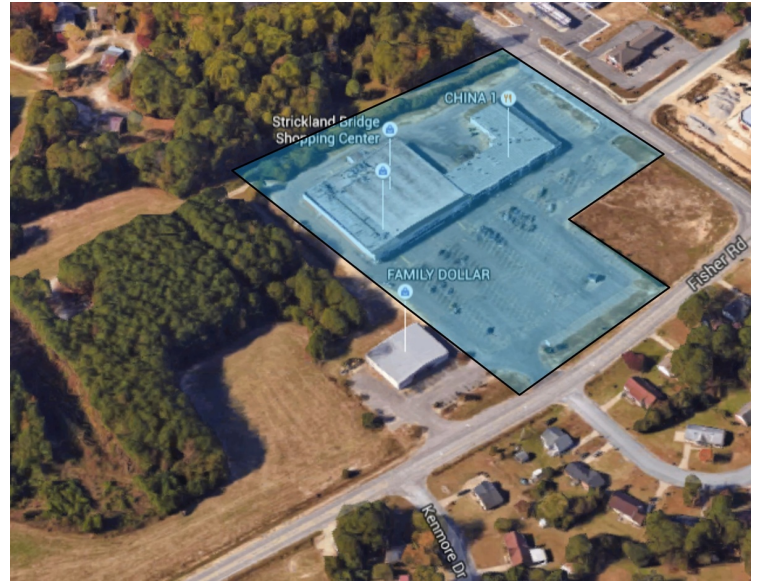


# Redevelopment Opportunity in Fayetteville.

6575 Fisher Rd, Fayetteville, NC 28304

Listing ID: 29981818  
Status: Active  
Property Type: Shopping Center For Sale  
Retail Type: Grocery-Anchored, Neighborhood Center  
Size: 50,148 SF  
Sale Price: \$1,388,000  
Unit Price: \$27.68 PSF  
Sale Terms: Undisclosed, Cash to Seller



## 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.

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.

## General Information

Tax ID/APN:	9496-70-6211	Gross Building Area:	50,148 SF
Retail Type:	Grocery-Anchored, Neighborhood Center, Strip Center	Building/Unit Size (RSF):	50,148 SF
Zoning:	LC	Usable Size (USF):	50,148 SF
Property Use Type:	Net Leased Investment (NNN), Investment	Land Area:	5.96 SF
Building Name:	Strickland Bridge Shopping Center	Sale Terms:	Undisclosed, Cash to Seller

## Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Other	Feet of Frontage:	554
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

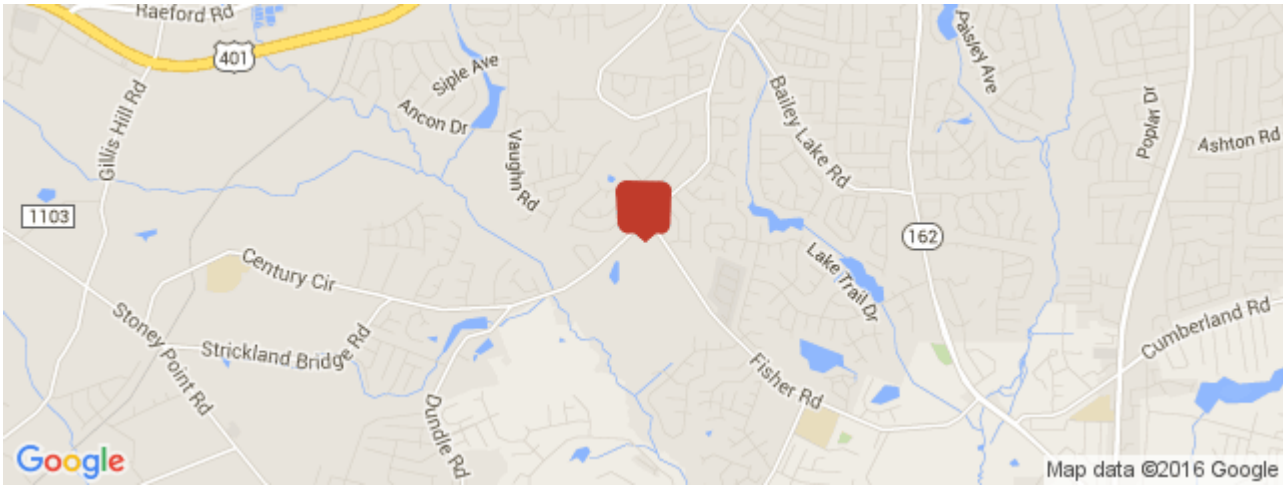
Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Total Parking Spaces:	242
Property Condition:	Average	Passenger Elevators:	0
Roof Type:	Flat	Freight Elevators:	0

## Location

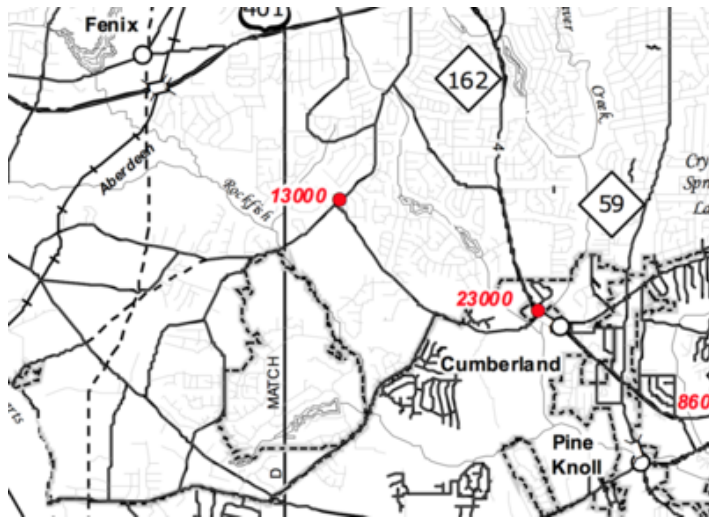
Address: 6575 Fisher Rd, Fayetteville, NC 28304  
County: Cumberland  
MSA: Fayetteville



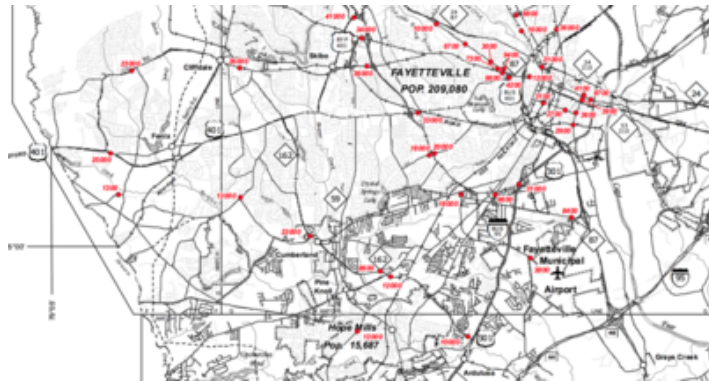
432 LANDMARK DR, UNIT 4 - WILMINGTON, NC 28412  
WWW.ECCRENC.COM  
O: 910.399.4602  
F: 910.399.4675



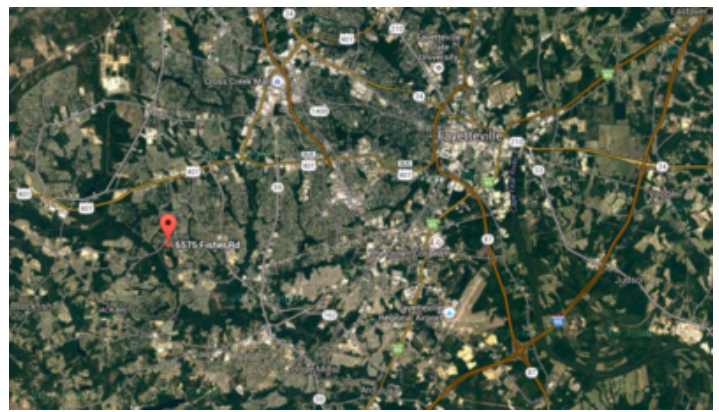
**Property Images**



Corner of Strickland and Fisher Road



Overview of traffic counts



Sat Map of Site

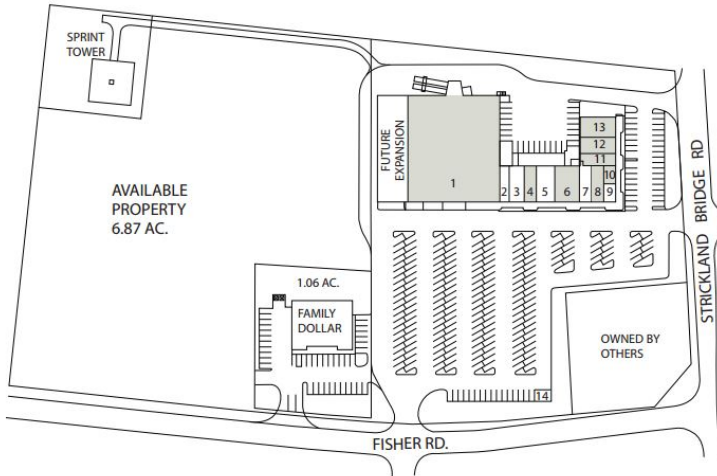


Location of Center



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 F: 910.399.4675

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.



TENANT INFORMATION		
NO.	TENANT	SQ.FT.
1.	AVAILABLE	33,800 S.F.
2.	L NAILS	900 S.F.
3.	A TOUCH OF CLASS	1,500 S.F.
4.	AVAILABLE	1,200 S.F.
5.	D.A.D. Laundry	1,800 S.F.
6.	Available	2,400 S.F.
7.	China #1	1,388 S.F.
8.	Available	1,200 S.F.
9.	Qualitv Ciaars	
10-13.	Available	600 S.F.
14.	CREDIT UNION ATM	600 S.F.
		1,200 S.F.
		1,560 S.F.
		2,000 S.F.
		0 S.F.
TOTAL (SQUARE FEET)		50,148 S.F.



**STRICKLAND BRIDGE SHOPPING CTR**  
**FAYETTEVILLE, NORTH CAROLINA**

July 2011

**dmi**  
 Development-Management, Incorporated  
 P.O. Box 35349, Charlotte, NC 28235-5349  
 1701 East 3rd Street, Charlotte, NC 28204  
 Phone: (704) 343-0056 Fax: (704) 343-0059  
 www.dmi-nc.com



**Contact for More Information**

**Nicholas Silivanch**  
**910.515.7969**  
**nick@eccrenc.com**

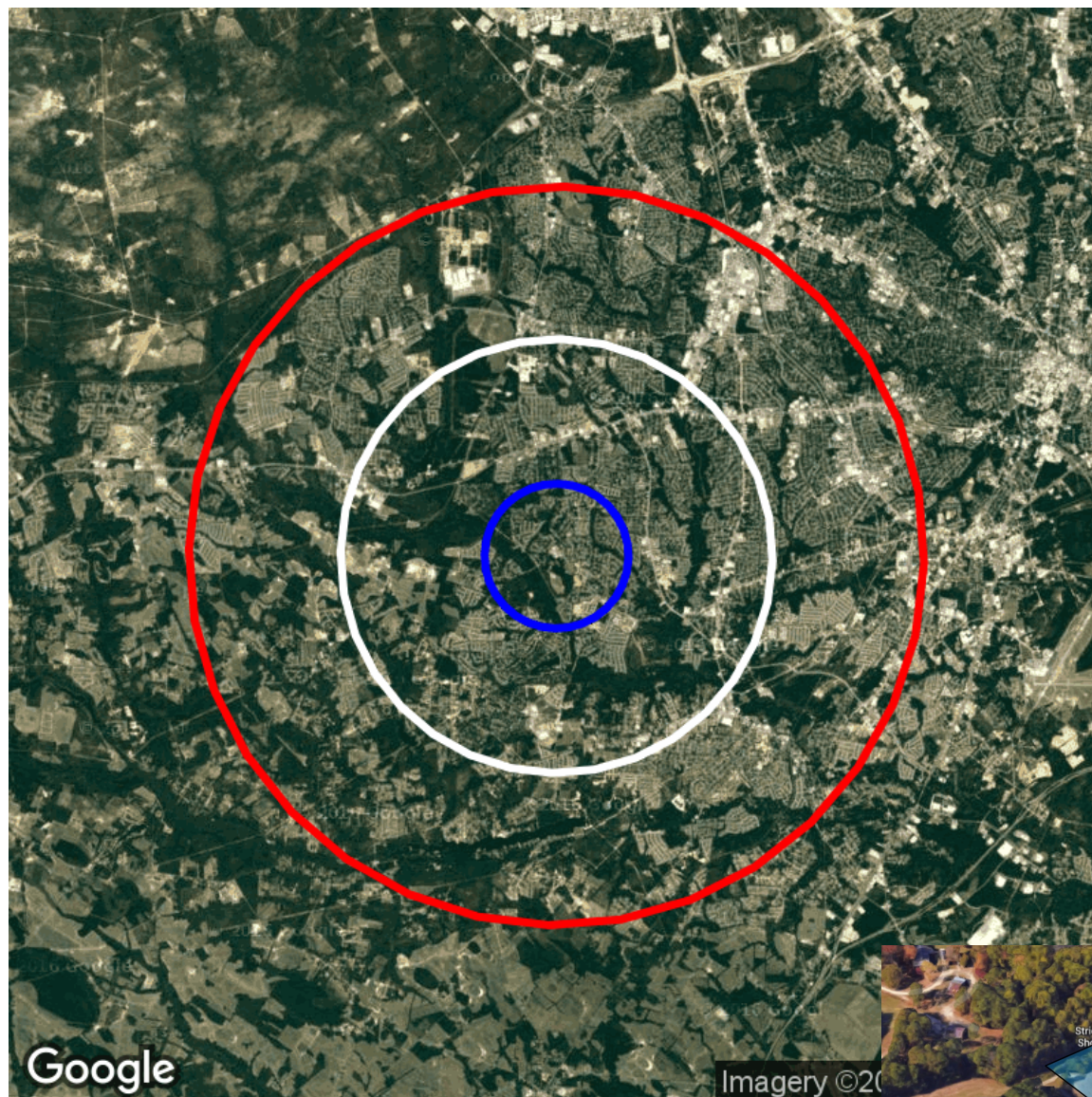


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# Strickland Bridge Shopping Center

## Demographic Report



Strickland Bridge Shopping Center



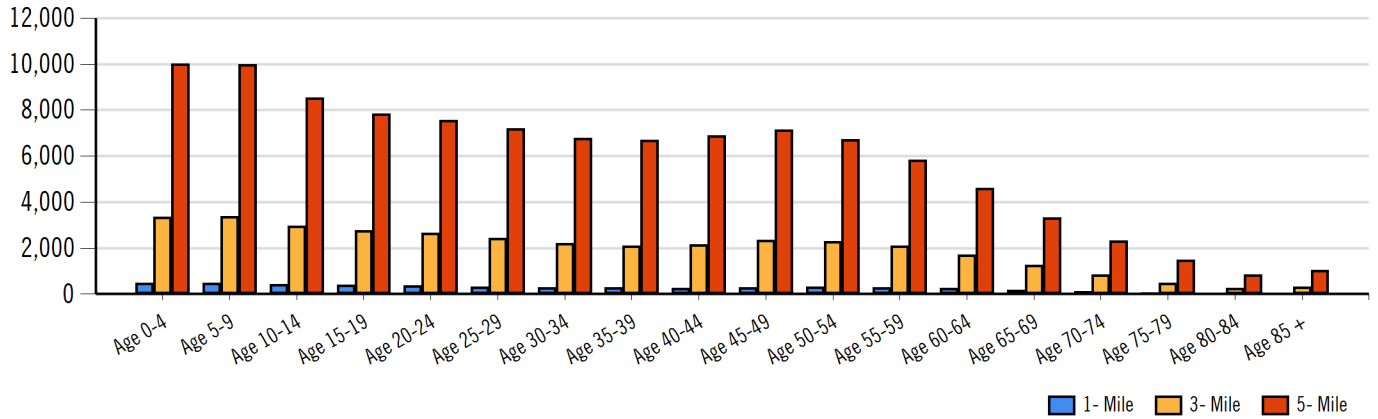
**Eastern Carolinas  
Commercial**  
REAL ESTATE

 **Catylist Research**

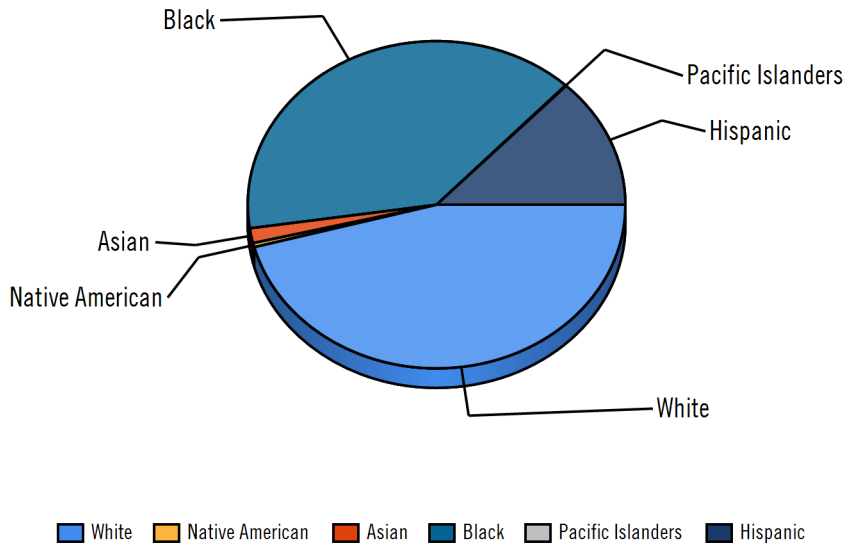
432 LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412  
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# Strickland Bridge Shopping Center

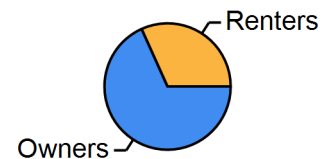
## Population by Distance and Age (2015)



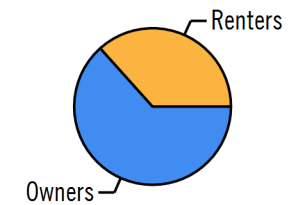
## Ethnicity within 5 miles



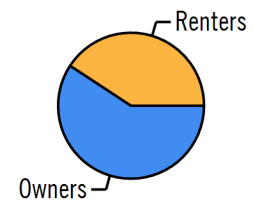
## Home Ownership 1 Mile



## 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 %



**Eastern Carolinas Commercial**  
REAL ESTATE



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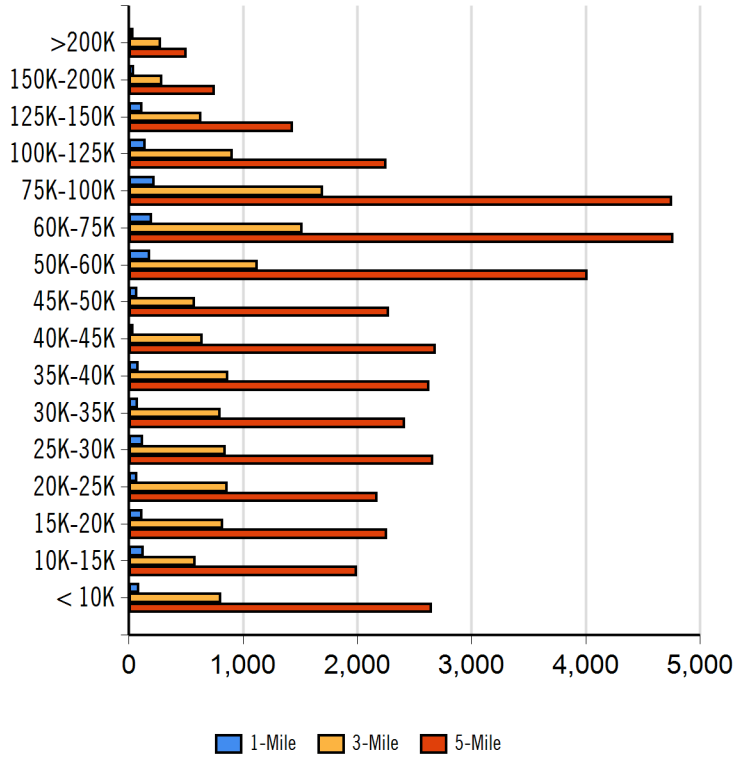
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# Strickland Bridge Shopping Center

## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	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.

# Strickland Bridge Shopping Center

## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	78,718,753		577,925,943		1,692,924,416	
<b>Average annual household</b>	48,472		42,900		42,187	
<b>Food</b>	6,370	13.14 %	5,721	13.34 %	5,647	13.39 %
Food at home	3,985		3,681		3,651	
Cereals and bakery products	559		516		511	
Cereals and cereal products	195		181		180	
Bakery products	363		334		331	
Meats poultry fish and eggs	817		769		764	
Beef	197		186		186	
Pork	150		144		144	
Poultry	153		145		144	
Fish and seafood	132		121		119	
Eggs	60		57		57	
Dairy products	411		373		369	
Fruits and vegetables	786		718		710	
Fresh fruits	122		111		110	
Processed vegetables	145		136		136	
Sugar and other sweets	145		135		134	
Fats and oils	121		112		112	
Miscellaneous foods	747		688		684	
Nonalcoholic beverages	347		327		325	
Food away from home	2,384		2,039		1,995	
Alcoholic beverages	382		321		314	
<b>Housing</b>	17,330	35.75 %	15,740	36.69 %	15,557	36.88 %
Shelter	10,523		9,501		9,390	
Owned dwellings	6,554		5,594		5,473	
Mortgage interest and charges	3,487		2,891		2,819	
Property taxes	2,036		1,751		1,709	
Maintenance repairs	1,031		951		944	
Rented dwellings	3,170		3,267		3,307	
Other lodging	798		639		609	
Utilities fuels	3,979		3,754		3,733	
Natural gas	415		385		381	
Electricity	1,559		1,499		1,493	
Fuel oil	154		141		139	
Telephone services	1,253		1,177		1,171	
Water and other public services	595		551		547	
<b>Household operations</b>	1,164	2.40 %	1,000	2.33 %	975	2.31 %
Personal services	375		303		291	
Other household expenses	785		694		680	
Housekeeping supplies	603		548		538	
Laundry and cleaning supplies	157		146		144	
Other household products	343		308		302	
Postage and stationery	102		93		91	
Household furnishings	1,059		936		920	
Household textiles	77		59		56	
Furniture	157		157		157	
Floor coverings	8		7		8	
Major appliances	142		140		141	
Small appliances	91		83		82	
Miscellaneous	583		488		474	
<b>Apparel and services</b>	1,440	2.97 %	1,273	2.97 %	1,245	2.95 %
Men and boys	314		261		250	
Men 16 and over	259		213		202	
Boys 2 to 15	54		48		47	
Women and girls	547		488		479	

# 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	%
<b>Total Expenditures</b>	78,718,753		577,925,943		1,692,924,416	
<b>Average annual household</b>	48,472		42,900		42,187	
<b>Transportation</b>	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	
<b>Health care</b>	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	
<b>Entertainment</b>	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	
<b>Miscellaneous</b>	795	1.64 %	717	1.67 %	713	1.69 %
<b>Cash contributions</b>	1,434		1,291		1,280	
<b>Personal insurance</b>	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