



NEW CONSTRUCTION RETAIL FOR LEASE

PROPERTY OVERVIEW

BUILDING 1 | \$22 PER SF

LEASE TYPE | NNN

UNIT SIZES | 1,400 +/- SF

DELIVERED | COLD DARK SHELL

ZONING | HIGHWAY COMMERCIAL

Prime retail space available in the newly constructed Stonegate Village Phase 2, located on Fayetteville Rd/401—the main corridor linking Fayetteville & Raeford, with excellent visibility & an average of 29,000 vehicles passing daily. Near Hoke Hospital, this high-traffic area is ideal for businesses seeking a presence in a growing community. Building 1 offers units of 1,400 +/- SF each, delivered as a cold dark shell, with additional leasing options negotiable. Tenants benefit from ample parking & a diverse tenant mix. Offered as NNN lease, with total monthly rent plus TICAM fees estimated at \$3,000 for the first lease year (subject to change)

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PHOTOS



BUILDING 1 | EXTERIOR



BUILDING 1 | EXTERIOR



BUILDING 1 | EXTERIOR



BUILDING 1 | EXTERIOR



BUILDING 1 | INTERIOR



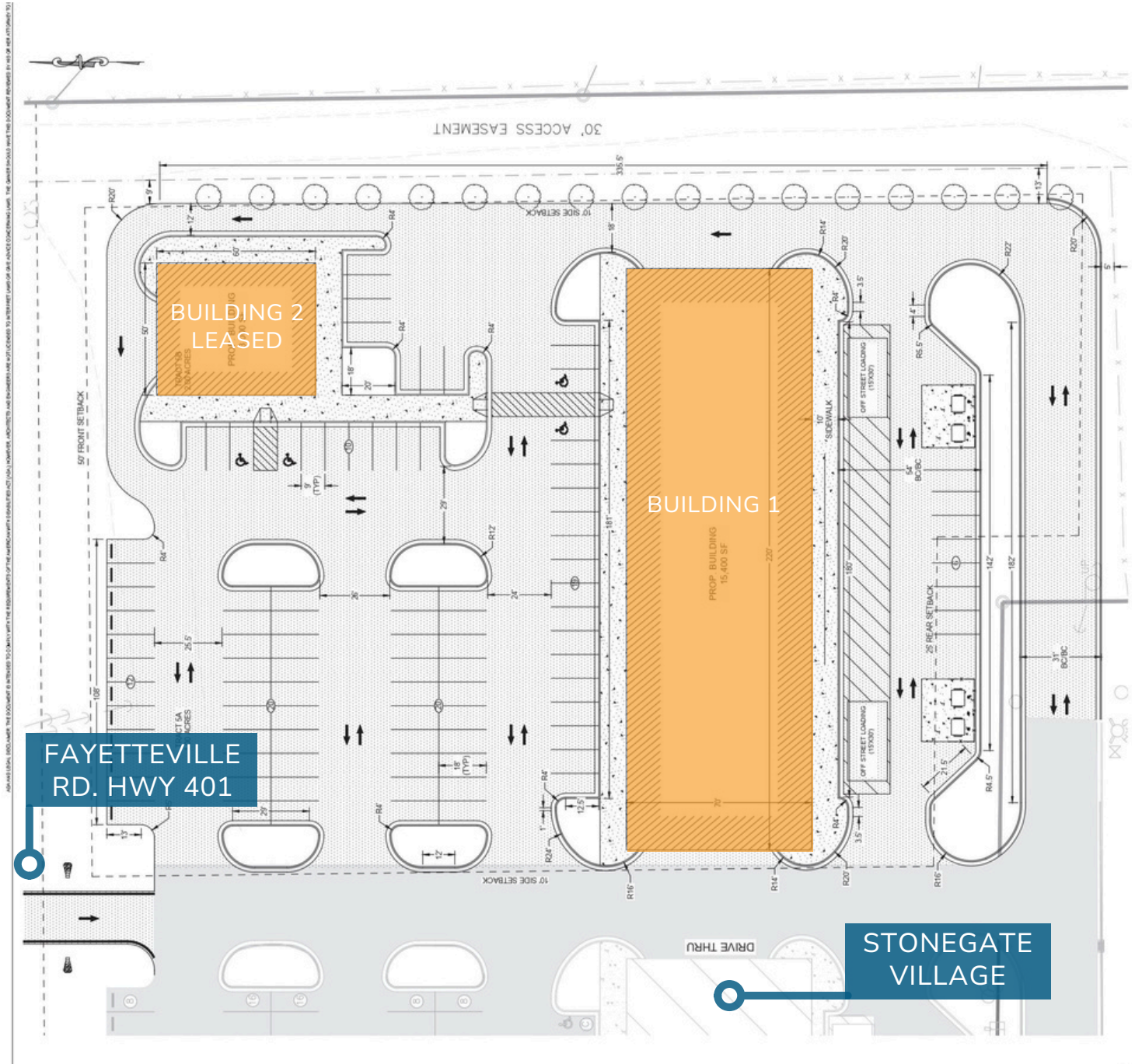
BUILDING 1 | INTERIOR

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SITE PLAN | BUILDING 1 & 2



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AERIAL

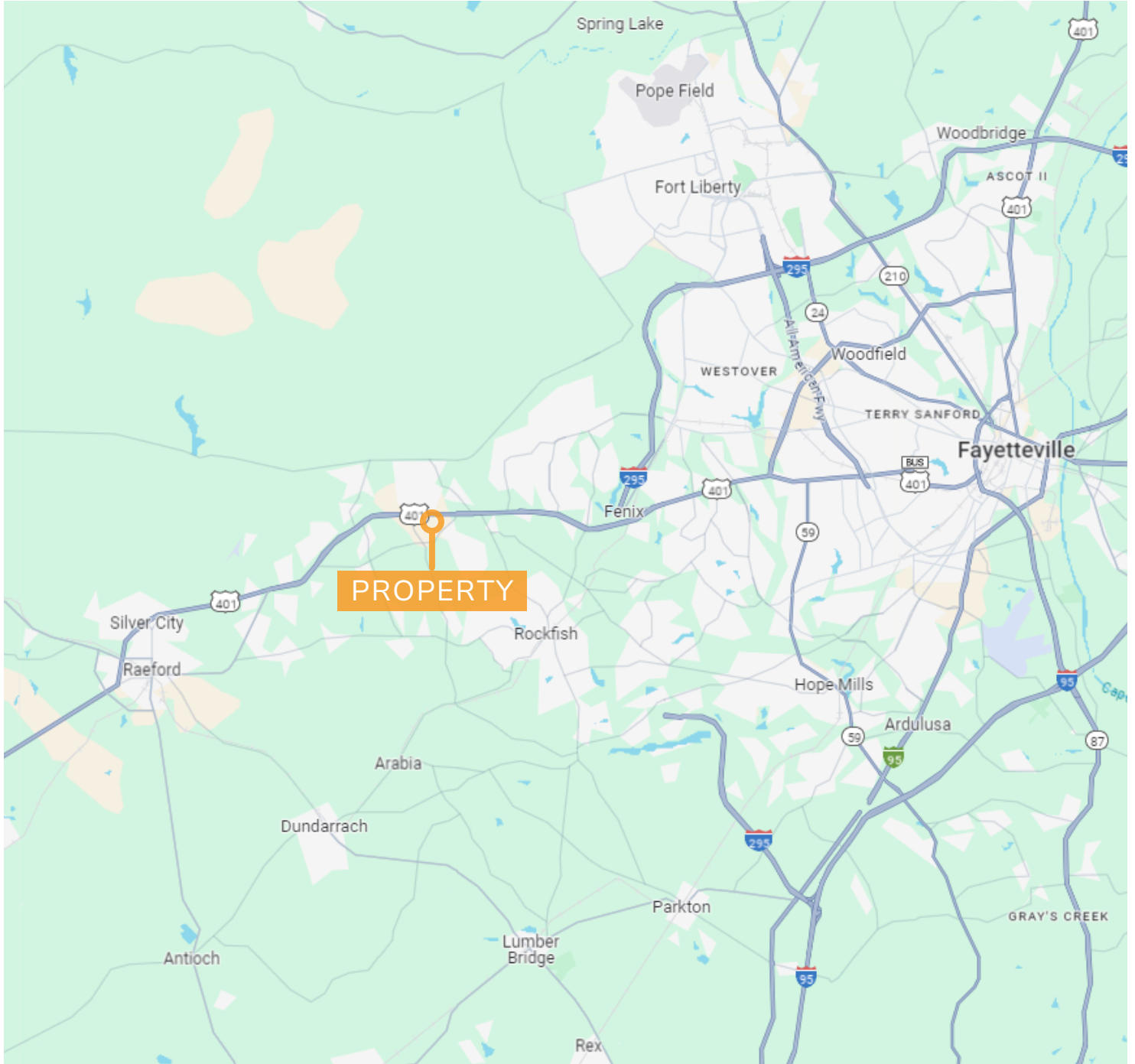


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LOCATION MAP



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