



SHOPPING CENTER FOR SALE

PROPERTY OVERVIEW

SALE PRICE | \$3,500,000

SQUARE FEET | +/- 10,400 SF

ACREAGE | +/- 1.31 ACRES

PIN | 494660101388

ZONING | HIGHWAY COMMERCIAL

The Shoppes at Bedford is a +/- 10,400 SF neighborhood retail center located on 1.31 acres within Bedford Commercial, at the entrance to the 250+ home Bedford subdivision. The property features eight retail suites and is prominently positioned along the high-traffic Fayetteville Rd/US-401 corridor connecting Fayetteville and Raeford, with an average daily traffic count of approximately 30,000 vehicles. The center currently has 7 of 8 units leased, providing flexibility for investors with a partially occupied asset in a highly visible, growing residential area.

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PHOTOS

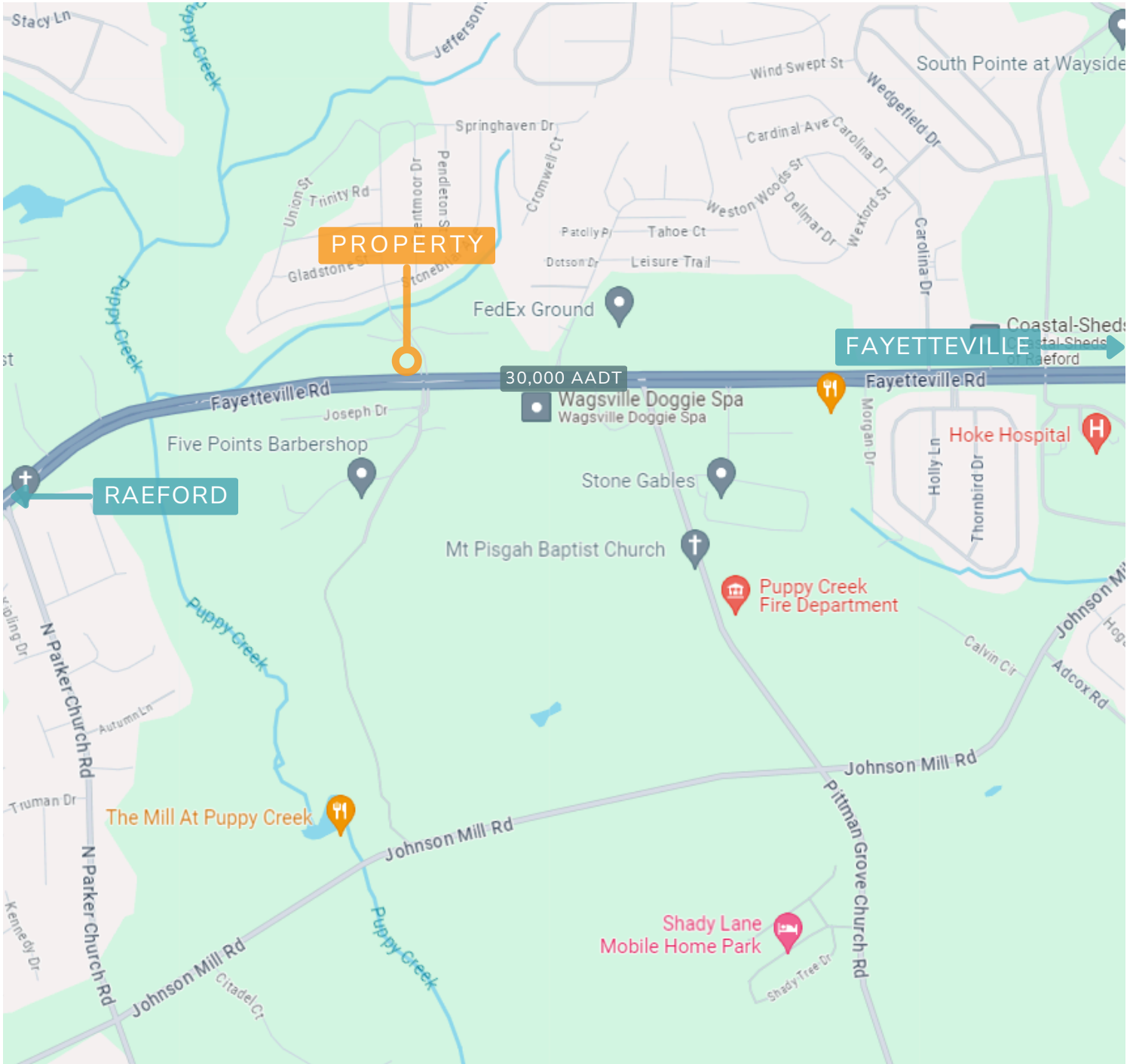


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AREA MAP

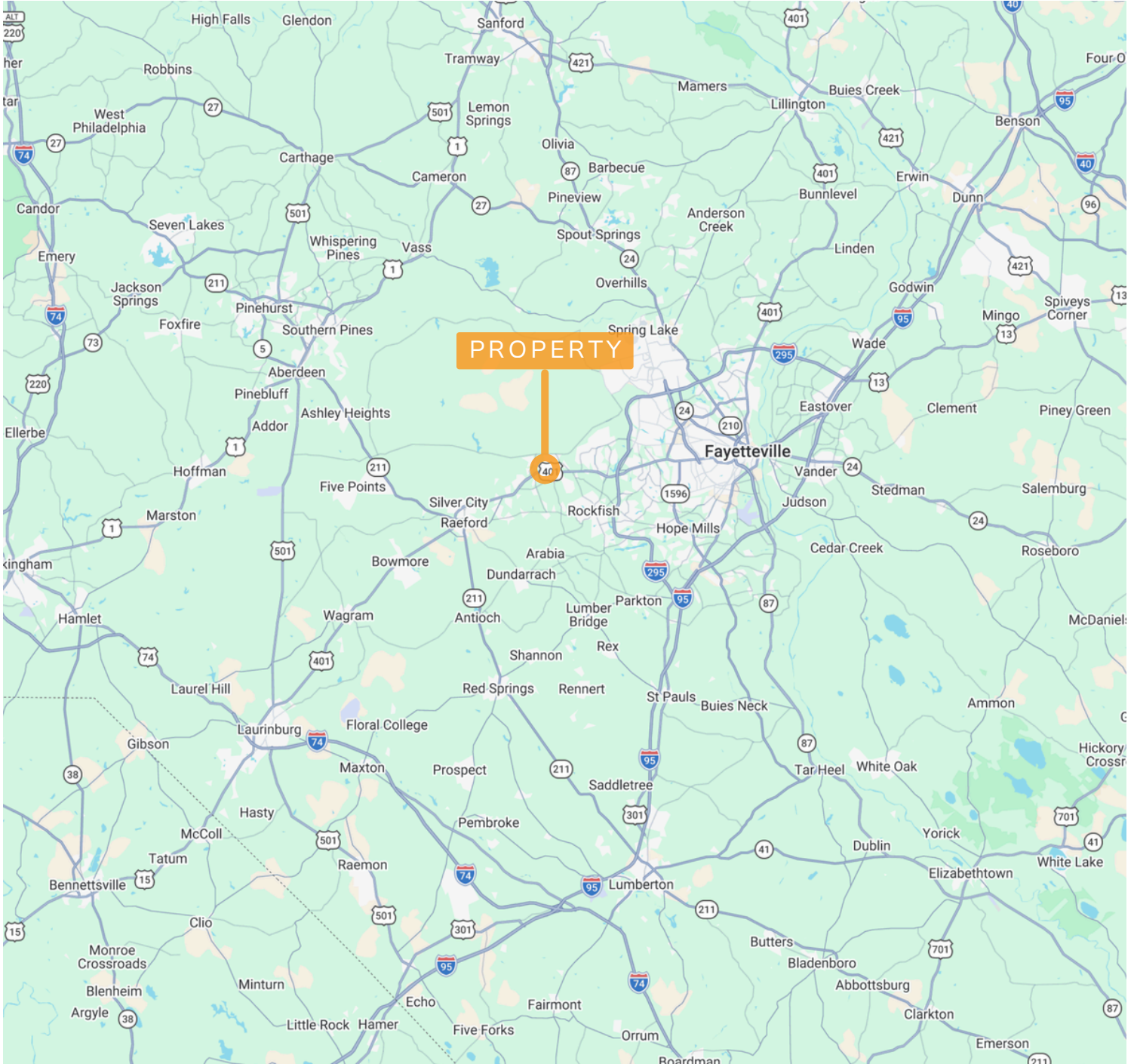


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LOCATION MAP



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