

# FOR SALE

1609,1611,1613 Owen Drive,  
Fayetteville, NC 28306



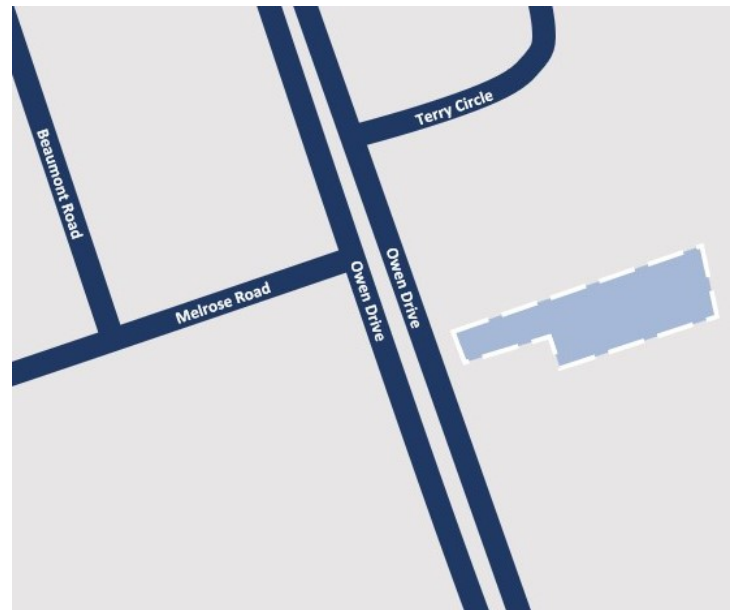
## 3 BUILDINGS FOR SALE ACROSS FROM CAPE FEAR VALLEY

### Offering Summary

Sale Price: \$1,700,000  
Size: 10,294 +/- Square Feet 0.75 Acres  
Zoned: P1—Professional District  
OI—Office & Institutional  
Traffic Count: 28,500 VPD (NC DOT 2022)

### Property Description

Prime location across from Cape Fear Valley Medical Center and the new Medical School which plans to open in 2026 (5th in NC). This property has three (3) fully leased buildings totaling over \$149,000.00 in income a year, 10,00 square feet of office space, and sites on approximately 0.75 acres. Land values will only continue to rise along this busy retail and medical corridor due to the enormous on-going impact of the \$110 million hospital expansion and the Medical School. Almost ten minutes from I-95, NC-295, and 1-mile from All American Expressway, this location is close to many retail, fast food restaurants, Cross Creek Mall, and grocery stores. Purchase the property and use the income while watching your values go up!



**Malinda Craven**

910.322.6535 | malindacraven@gmail.com

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