# GM

CUSHMAN & WAKEFIELD

# FOR SALE SE Corner of Glensford Drive & Belford Road Fayetteville, NC



# **PROPERTY HIGHLIGHTS**

This 2.35 acres parcel is available for sale near the intersection of Raeford Rd and Glensford Dr in the heart of one of Fayetteville, NC's busiest corridors. The traffic counts on Raeford Rd are 36,000 vehicles daily. The property is located on the northbound side of Glensford Dr next to a newly constructed Circle K gas station. It is zoned LC (Limited Commercial) which does allow for many commercial and retail uses, however, upon closing of the sale there will be deed restrictions (see agent for details).

BUILDING SF	n/a	SIGNAGE TYPE	n/a
LAND SF	102,478	1-MILE (POP.)	8,118
YEAR BUILT	n/a	3-MILE (POP.)	71,987
PARKING	n/a	MED. INCOME	\$56,047
TRAFFIC COUNTS	36,000 VPD	SPACE USE	Retail/Office



#### JEFF SCHEIDEGGER

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## LOCATION DESCRIPTION

The property is located approximately one block north of the intersection of Raeford Rd and Glensford Dr with right in/out access onto Glensford Dr only. There are numerous national retailers in the immediate area to include CVS, Aldi, Bojangles, Burger King, and many others. From a three-mile radius from this site the population is 71,987 with an average household income of \$78,661. The daytime population is 94,298. The Cross Creek Mall shopping district is only a few miles north on Glensford Dr.





LEGAL INFORMATION		
TAX PARCEL ID	0417-11-7189	
2024 RE TAXES	\$6,233.10	

LC

# RESTRICTIONS

ZONING

Property will be restricted against uses competitive with convenience stores

### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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