

FOR LEASE

201 Hay Street #302
Fayetteville, NC 28301



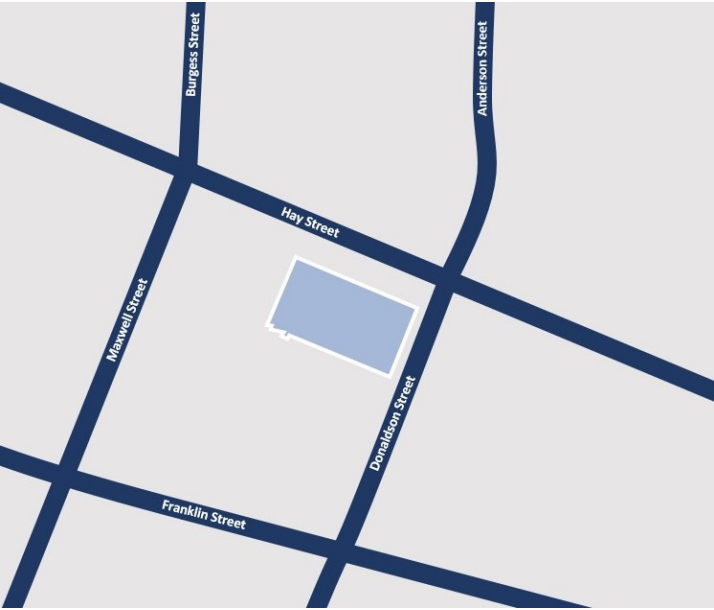
CLASS A OFFICE SPACE FOR LEASE

Offering Summary

- Lease Price: \$6,276.00/Month Full Service
- Size: 3,586 +/- Square Feet
- Zoned: DT
- Traffic Count: 9,000 VPD
- Services Included: Utilities, Janitorial, Maintenance, Parking Deck

Property Description

This third floor office suite has 6 offices, IT closet, a kitchen, and a large open space in the center perfect for cubicles. This is a gross lease. Suite 302 is 3,586 square feet. The Robert C. Williams Center is a 57,000 plus square foot Class A office building in Downtown Fayetteville. The building has many amenities such as a marble lobby with two elevators, covered parking deck and a keycard system for 24/7 access. The Segra Baseball Stadium is just a one-minute walk down the street. Fort Bragg is only a 10–15-minute drive. Museums, shopping, restaurants, art galleries, & breweries within a 1–2-minute walk. This iconic building gives your business an instantly recognizable address. Employee satisfaction is high in the historic downtown area due to the recent revitalization efforts. Beautiful new apartments and townhomes are a 1–5-minute walk.



Malinda Craven

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**Franklin
Johnson**
Commercial Real Estate



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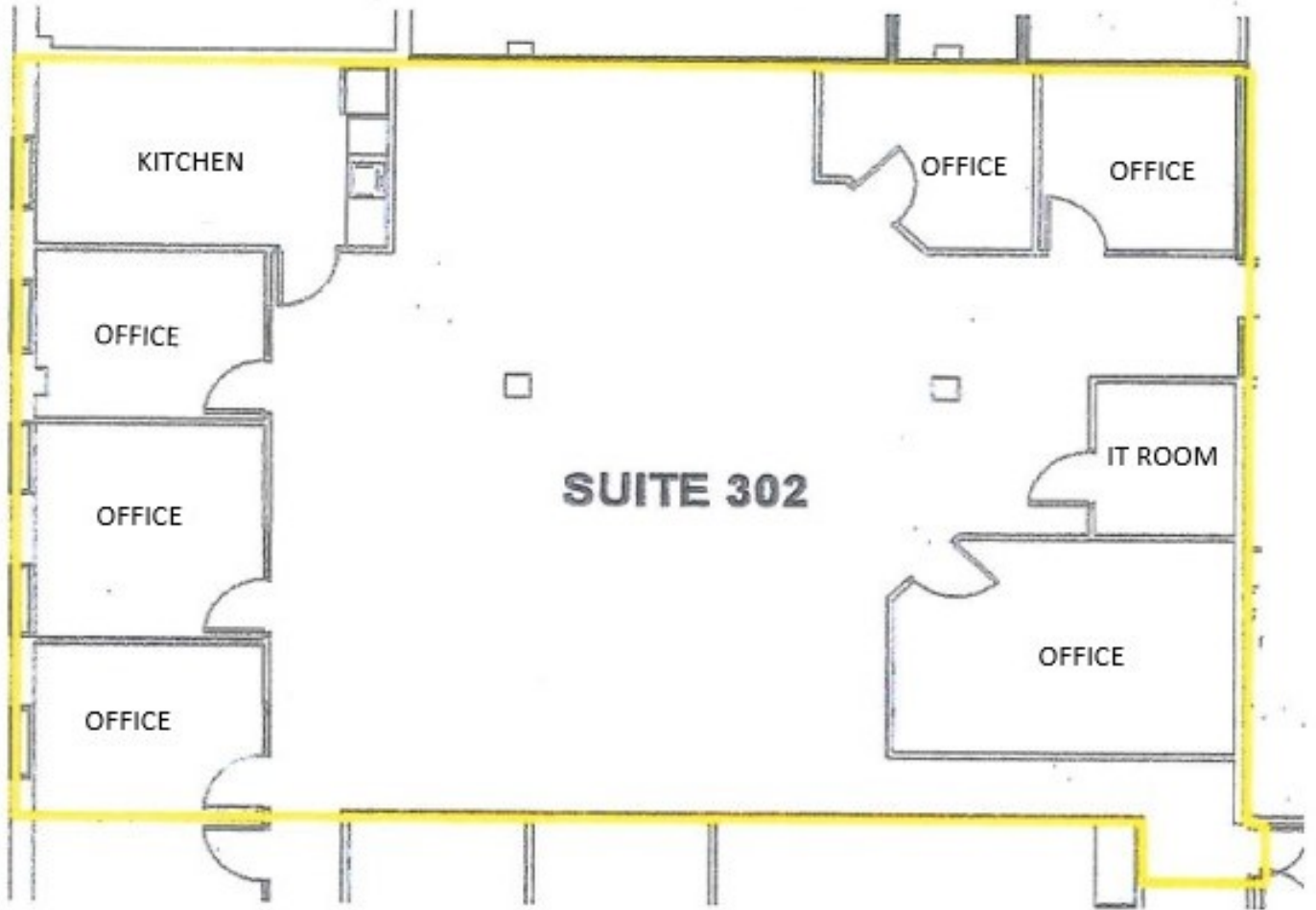
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Demographic Summary Report

Robert C. Williams Business Center				
201 Hay St, Fayetteville, NC 28301				
Building Type: Class A Office	Total Available: 3,586 SF			
Class: A	% Leased: 93.71%			
RBA: 57,000 SF	Rent/SF/Yr: \$20.00			
Typical Floor: 14,250 SF				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2027 Projection	5,404	36,624	94,717	
2022 Estimate	5,187	35,926	93,002	
2010 Census	4,000	34,307	90,900	
Growth 2022 - 2027	4.18%	1.94%	1.84%	
Growth 2010 - 2022	29.68%	4.72%	2.31%	
2022 Population by Hispanic Origin	207	2,079	8,338	
2022 Population	5,187	35,926	93,002	
White	1,336 25.76%	14,924 41.54%	40,844 43.92%	
Black	3,534 68.13%	18,448 51.35%	43,898 47.20%	
Am. Indian & Alaskan	108 2.08%	692 1.93%	1,740 1.87%	
Asian	54 1.04%	594 1.65%	2,280 2.45%	
Hawaiian & Pacific Island	1 0.02%	63 0.18%	270 0.29%	
Other	153 2.95%	1,206 3.36%	3,969 4.27%	
U.S. Armed Forces	90	788	2,737	
Households				
2027 Projection	1,974	15,197	39,355	
2022 Estimate	1,876	14,888	38,587	
2010 Census	1,530	14,670	38,196	
Growth 2022 - 2027	5.22%	2.08%	1.99%	
Growth 2010 - 2022	22.61%	1.49%	1.02%	
Owner Occupied	624 33.26%	7,123 47.84%	19,588 50.76%	
Renter Occupied	1,252 66.74%	7,765 52.16%	18,999 49.24%	
2022 Households by HH Income				
Income: <\$25,000	893 47.58%	5,742 38.57%	13,074 33.88%	
Income: \$25,000 - \$50,000	421 22.43%	3,669 24.64%	10,780 27.94%	
Income: \$50,000 - \$75,000	241 12.84%	2,113 14.19%	6,030 15.63%	
Income: \$75,000 - \$100,000	101 5.38%	1,207 8.11%	3,448 8.94%	
Income: \$100,000 - \$125,000	82 4.37%	873 5.86%	2,224 5.76%	
Income: \$125,000 - \$150,000	57 3.04%	488 3.28%	1,292 3.35%	
Income: \$150,000 - \$200,000	36 1.92%	369 2.48%	830 2.15%	
Income: \$200,000+	46 2.45%	427 2.87%	911 2.36%	
2022 Avg Household Income	\$46,421	\$54,356	\$54,637	
2022 Med Household Income	\$26,978	\$35,804	\$39,305	

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4/18/2023

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