

FLEX PROPERTY FOR LEASE

4400 Bragg Blvd

Fayetteville, NC 28303



for more information

KEVIN CARROLL

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Lease Rate:	Contact Broker
Available Space:	10,800 sq ft
Lot Size:	1.06 Acres
Building Size:	10,800 SF
Year Built:	2005

Property Description

4400 Bragg Boulevard offers a versatile 10,800 SF commercial building designed to accommodate a variety of retail, office, showroom, and service-related uses. Built in 2005 on 1.06 acres, the property features a large open showroom area, multiple offices, a conference/break room, and well-appointed restrooms. The rear portion of the building includes a spacious HVAC-conditioned warehouse or work area with two ground-level roll-up doors, providing flexibility for storage, distribution, or service operations. Ample on-site parking, excellent visibility, and convenient access further enhance the property's functionality. The building's flexible floor plan allows users to efficiently combine customer-facing operations, administrative functions, and warehouse activities under one roof. Its excellent condition and adaptable design provide immediate occupancy potential with minimal upfront improvements required. Combined with CC zoning and a HUBZone designation, this asset is well-suited for owner-users, defense contractors, transportation companies, and a wide range of commercial businesses.

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PROPERTY DETAILS & HIGHLIGHTS

Building Type:	Office, Retail, Flex
Zoning:	CC
Parking Spaces:	±45 Paved Spaces
Traffic Count:	22,000 AADT

Located along Bragg Boulevard, this property benefits from frontage on one of Fayetteville's most established commercial corridors, offering strong visibility and convenient access for customers, employees, and service vehicles. The surrounding area is home to a diverse mix of retail, restaurant, lodging, and professional service businesses, creating consistent commercial activity throughout the day. The site is just minutes from Fort Bragg, providing connectivity to one of the largest military communities in the country and supporting demand from defense contractors and service-related businesses. Easy access to major thoroughfares allows efficient travel throughout Fayetteville and the surrounding region. Within a 5-mile radius, the property serves a population of approximately 149,499 residents, while its HUBZone designation provides an added advantage for businesses pursuing federal contracting opportunities and government-related work.



- 10,800 SF office/flex building
- 1.06-acre commercial site
- Fully HVAC-conditioned facility
- Two grade-level roll-up doors
- Ample on-site parking
- HUBZone location opportunity
- Large showroom and office layout
- Excellent Bragg Boulevard visibility

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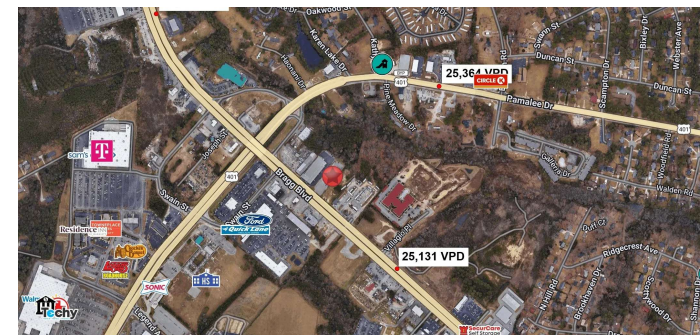
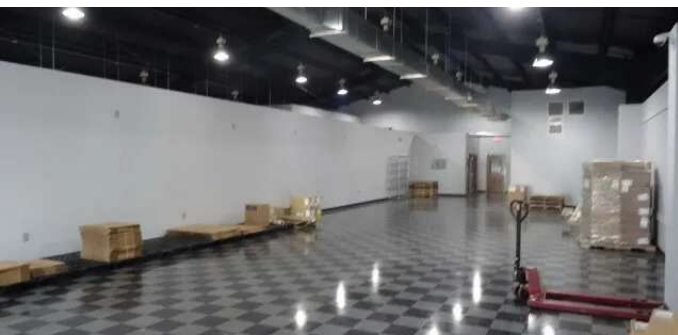
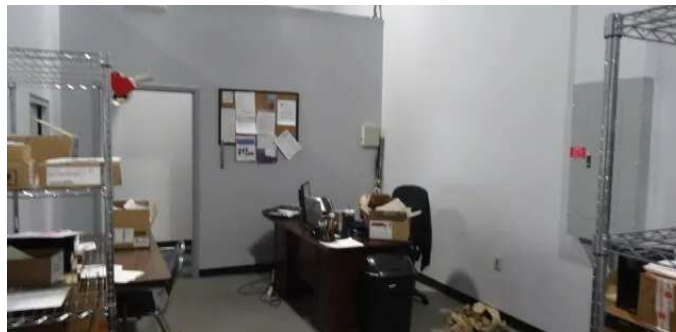
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ADDITIONAL PHOTOS



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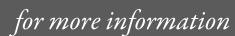
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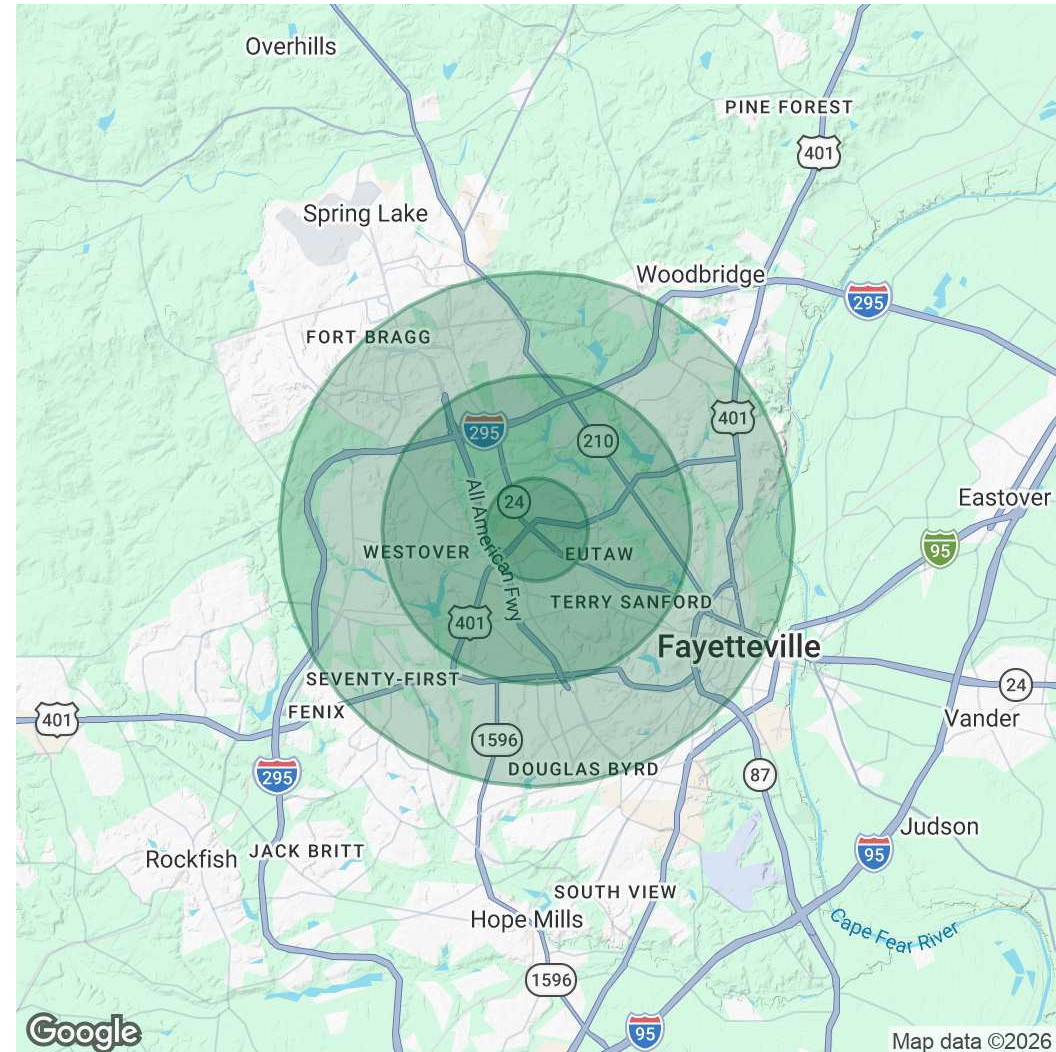
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,496	55,496	140,987
Average Age	32.8	35.6	33.9
Average Age (Male)	30.3	34.4	32.6
Average Age (Female)	33.9	36.9	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,206	24,734	58,005
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$57,429	\$72,489	\$70,645
Average House Value	\$201,042	\$194,985	\$184,506
2023 American Community Survey (ACS)			



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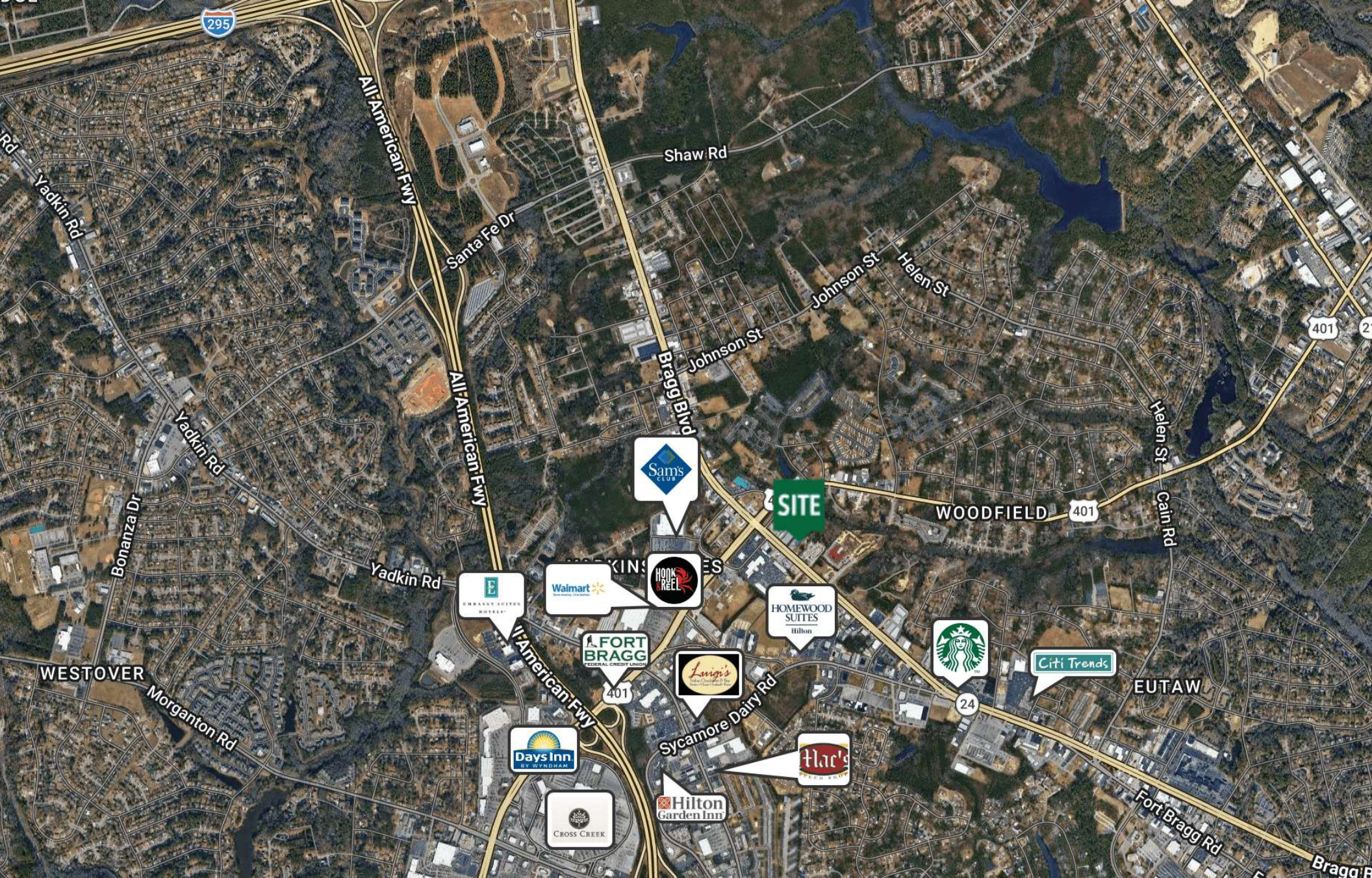
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