

FOR LEASE

**409 Chicago Drive—Suites 109 & 110
Fayetteville, NC 28306**

**Franklin
Johnson**
Commercial Real Estate



±2,378 SF OFFICE SPACE ON CHICAGO DRIVE

Offering Summary

Lease Price: \$2,100 / Month
Size: 2,378 +/- Square Feet
Zoned: CC— Community Commercial
Traffic Count: 23,000 VPD (NCDOT 2024) on MLK FWY

Property Description

GREAT FLEX SPACE OPPORTUNITY! Units 109 & 110 have been combined to create approximately 2,378 SF of versatile flex space, featuring 1,800 SF of office space and 578 SF of warehouse space with a bay door. (Suite 109 is 1,160 SF and Suite 110 is 1,218 SF). This move-in-ready property offers 4 private offices, a spacious reception/meeting area, 2 separate bathrooms, and functional warehouse space, making it ideal for a variety of business and service uses. Conveniently located just off MLK, with quick access to I-95, Downtown Fayetteville, and surrounding commercial areas. A great opportunity for an owner-user or investor seeking a well-located, functional commercial space.



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910.818.8400 |

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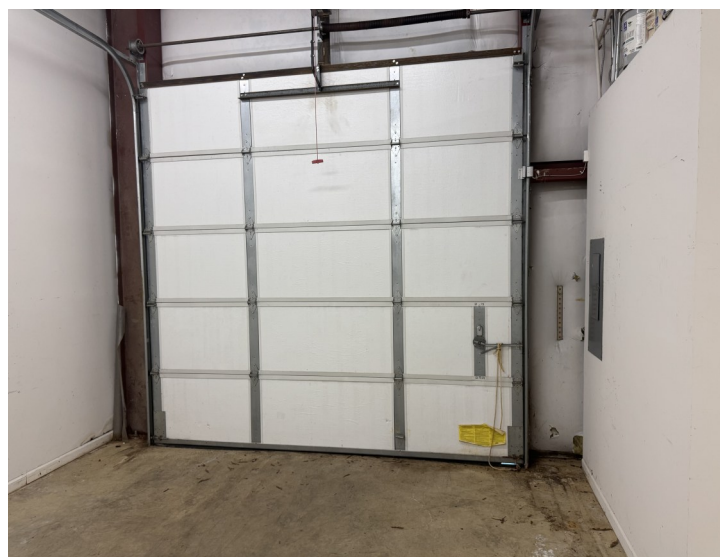
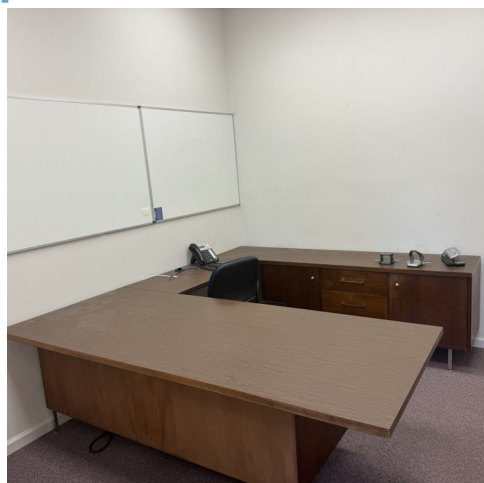
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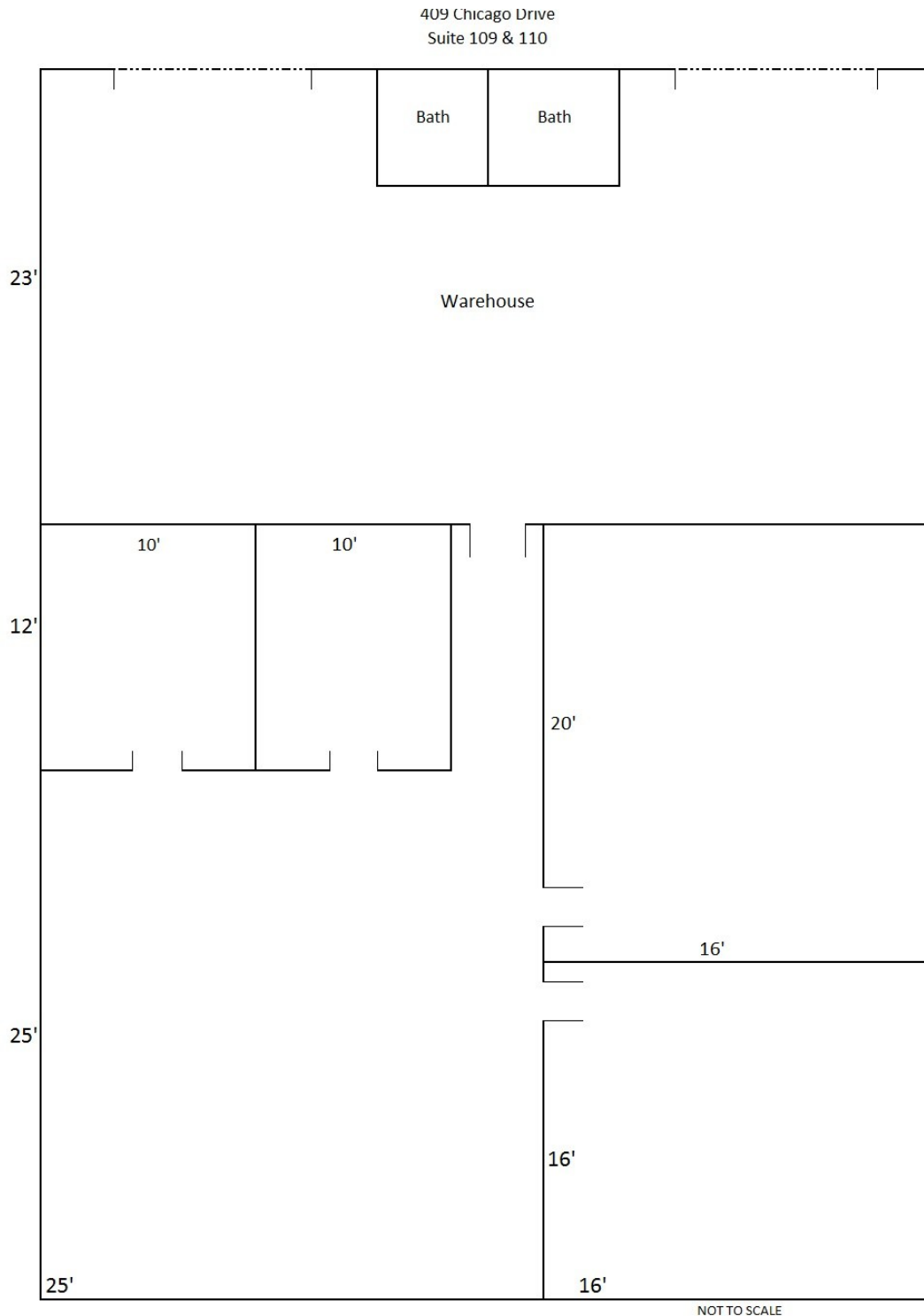
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