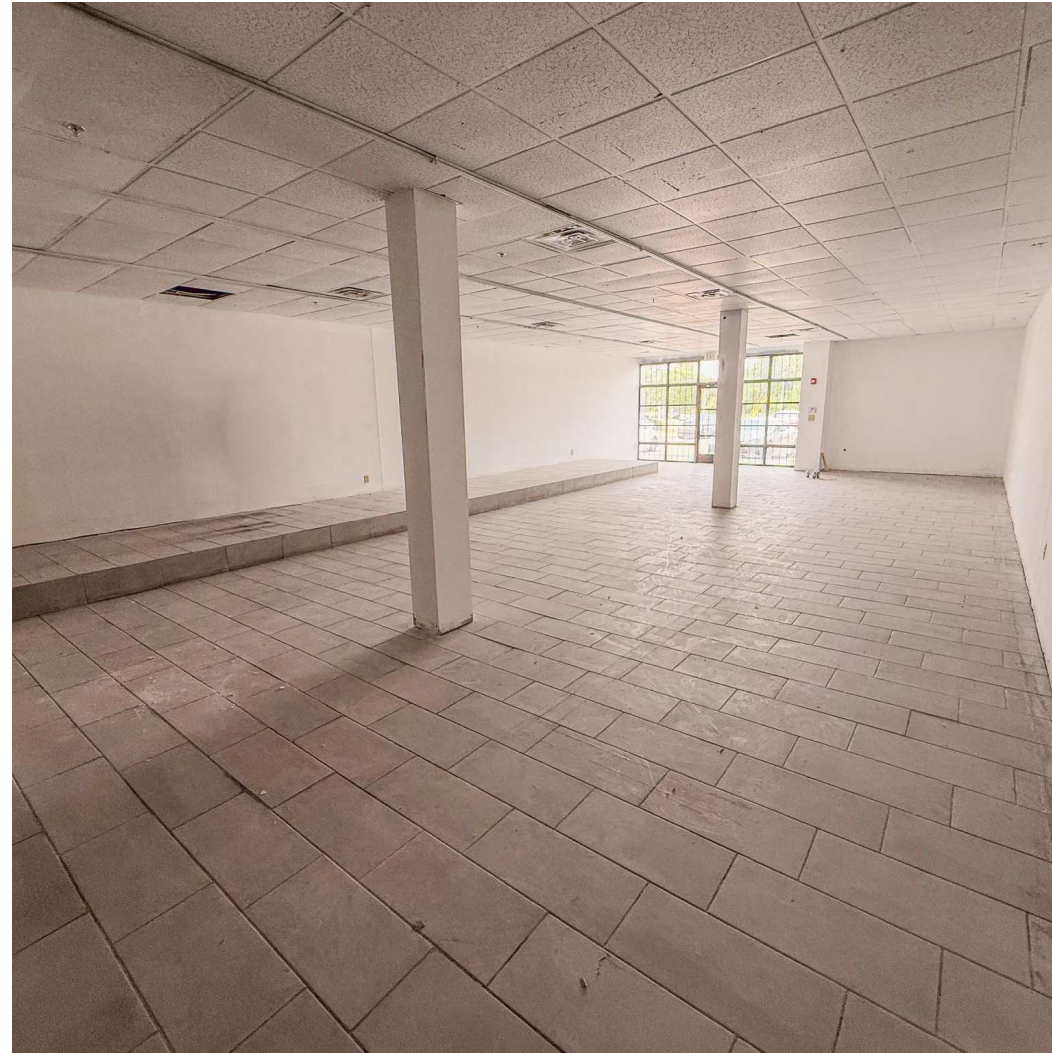


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SUITE 101 - 1644SF



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SUITE 102 - 1,501 SF



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SUITE 107 - 1,835 SF



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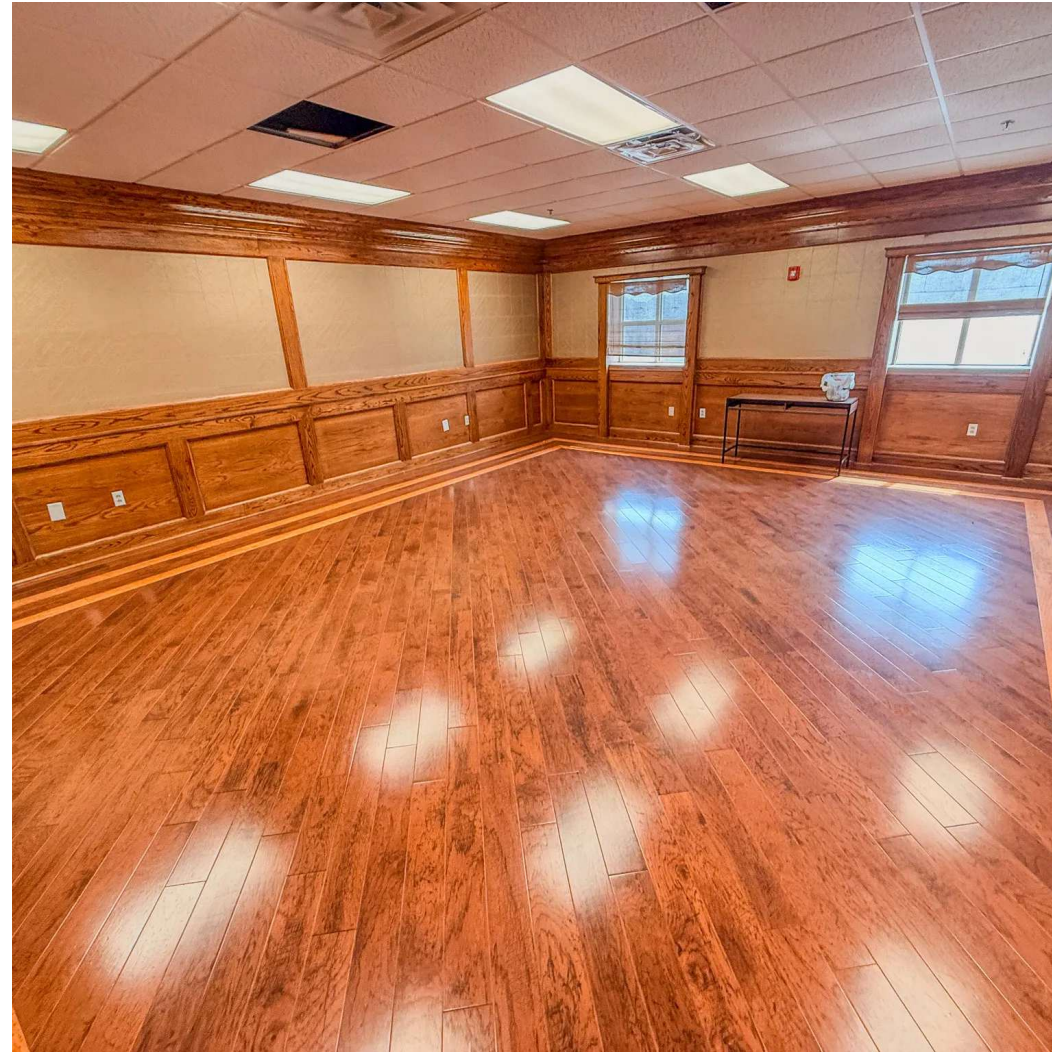


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SUITE 109B - UPSTAIRS OFFICE - 5,480 SF



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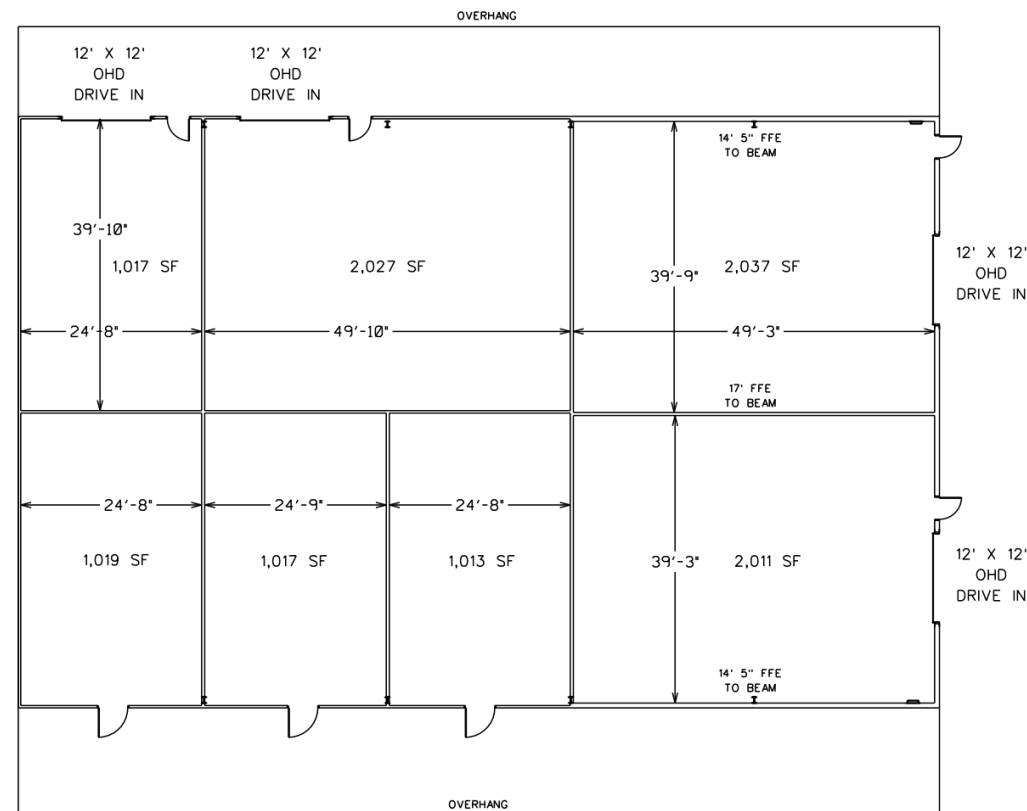


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FLEX / WAREHOUSE - 10,141 SF



4101 RAEFORD RD
FAYETTEVILLE NC
WAREHOUSE BLDG
10,141 TOTAL SF

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TENANT MIX

TENANT	LEASE TYPE	SIZE (SF)
All American Interior Solutions	Triple Net Lease	4,805
AmeriHealth Caritas	Triple Net Lease	4,300
US Army Corps of Engineers	Triple Net Lease	10,250
Bare Bottom Wax Salon	Retail Lease	1,800
Golden Nail	Retail Lease	1,600
Lincare	Gross Lease	4,200
State Electric Supply Company	Triple Net Lease	19,900
Take Down Beauty Bar	Retail Lease	1,800
Elite Dance	Retail Lease	14,000
Talk 4 Less Wireless Communications	Retail Lease	2,675
XYZ Distribution	Gross Lease	1,017

for more information

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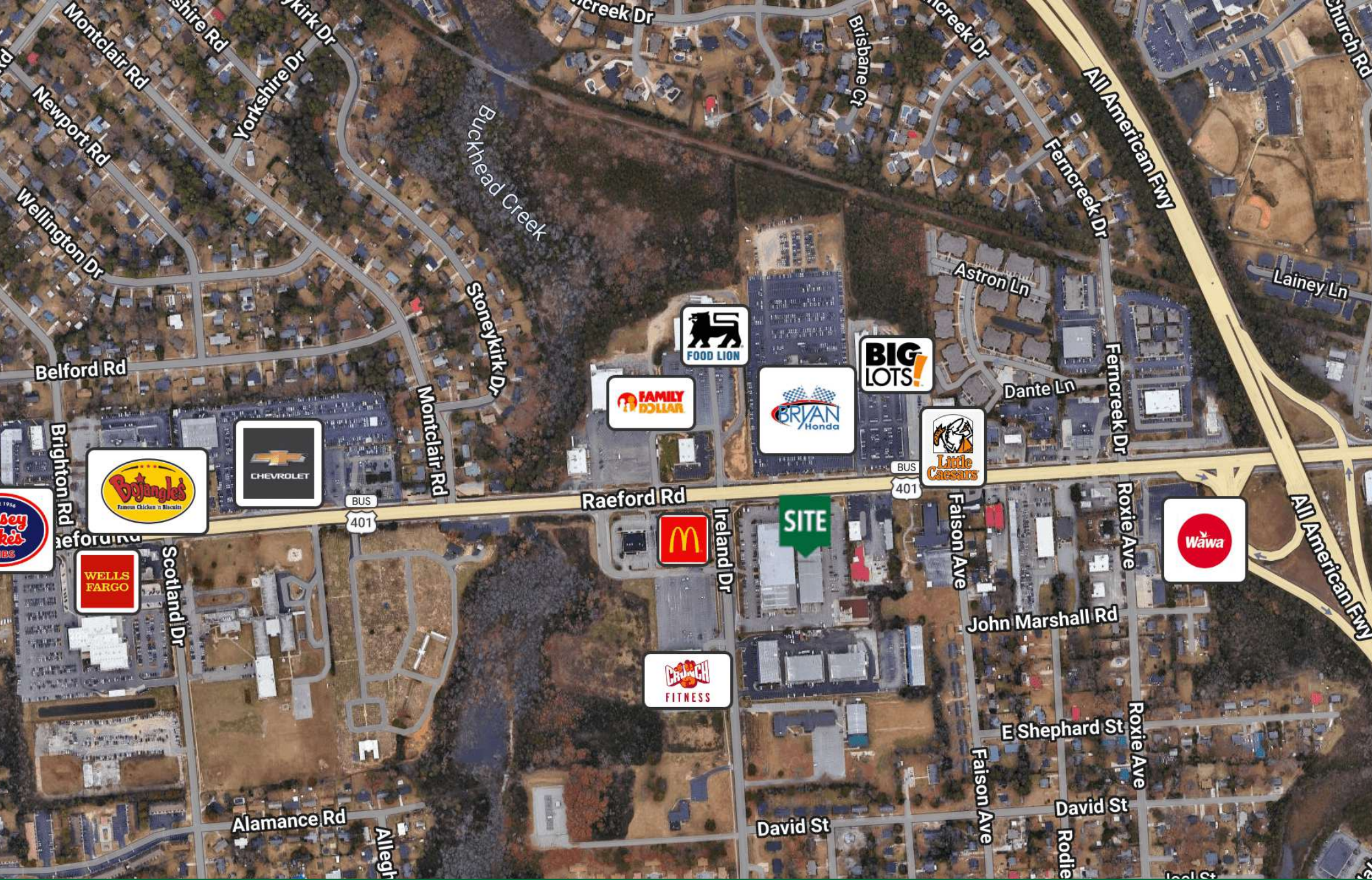
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Maxar Technologies