

FOR SALE

6105, 6113, 6207, 6217 –6219 & 6243
#101—#106 Yadkin Rd, Fayetteville, NC



±7.48 AC COMMERCIAL PROPERTY FOR SALE ON YADKIN ROAD

Offering Summary

- Sale Price: \$4,950,000.00
- Size: ±42,255 SF Retail Space | ±7.48 AC
- Zoned: CC—Community Commercial

Property Description

This property is comprised of ±42,255 SF of retail space with ±3.8 acres of excess commercial land for development. There are a total of 16 tenants, mostly on short term leases. The current gross revenue is \$33,777.50 per month or \$405,330.00 per year. This equates to \$9.56/SF on a gross lease basis which is considered to be well below market levels. The property has great visibility and access. Historical occupancy rates are close to 100% and many tenants have been there for decades. Site improvements include asphalt paving, concrete walks, fencing, pole signage, landscaping, numerous curb cuts, and generous parking. Public utilities. Total acreage is ±7.48. Property has not been surveyed and land sizes have been estimated.

This property is shown as #1 on the last page.



Michael Paschal

910.527.5990 | paschal@nc.rr.com

Malinda Craven

910.322.6535 | malindacraven@gmail.com

FOR SALE

6105, 6113, 6207, 6217 –6219 & 6243
#101—#106 Yadkin Rd, Fayetteville, NC



±7.48 AC COMMERCIAL PROPERTY FOR SALE ON YADKIN ROAD



Michael Paschal

910.527.5990 | paschal@nc.rr.com

Malinda Craven

910.322.6535 | malindacraven@gmail.com

FOR SALE

6105, 6113, 6207, 6217 –6219 & 6243
#101—#106 Yadkin Rd, Fayetteville, NC



±7.48 AC COMMERCIAL PROPERTY FOR SALE ON YADKIN ROAD



Michael Paschal

910.527.5990 | paschal@nc.rr.com

Malinda Craven

910.322.6535 | malindacraven@gmail.com

FOR SALE

6105, 6113, 6207, 6217 –6219 & 6243
#101—#106 Yadkin Rd, Fayetteville, NC



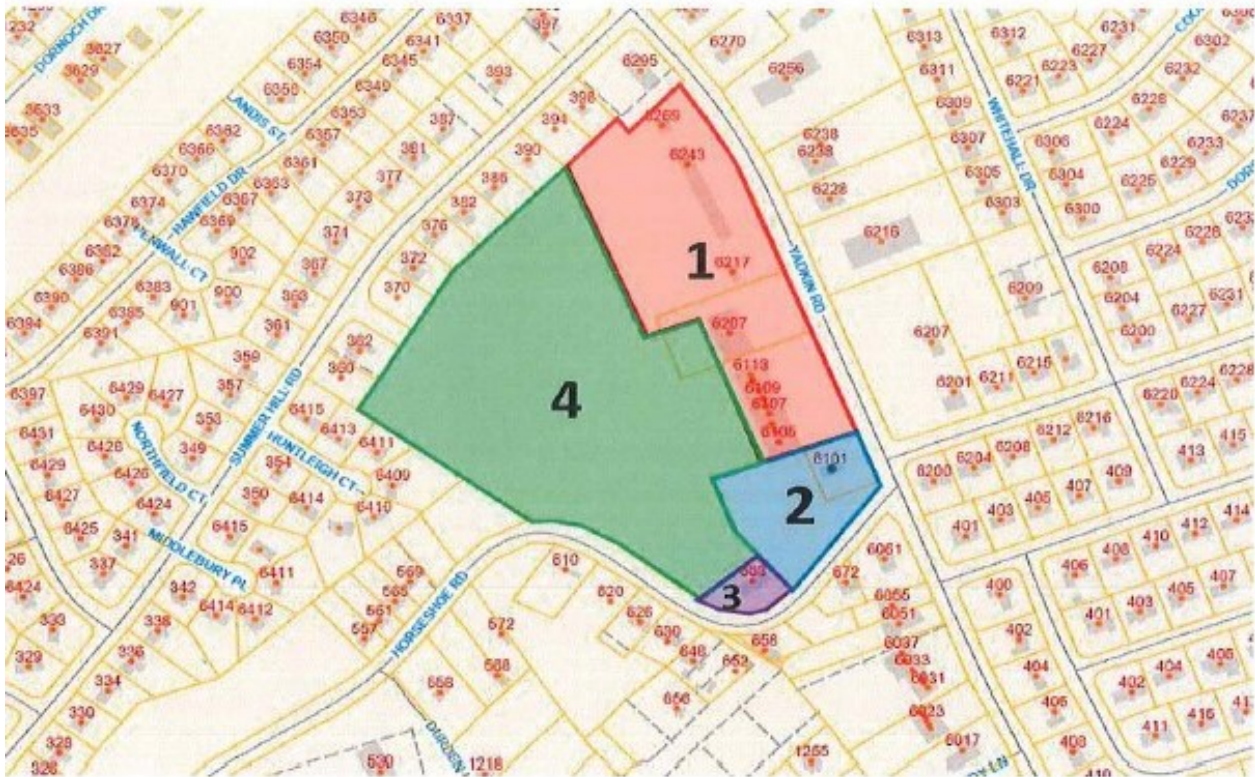
±7.48 AC COMMERCIAL PROPERTY FOR SALE ON YADKIN ROAD



Michael Paschal
910.527.5990 | paschal@nc.rr.com
Malinda Craven
910.322.6535 | malindacraven@gmail.com

FOR SALE

6105, 6113, 6207, 6217 –6219 & 6243
 #101—#106 Yadkin Rd, Fayetteville, NC



Lot	PIN	Address	Legal Description	Acreage	Broke Value
1	A portion of 0409-21-9023 & A portion of 0409-20-6960	6105-6113, 6207, 6217-6219 & 6243 #101-#106 YADKIN RD	SUMMERHILL PLAZA LO:3 SE:01 PL:0091-0183	7.48	\$4,950,000.00
2	A portion of 0409-30-1694 & 0409-20-6960	6101 YADKIN RD	SUMMERHILL PLAZA LO:2 SE:01 PL:0091-0183	2.45	\$1,400,000.00
3	A portion of 0409-20-6960	663 HORSESHOE ROAD	SUMMERHILL PLAZA LO:3 SE:01 PL:0091-0183	0.92	\$395,000.00
4	A portion of 0409-20-6960 & a portion of 0409-21-9023	6105 A YADKIN RD (Rear Property)	SUMMERHILL PLAZA LO:3 SE:01 PL:0091-0183	12.93	\$895,000.00

Total **23.78** **\$7,640,000.00**

****ALL ACREAGE TO BE DETERMINED BY BUYER****

Michael Paschal

910.527.5990 | paschal@nc.rr.com

Malinda Craven

910.322.6535 | malindacraven@gmail.com