



## STONEGATE VILLAGE

### PROPERTY OVERVIEW

**AVAILABLE | UNIT 257 & 253**

**LEASE PRICE | \$3,000 & \$6,000**

**LEASE TYPE | NNN**

**SQUARE FOOTAGE | 1,400 - 2,800 +/- SF**

**ZONING | HIGHWAY COMMERCIAL**

Discover a prime retail opportunity on Fayetteville Rd/401, the main retail corridor connecting Fayetteville & Raeford. Situated near Hoke Hospital, this high-visibility location see approx. 30,000 vehicles passing by daily. Stonegate Village boasts multiple buildings, diverse tenants & ample parking. Three (3) in-line units in Stonegate Village Phase 1 are available. Each unit is approx. 1,400 +/- SF. They can be leased individually or together, with a total area of up to 4,200 +/- SF. The total monthly rent, including TICAM fees, is estimated at \$3,000 per 1,400 +/- SF unit for the first year, amount subject to change.

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**AERIAL**



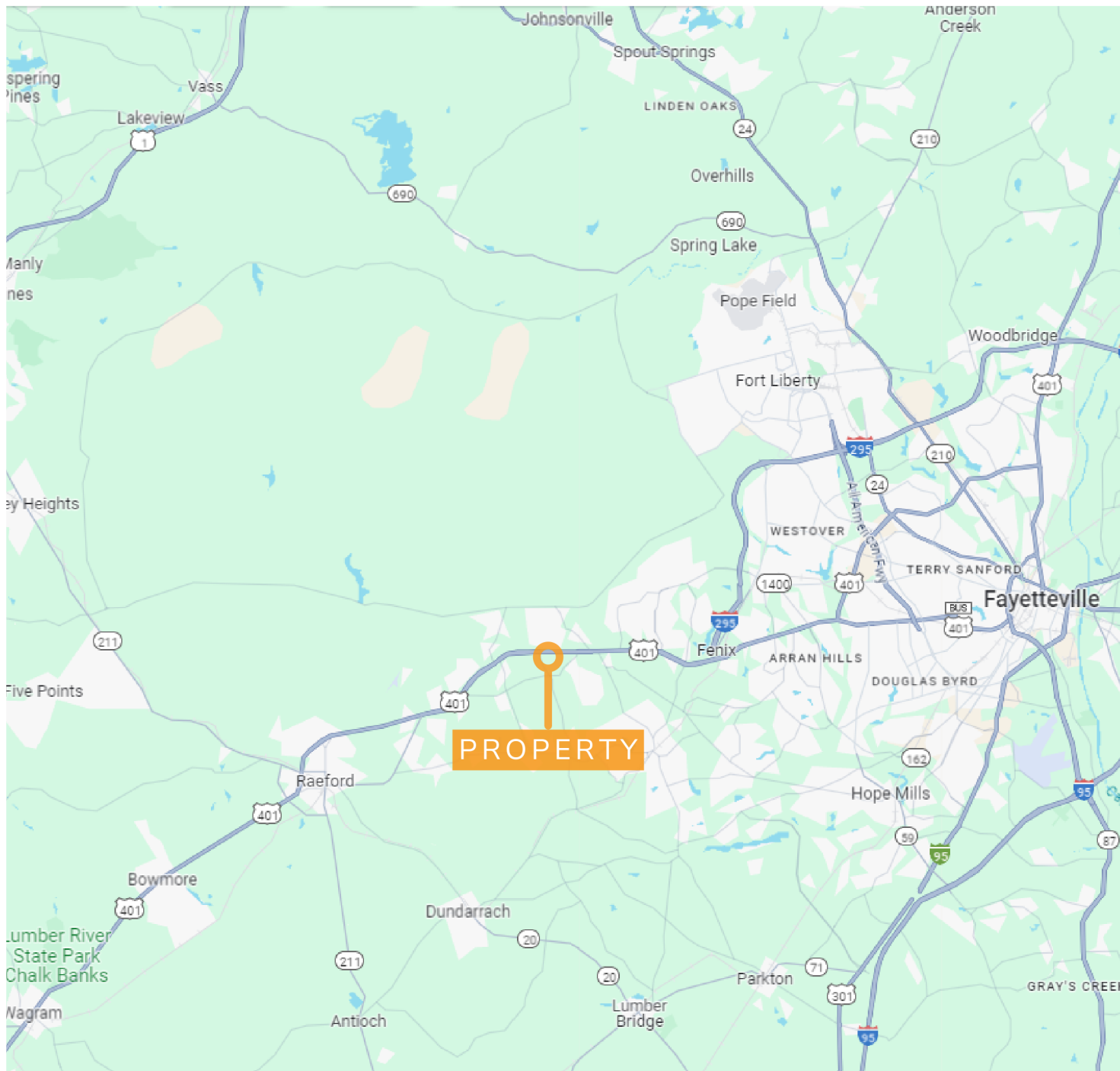
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## LOCATION MAP



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