

FOR SALE

**2153 Valleygate Drive, Unit 1,
Fayetteville, NC 28304**

**Franklin
Johnson**
Commercial Real Estate



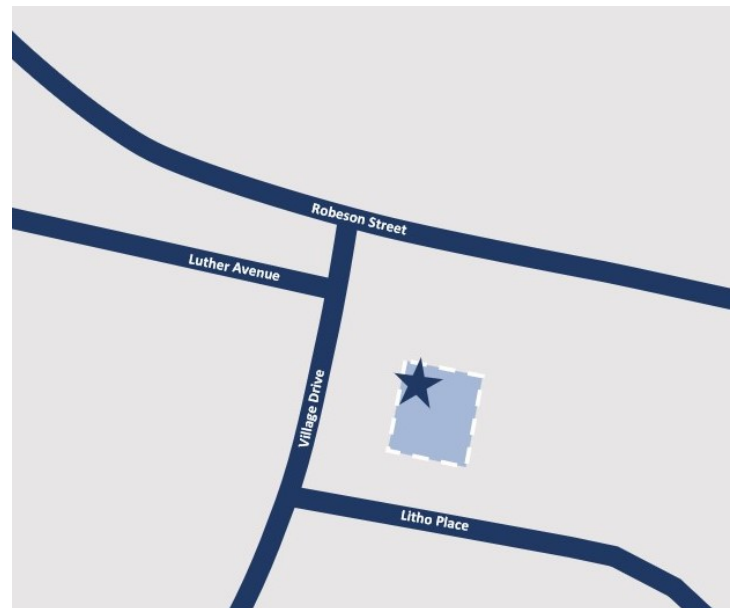
2,375 +/- SF OFFICE FOR SALE IN ONE VILLAGE PLAZA

Offering Summary

Sale Price: \$405,000
Size: 2,375 +/- SF
Zoned: OI—Office & Institutional

Property Description

Former lunch deli space in busy One Village Plaza. This space is approximately 2375 square feet and could be used as a restaurant or turned into an office. One Village Plaza is filled with numerous dental, medical, and other professional office users who would love a restaurant or make this into a new office space. This development is located at the intersection of Village Drive and Robeson Street. There is plenty of parking and it is located on the first floor with a common area patio that can be used for outside seating for a restaurant. It is the first building on the left as you turn onto Litho Place making it easy for your customers to find. Located minutes from Cape Fear Valley Medical Center and the soon to come Medical School campus.



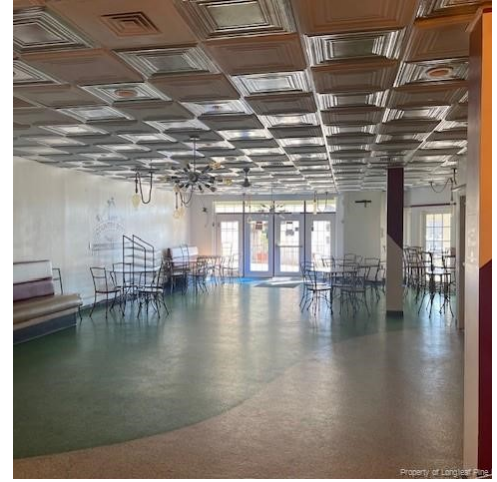
Malinda Craven

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