

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
LAND SF	102,478
YEAR BUILT	n/a
PARKING	n/a
TRAFFIC COUNTS	36,000 VPD

SIGNAGE TYPE	n/a
1-MILE (POP.)	8,118
3-MILE (POP.)	71,987
MED. INCOME	\$56,047
SPACE USE	Retail/Office



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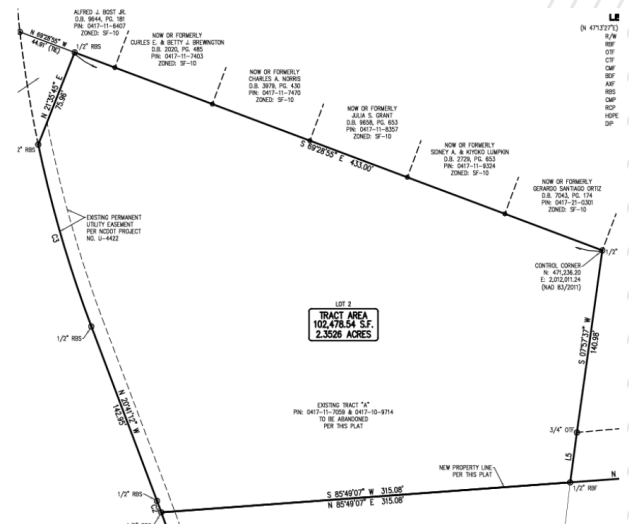
LOCATION DESCRIPTION

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
ZONING	LC



RESTRICTIONS

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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