

OFFICE BUILDING FOR SALE

Former Veterinarian Clinic

3635 Sycamore Dairy Rd, Fayetteville, NC 28303



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Sale Price:	\$354,900
Lease Rate:	\$12.00/sf (gross)
Lot Size:	0.38 Acres
Year Built:	1990/2008
Building Size:	5,070 SF
Zoning:	LC (Limited Commercial)
Traffic Count:	15,000

property description

Former emergency veterinary clinic available for sale or lease at 3635 Sycamore Dairy Road in Fayetteville. The 5,070 SF facility offers a highly functional medical layout with a large waiting and reception area, multiple exam rooms, a procedure room, surgical rooms, pharmacy, and dedicated kennel area, providing substantial existing infrastructure for veterinary, medical, or related professional users. Built in 1990 and renovated in 2008, the building sits on a 0.38-acre parcel zoned LC (Limited Commercial). The property offers an opportunity for an owner-user or investor to acquire an established commercial facility with specialized improvements already in place.

Located at the intersection of Sycamore Dairy Road and Bragg Boulevard, with approximately **15,000 vehicles per day on Sycamore Dairy Road**. The location provides convenient access throughout the Fayetteville market and is surrounded by an established concentration of retail, restaurants, service businesses, and other commercial uses, including Starbucks. Within three miles, the area supports a



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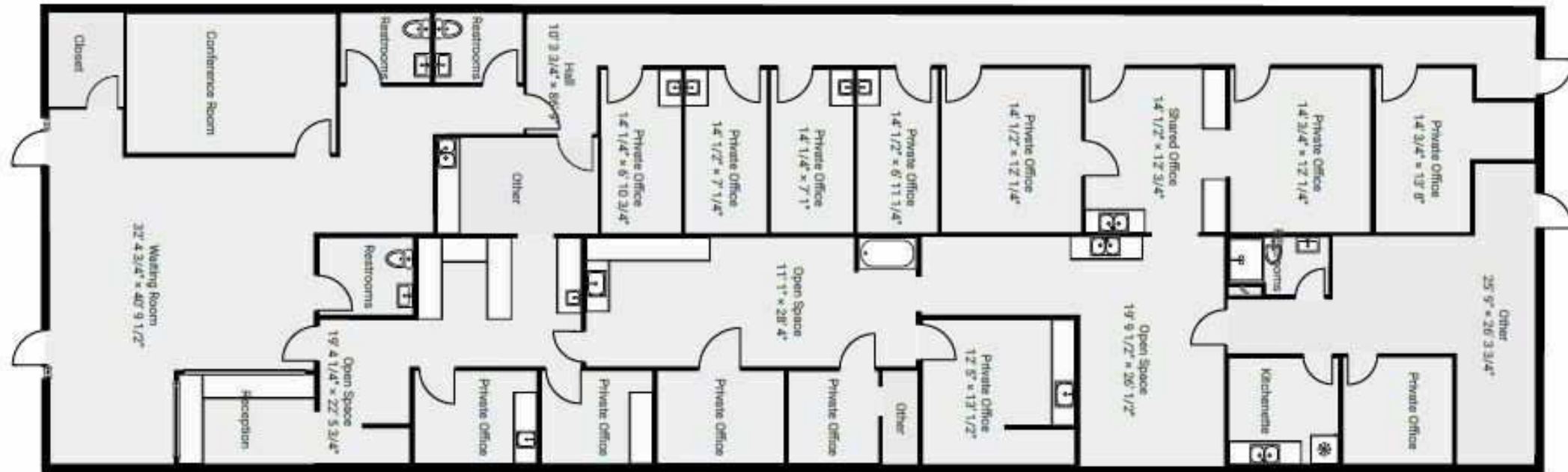
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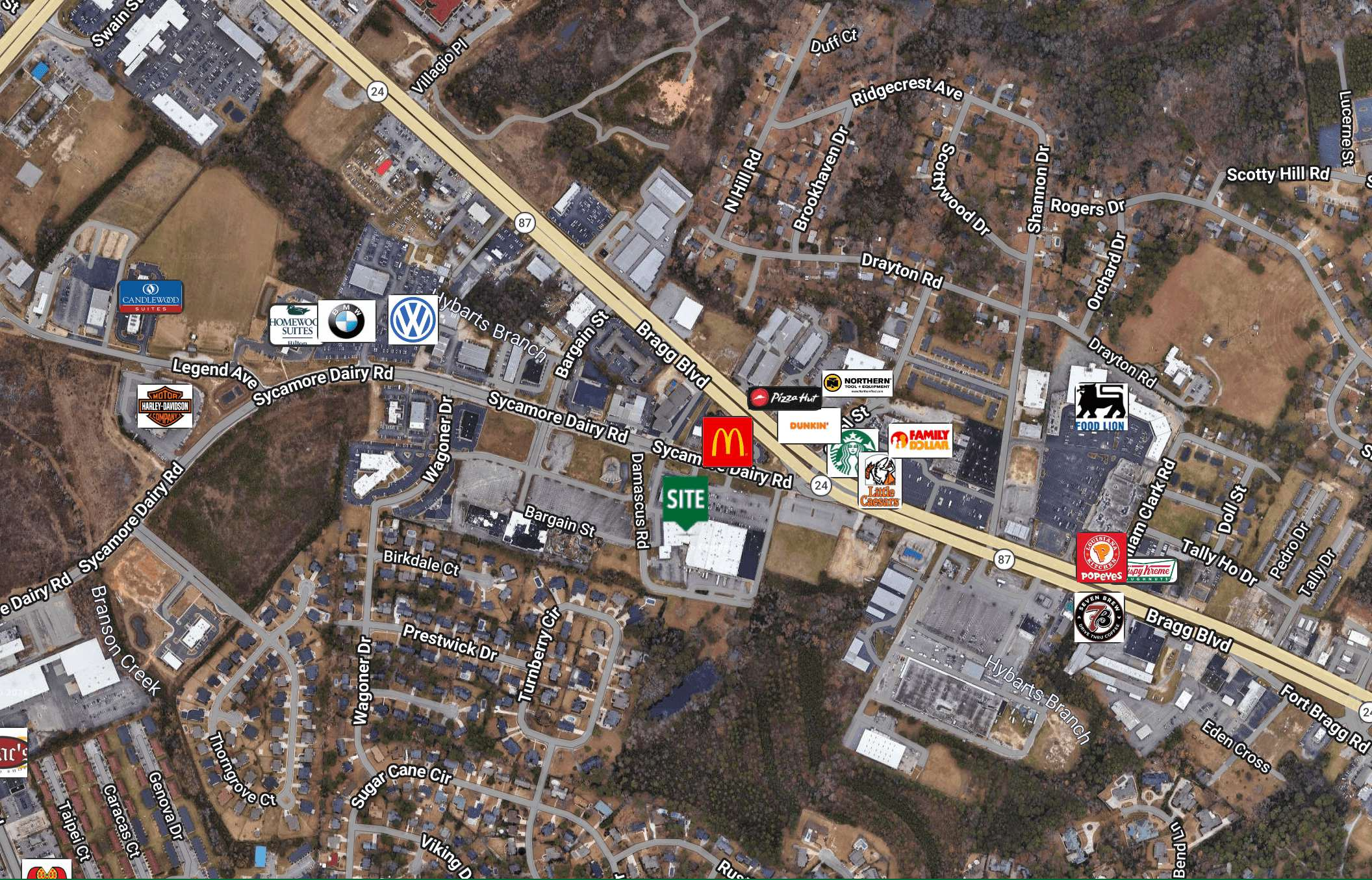
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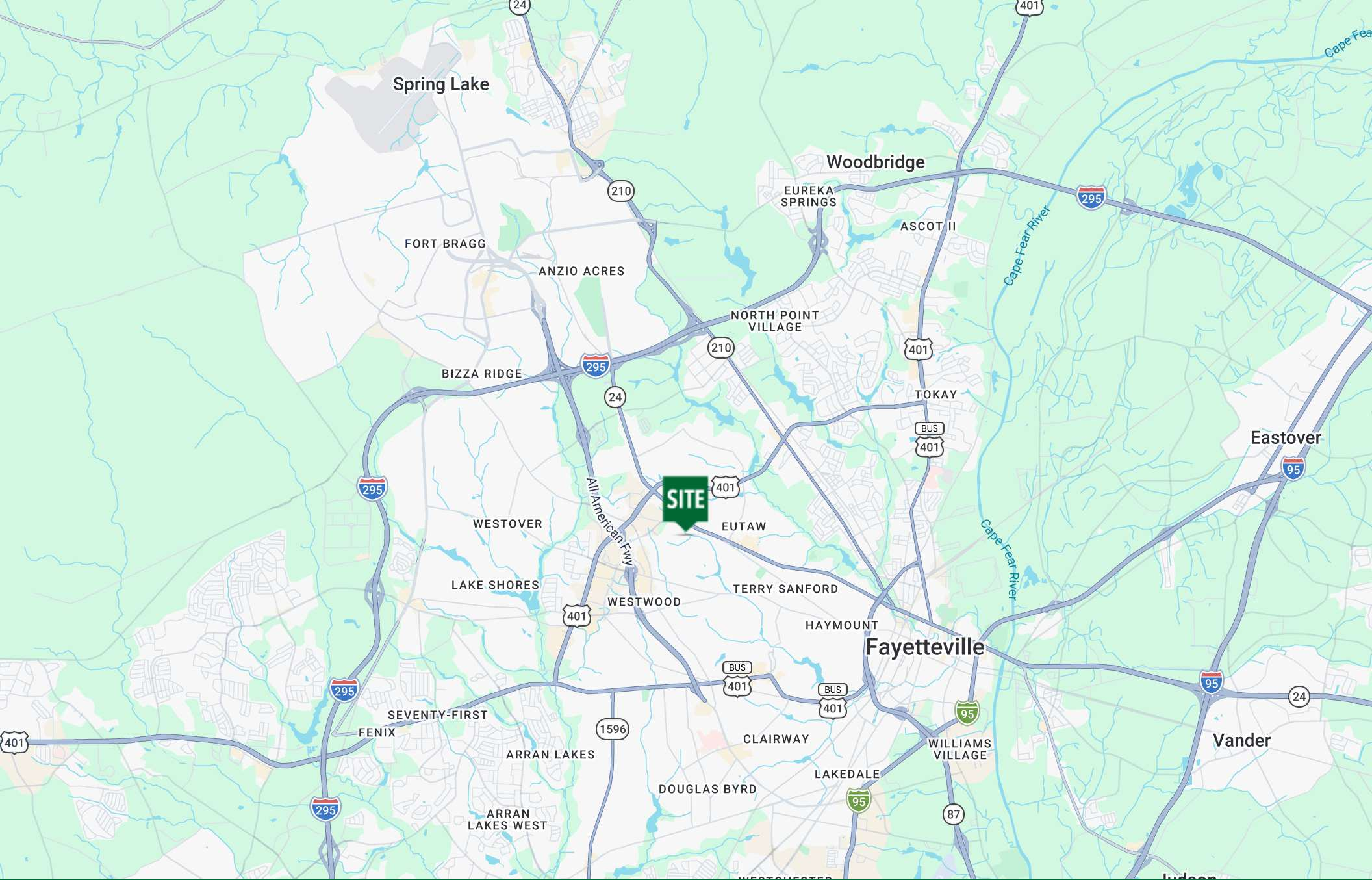
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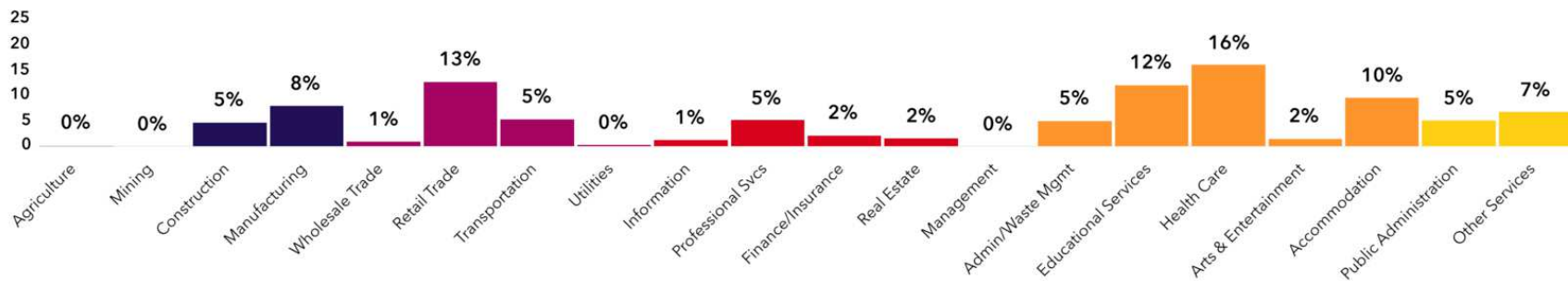
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Map
data
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61,069
Total Population



Population



76,690
Daytime Population

\$57,490
Median HH Income



Income



\$38,303
Per Capita Income

27,848
Total Households



Housing



31,420
Total Housing Units

\$224,809
Median Home Value



Homes



44.4%
Home Ownership

36.4
Median Age



People



Tapestry Segment

Demographics

3635 Sycamore Dairy Rd, Fayetteville, North Carolina, 28303



6%

No HS Diploma



26%

HS Graduate



36%

Some College



33%

Degree or Higher

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

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