

RETAIL SPACE for LEASE

3943 Dunn Road, Eastover

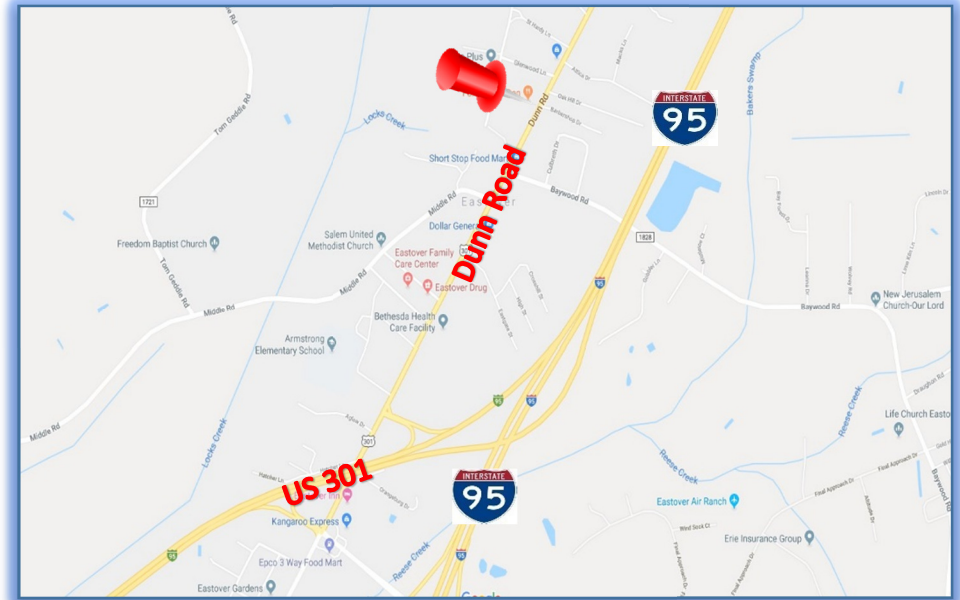


Property Overview:

Great location in Eastover, a submarket of Fayetteville. Located in the Eastover Town Center, a 6,750 SF strip center on Dunn Road that also houses Fox's Pizza, Fantastic Sams and the Mail Depot. Within a few minutes of I-95 and many housing developments. Cold Dark Shell with a TI allowance available. Perfect for a nail salon, retail food, pet grooming, office or clinic.

Offering Summary:

Lease Price: \$1,250 per month
SF Available: 1,250+/-
Zoning: Central Business



Information is deemed reliable but not guaranteed



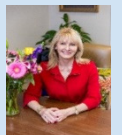
Franklin Johnson
 910-818-8400
 Jfjohnson1@nc.rr.com

231 Fairway Drive
Fayetteville, NC 28305
 910-864-2626

www.franklinjohnsoncommercial.com

Malinda Craven
 910-322-6535

Malindacraven@gmail.com



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	1,292	5,505	13,495
2018 Estimate	1,279	5,475	13,452
2010 Census	1,171	5,169	12,861
Growth 2018 - 2023	1.02%	0.55%	0.32%
Growth 2010 - 2018	9.22%	5.92%	4.60%
2018 Population by Hispanic Origin	53	270	762
2018 Population	1,279	5,475	13,452
White	973 76.08%	3,883 70.92%	8,549 63.55%
Black	234 18.30%	1,289 23.54%	4,055 30.14%
Am. Indian & Alaskan	26 2.03%	108 1.97%	271 2.01%
Asian	15 1.17%	65 1.19%	175 1.30%
Hawaiian & Pacific Island	3 0.23%	10 0.18%	28 0.21%
Other	29 2.27%	121 2.21%	374 2.78%
U.S. Armed Forces	10	56	199
Households			
2023 Projection	517	2,146	5,282
2018 Estimate	511	2,134	5,265
2010 Census	465	2,007	5,020
Growth 2018 - 2023	1.17%	0.56%	0.32%
Growth 2010 - 2018	9.89%	6.33%	4.88%
Owner Occupied	360 70.45%	1,659 77.74%	3,905 74.17%
Renter Occupied	152 29.75%	475 22.26%	1,361 25.85%
2018 Households by HH Income	512	2,134	5,264
Income: <\$25,000	121 23.63%	574 26.90%	1,559 29.62%
Income: \$25,000 - \$50,000	120 23.44%	546 25.59%	1,362 25.87%
Income: \$50,000 - \$75,000	129 25.20%	366 17.15%	826 15.69%
Income: \$75,000 - \$100,000	74 14.45%	260 12.18%	572 10.87%
Income: \$100,000 - \$125,000	34 6.64%	166 7.78%	378 7.18%
Income: \$125,000 - \$150,000	2 0.39%	91 4.26%	275 5.22%
Income: \$150,000 - \$200,000	11 2.15%	70 3.28%	174 3.31%
Income: \$200,000+	21 4.10%	61 2.86%	118 2.24%
2018 Avg Household Income	\$64,171	\$63,473	\$60,738
2018 Med Household Income	\$52,112	\$47,476	\$44,980

