

800 SF to 33,800+/- SF of Retail in Grocery Anchored Shopping Center

6575 Fisher Rd, Fayetteville, NC 28304

Listing ID: 29982424
 Status: Active
 Property Type: Shopping Center For Lease
 Retail Type: Community Center, Grocery-Anchored
 Contiguous Space: 800 - 33,800 SF
 Total Available: 44,560 SF
 Lease Rate: \$8 - 13 PSF (Annual)
 Base Monthly Rent: \$866.67 - 33,800
 Lease Type: NNN



Overview/Comments

Strickland Bridge Shopping Center is formerly anchored by Food Lion. This center is a redevelopment opportunity in south west Fayetteville. This is truly a neighborhood shopping center as it is surrounded by homes and new development. Five units available. 33,800 +/- SF, 1,800 +/- SF, 2,400 +/- SF, 1,200 +/- SF and a 5,360 +/- SF that can be subdivided as necessary.

Lease Rate: \$8-\$13 per SF/Year + \$2.96 T.I.CAM
 (CAM: \$1.71 SF INS:\$0.30 SF TAX:\$0.95 SF)

This site is also connected to 7.03 acres of vacant land that can be developed together or separately. Well positioned for apartments or a larger shopping center. The former anchor was a victim to suction after Food Lion opened two stores on either side of this location.

Tax ID/APN: 9496-70-6211
 Retail Type: Community Center, Grocery-Anchored, Mixed Use, Neighborhood Center, Strip Center
 Zoning: LC
 Building Name: Strickland Bridge Shopping Center

Gross Building Area: 50,148 SF
 Building/Unit Size (RSF): 50,148 SF
 Usable Size (USF): 50,148 SF
 Land Area: 5.96 Acres

Available Space

Suite/Unit Number:	1	Date Available:	06/20/2016
Space Available:	33,800 SF	Lease Rate:	\$8 - 12 PSF (Annual)
Minimum Divisible:	33,800 SF	Lease Type:	NNN
Maximum Contiguous:	33,800 SF	Parking Spaces:	242
Space Subcategory 1:	Grocery-Anchored	CAM Expenses:	\$2.96 PSF (Annual)
Space Type:	Relet	Rent Concession:	Buildout period negotiable.

Space Description This is the former food lion box. Expansion capability is present. This units is 33,800 sf and is ready for a new tenant. Dimensions 202' x 167.32

Available Space

Suite/Unit Number:	5	Space Description:	1,800 +/- SF Unit Dimensions 20' x 60'
Space Available:	1,800 SF	Space Type:	Relet
Minimum Divisible:	1,800 SF	Date Available:	10/17/2016
Maximum Contiguous:	1,800 SF	Lease Rate:	\$13 PSF (Annual)
		Lease Type:	NNN
		CAM Expenses:	\$2.96 PSF (Annual)



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Available Space

Suite/Unit Number:	6	Space Type:	Relet
Space Available:	2,400 SF	Date Available:	06/29/2016
Minimum Divisible:	1,200 SF	Lease Rate:	\$13 PSF (Annual)
Maximum Contiguous:	2,400 SF	Lease Type:	NNN
Space Subcategory 1:	Strip Center	CAM Expenses:	\$2.96 PSF (Annual)
Space Subcategory 2:	Neighborhood Center	Rent Concession:	To be negotiated
Space Description:	Inline 2400 sf. Delivered as is. Dimensions 40' x 60'		

Available Space

Suite/Unit Number:	8	Space Description:	This unit is 1200 sf and is delivered as is. Dimensions 20' x 60'
Space Available:	1,200 SF	Space Type:	Relet
Minimum Divisible:	1,200 SF	Date Available:	06/29/2016
Maximum Contiguous:	1,200 SF	Lease Rate:	\$13 PSF (Annual)
Space Subcategory 1:	Neighborhood Center	Lease Type:	NNN
Space Subcategory 2:	Strip Center	CAM Expenses:	\$2.96 PSF (Annual)

Available Space

Suite/Unit Number:	10	Date Available:	06/29/2016
Space Available:	5,360 SF	Lease Rate:	\$13 PSF (Annual)
Minimum Divisible:	800 SF	Lease Type:	NNN
Maximum Contiguous:	5,360 SF	CAM Expenses:	\$2.96 PSF (Annual)
Space Type:	Relet		

Space Description Combination of units 10-13 to create a large end cap space. Can be subdivided as necessary. Dimensions 110' x 60' +/-

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Other	Feet of Frontage:	896
Property Located Between:	Fisher Road and Strickland Bridge Road	Traffic/Vehicle Count:	13,000
Property Visibility:	Excellent	Site Description:	Currently developed as a shopping center.
Largest Nearby Street:	Strickland Bridge		

Building Related

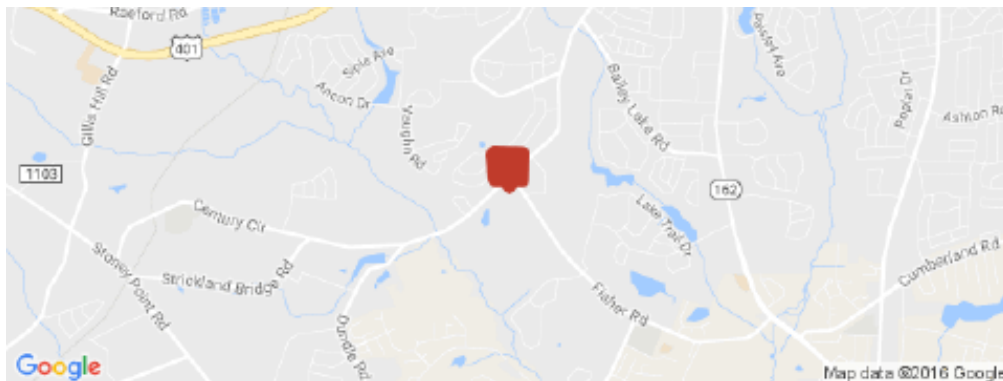
Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Total Parking Spaces:	267
Property Condition:	Average	Passenger Elevators:	0
Roof Type:	Flat	Freight Elevators:	0
Parking Ratio:	5.3 (per 1000 SF)		

Land Related

Lot Frontage (Feet): 1000

Location

Address: 6575 Fisher Rd, Fayetteville, NC 28304
County: Cumberland
MSA: Fayetteville



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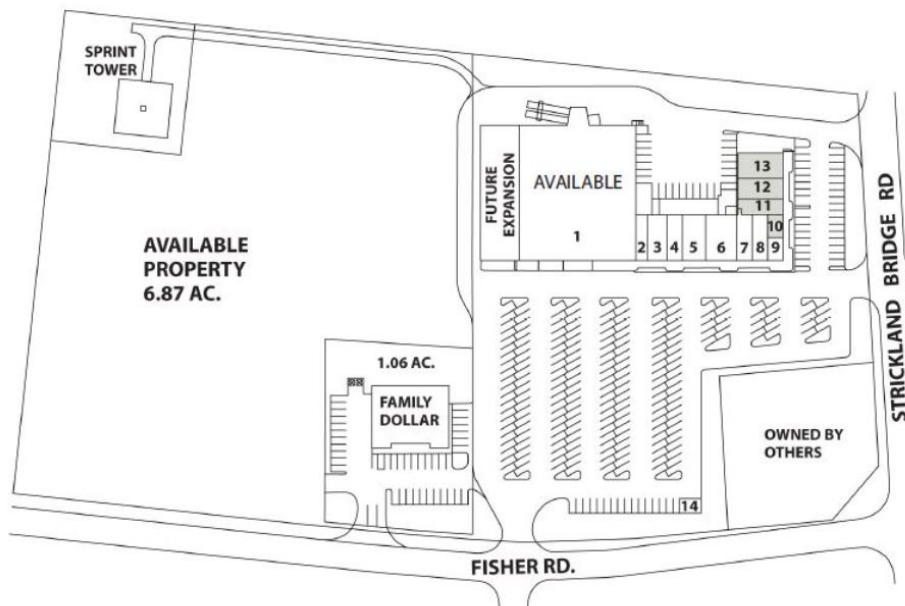
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STRICKLAND BRIDGE SHOPPING CENTER

VACANT INFORMATION

UNIT		SQ. FT.
1	202' x 167.32	33,800
5	21.23' x 65'	1,800
6	40' x 60'	2,400
8	20' x 60'	1,200
10-13	110' x 60'	5,360



Contact for More Information

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Strickland Bridge Shopping Center



 Catylist Research



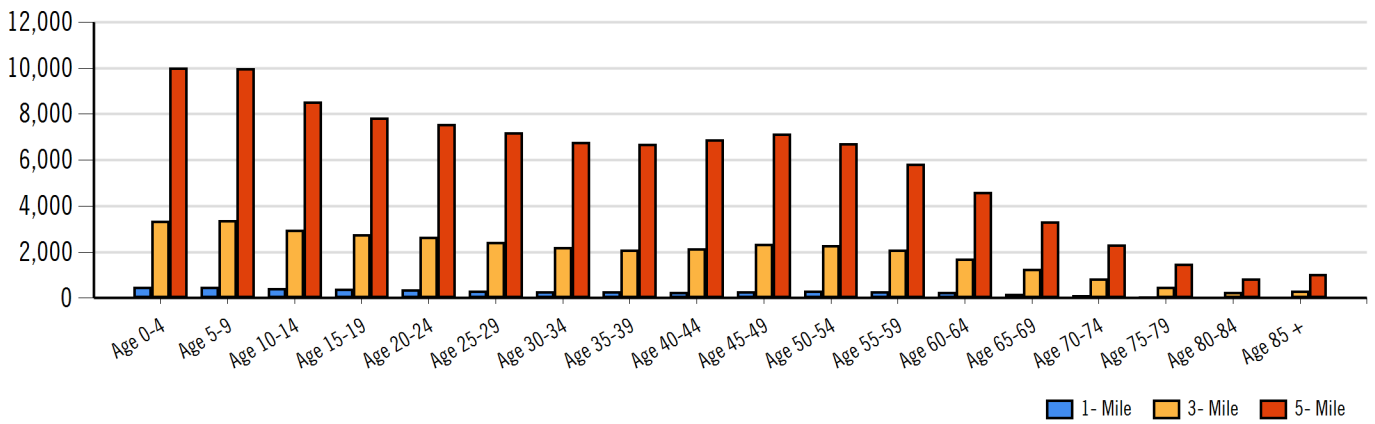
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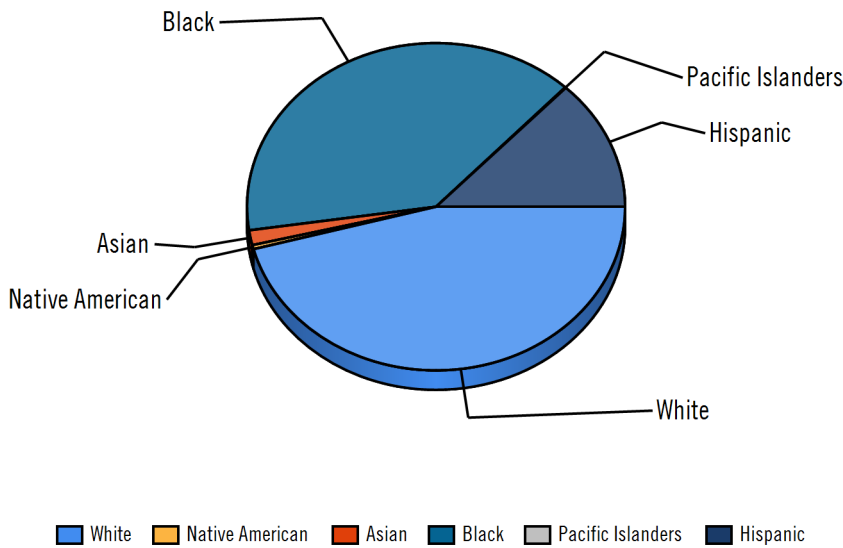
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Strickland Bridge Shopping Center

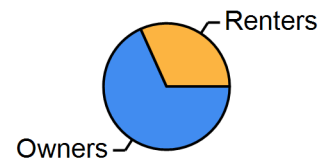
Population by Distance and Age (2015)



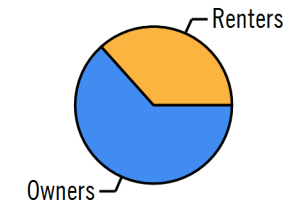
Ethnicity within 5 miles



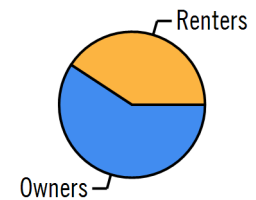
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,041	187	2.55 %
3-Mile	14,873	1,412	5.50 %
5-Mile	42,111	4,492	6.86 %



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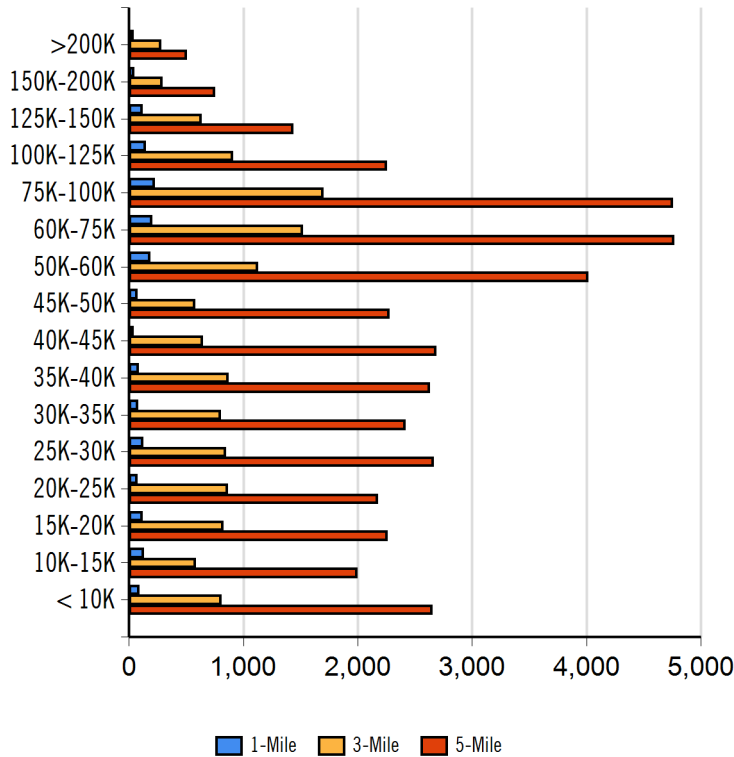
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Strickland Bridge Shopping Center

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	0	58	101	32	197	94	27	230	561	99	216	122
3-Mile	20	0	717	1,140	307	1,865	572	302	1,167	3,652	998	1,527	1,109
5-Mile	114	14	2,526	3,355	764	5,883	1,599	819	3,334	9,681	3,550	4,395	2,938

Household Income



Radius	Median Household Income
1-Mile	\$15,867.28
3-Mile	\$35,873.16
5-Mile	\$38,890.54

Radius	Average Household Income
1-Mile	\$18,101.31
3-Mile	\$40,653.72
5-Mile	\$42,903.77

Radius	Aggregate Household Income
1-Mile	\$112,726,092.64
3-Mile	\$801,537,107.53
5-Mile	\$2,262,951,360.81

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,820	20,866	61,903
High School Grad	761	5,467	16,926
Some College	686	5,836	18,670
Associates	343	2,502	7,217
Bachelors	392	2,864	7,589
Masters	185	1,322	2,401
Prof. Degree	49	318	761
Doctorate	8	68	227

Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	0 %	0 %	11 %
Households with 4+ Cars	48 %	66 %	67 %
Military Households	304 %	645 %	746 %
Mobile Homes	33 %	89 %	112 %
New Homes	23 %	59 %	73 %
New Households	33 %	88 %	109 %
Public Transportation Users	9 %	10 %	8 %
Teen's	39 %	82 %	89 %
Vacant Ready For Rent	7 %	30 %	56 %
Young Wealthy Households	17 %	40 %	19 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Strickland Bridge Shopping Center

Women 16 and over	457	404	396
Girls 2 to 15	90	83	82
Children under 2	88	85	86

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	78,718,753		577,925,943		1,692,924,416	
Average annual household	48,472		42,900		42,187	
Transportation	6,409	13.22 %	5,775	13.46 %	5,704	13.52 %
Vehicle purchases	1,143		1,019		1,004	
Cars and trucks new	160		160		163	
Cars and trucks used	935		809		791	
Gasoline and motor oil	2,185		2,025		2,017	
Other vehicle expenses	2,582		2,328		2,297	
Vehicle finance charges	214		189		188	
Maintenance and repairs	850		756		746	
Vehicle insurance	1,121		1,037		1,021	
Vehicle rental leases	367		308		300	
Public transportation	497		402		385	
Health care	3,716	7.67 %	3,433	8.00 %	3,400	8.06 %
Health insurance	2,203		2,062		2,048	
Medical services	777		677		664	
Drugs	408		378		375	
Medical supplies	121		108		106	
Entertainment	2,826	5.83 %	2,462	5.74 %	2,414	5.72 %
Fees and admissions	591		463		444	
Television radios	1,021		952		947	
Pets toys	934		813		795	
Personal care products	633		552		540	
Reading	70		62		61	
Education	1,186		948		901	
Tobacco products	369		376		380	
Miscellaneous	795	1.64 %	717	1.67 %	713	1.69 %
Cash contributions	1,434		1,291		1,280	
Personal insurance	5,714		4,430		4,231	
Life and other personal insurance	220		185		179	
Pensions and Social Security	5,493		4,245		4,052	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2015	822	788	3.75 %	138	658	616	206	36
3-Mile	2015	794	765	3.17 %	166	590	517	276	55
5-Mile	2015	771	736	3.59 %	181	548	471	299	82
1-Mile	2020	858	788	8.60 %	144	687	650	208	69
3-Mile	2020	830	765	7.83 %	173	617	545	285	85
5-Mile	2020	817	736	9.60 %	191	581	502	314	109



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