

OFFICE BUILDING FOR LEASE

1,160 SF Office Space

409 Chicago Dr, Fayetteville, NC 28306



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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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

Available SF:	Suite 103 - 1,160 SF
Lease Rate:	\$16.00/SF (gross)
Lot Size:	1.37 Acres
Zoning:	CC (AOD)
Video Walk Thru:	https://youtu.be/xFdRdqZOrII

property description

Now available for lease, this 1,160± SF office suite at 409 Chicago Drive offers a functional layout well-suited for professional office, administrative, or service-based users. The space features a welcoming reception area, three private offices, a spacious training or conference room, one restroom, and additional open workspace that provides flexibility for a variety of business operations. Located within the established Commerce Park development, the suite offers a professional setting with ample on-site parking and convenient access for employees and clients.

Situated just off Highway 87 with immediate access to Business I-95 and Interstate 95, the property provides convenient connectivity throughout Fayetteville and the surrounding region. The location is only minutes from Fayetteville Regional Airport, downtown Fayetteville, and numerous commercial and industrial employers, making it an ideal base for businesses serving the greater Cumberland County market. Within a 5-mile radius, the area boasts a daytime population of **128,956** and an **average household income of \$78,145**, supporting a strong workforce and customer base. The property's central location within Commerce Park provides excellent accessibility while placing tenants near major transportation corridors and business amenities.

▼ 1st Floor



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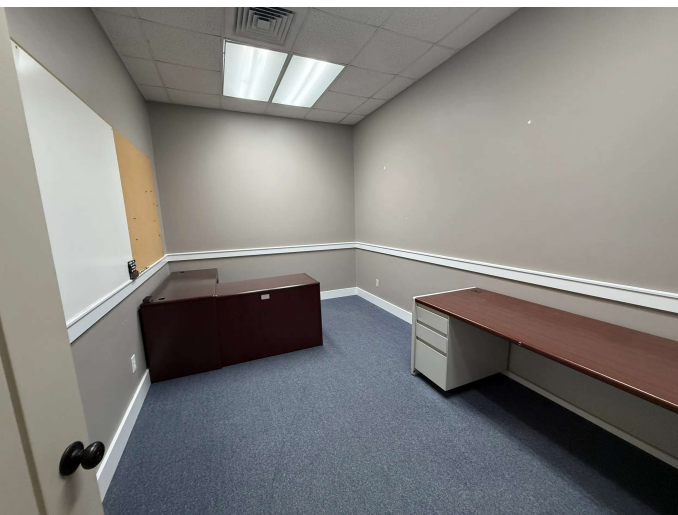
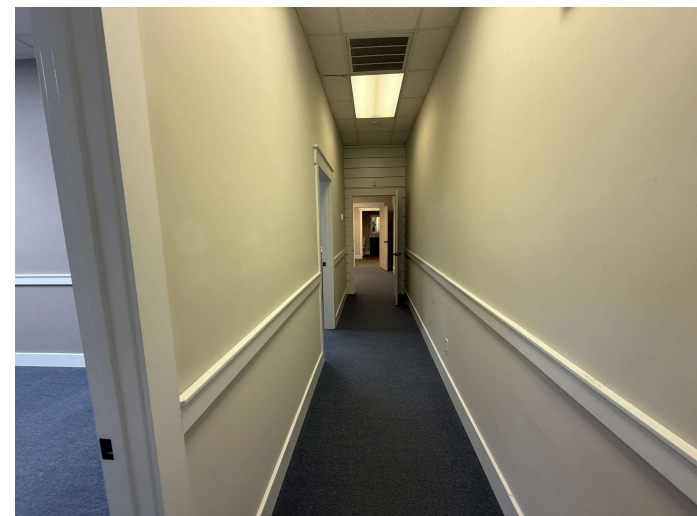


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409 CHICAGO DR, FAYETTEVILLE, NC 28306

ADDITIONAL PHOTOS



for more information

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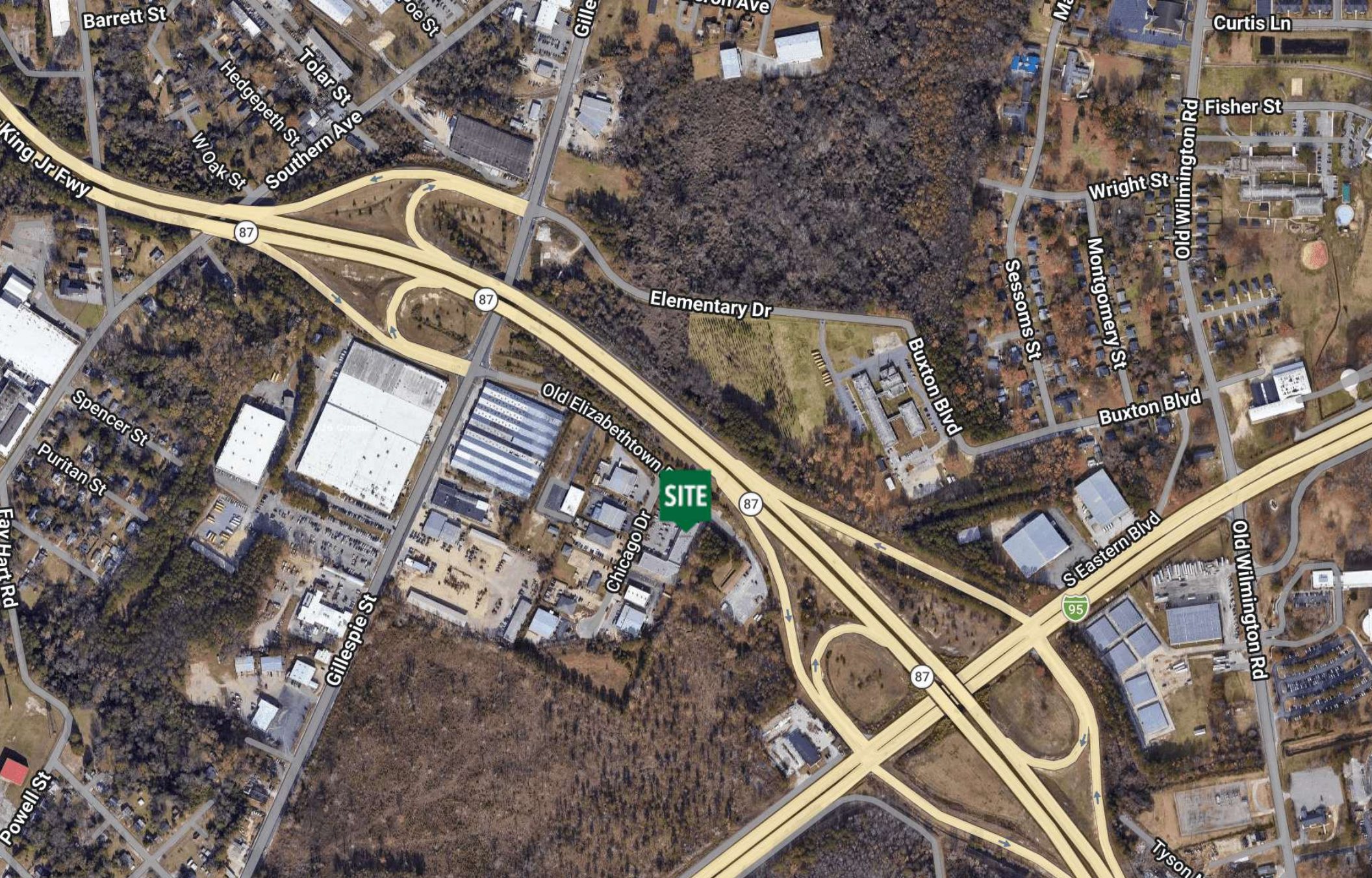
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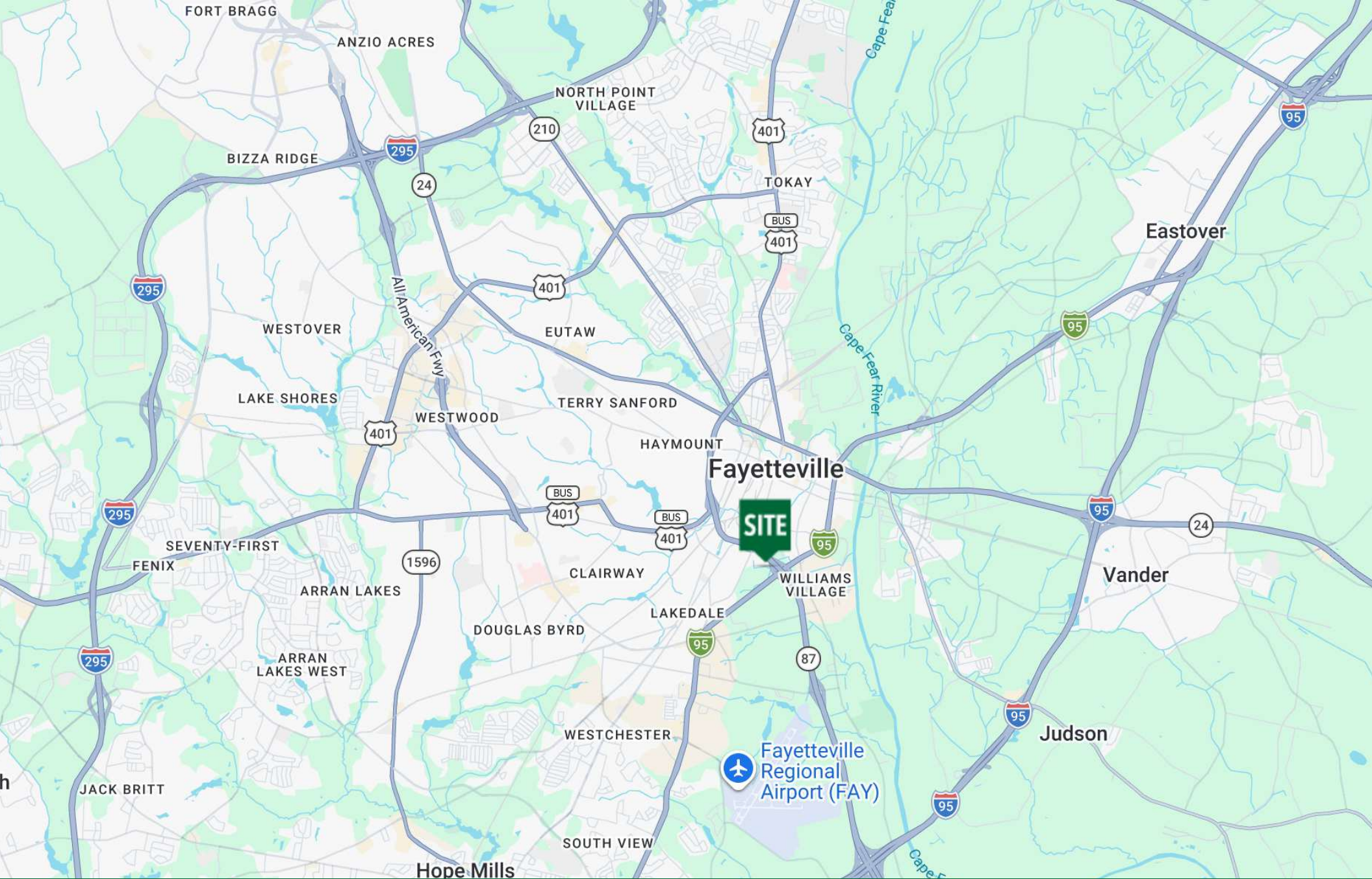
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Maxar Technologies



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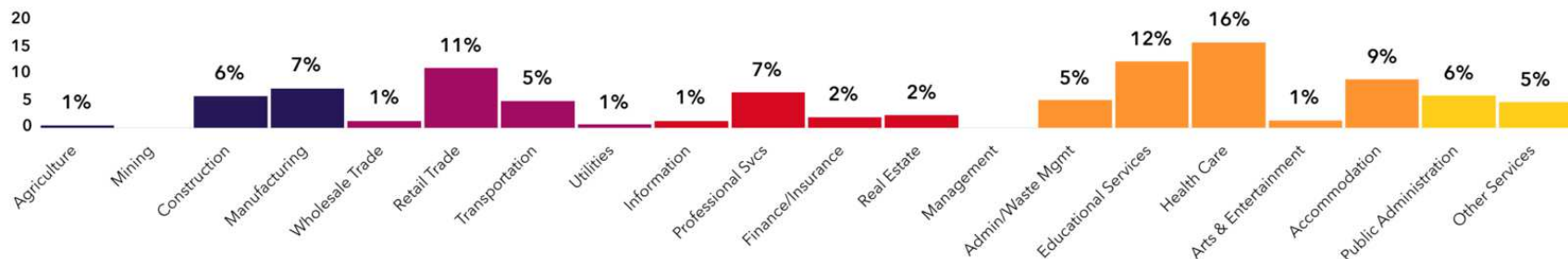
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29,904
Total Population



Population



66,355
Daytime Population

\$57,783
Median HH Income



Income



\$38,256
Per Capita Income

13,075
Total Households



Housing



14,856
Total Housing Units

\$262,629
Median Home Value



Homes



47.1%
Home Ownership

39.2
Median Age



People



Tapestry Segment

Demographics

409 Chicago Dr, Fayetteville, North Carolina, 28306



9%

No HS Diploma



27%

HS Graduate



30%

Some College



35%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2026 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026).

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