



## KEY FEATURES

- ±14,242 SF freestanding building with drive-thru
- ±1.75 acre site
- High VPD corner of Rowan St. (±28,000 VPD) and Ramsey St. (±21,000 VPD)
- Signalized intersection
- No existing lease on property
- Pylon signs
- Ample parking
- Built in 2004

FREESTANDING RETAIL

FOR SALE

## DARK WALGREENS - FAYETTEVILLE

108 Rowan Street  
Fayetteville, NC 28301

This ±14,242 SF former Walgreens is located on a strong intersection in Fayetteville, the fifth largest metro area in the state. Fort Bragg and Pope Air Force Base provide a solid foundation that helps the area stay strong regardless of the nation's economy.

Downtown Fayetteville is a hub for restaurants, services, retail, lodging and entertainment, and the region has a low unemployment rate and over 6,500 highly trained and disciplined military retirees every year.

Repurpose the current building for a new retail use or redevelop the ±1.75 acres to suit your needs.

LEARN MORE ABOUT THIS PROPERTY

### STEVE VALLOS

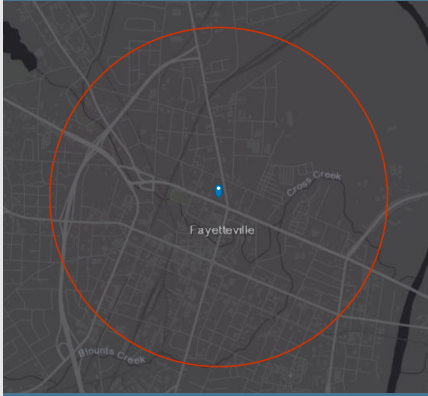
Steve@commercialrealtync.com

336.793.0890, ext 105

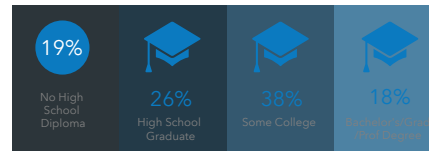
## 1 MILE RADIUS

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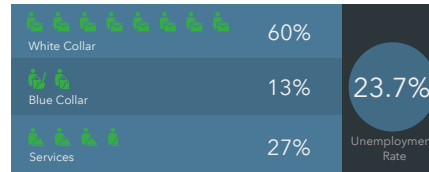
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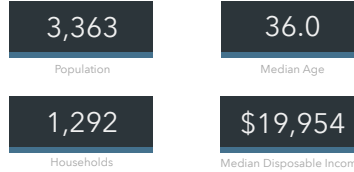
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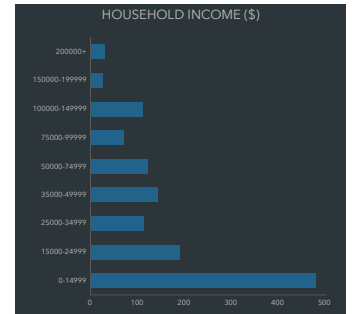
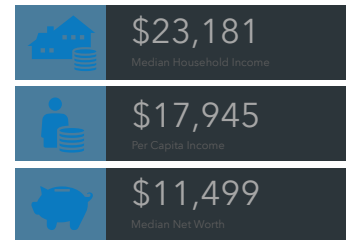
#### EMPLOYMENT



#### KEY FACTS



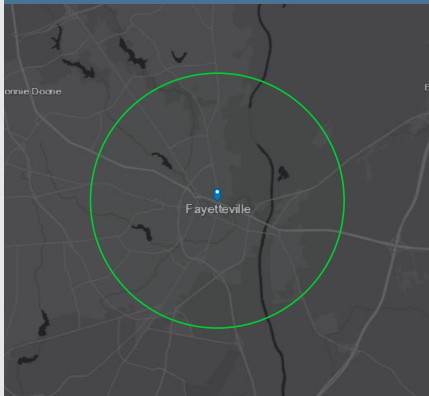
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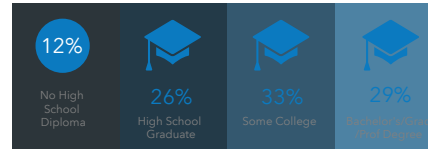
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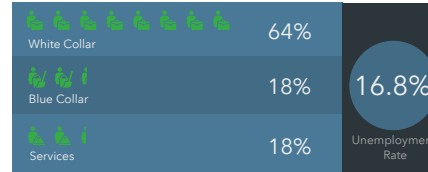
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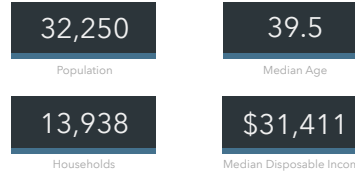
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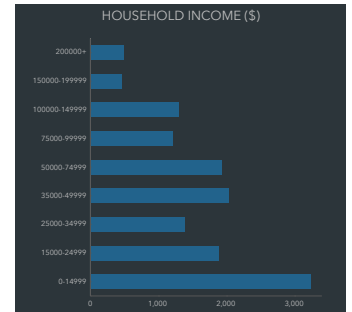
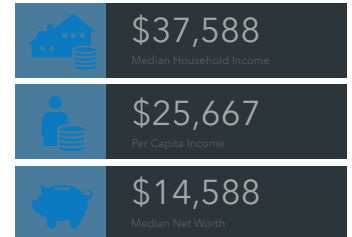
#### EMPLOYMENT



#### KEY FACTS



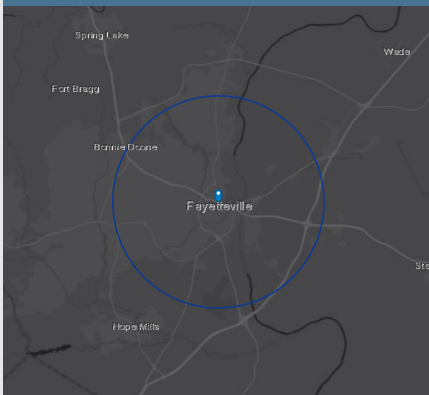
#### INCOME



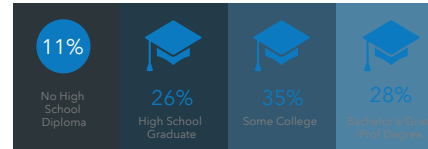
## 5 MILE RADIUS

### DEMOGRAPHIC PROFILE

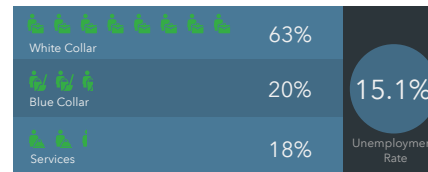
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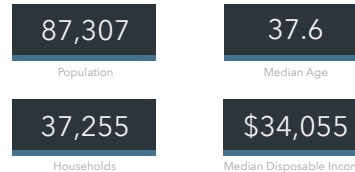
#### EDUCATION



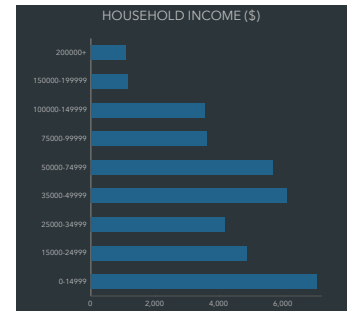
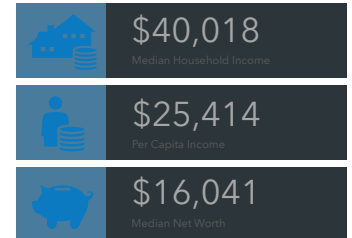
#### EMPLOYMENT



#### KEY FACTS



#### INCOME

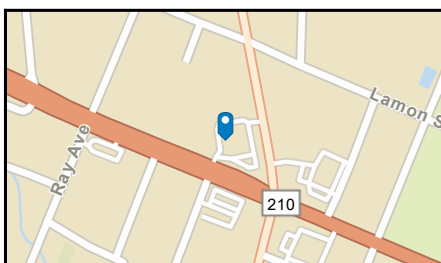




## Traffic Count Map - Close Up

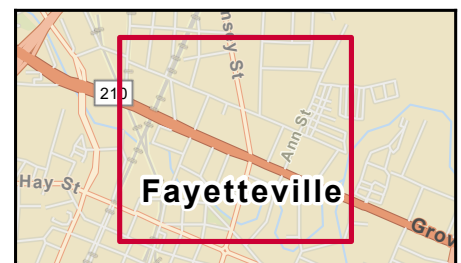
108 Rowan Street  
108 Rowan St, Fayetteville, North Carolina, 28301  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.05813  
Longitude: -78.87763



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).

February 16, 2021



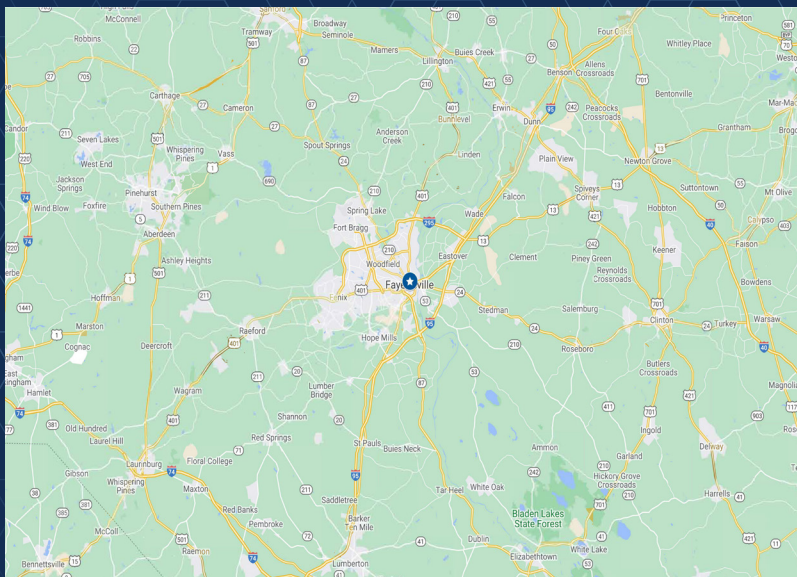
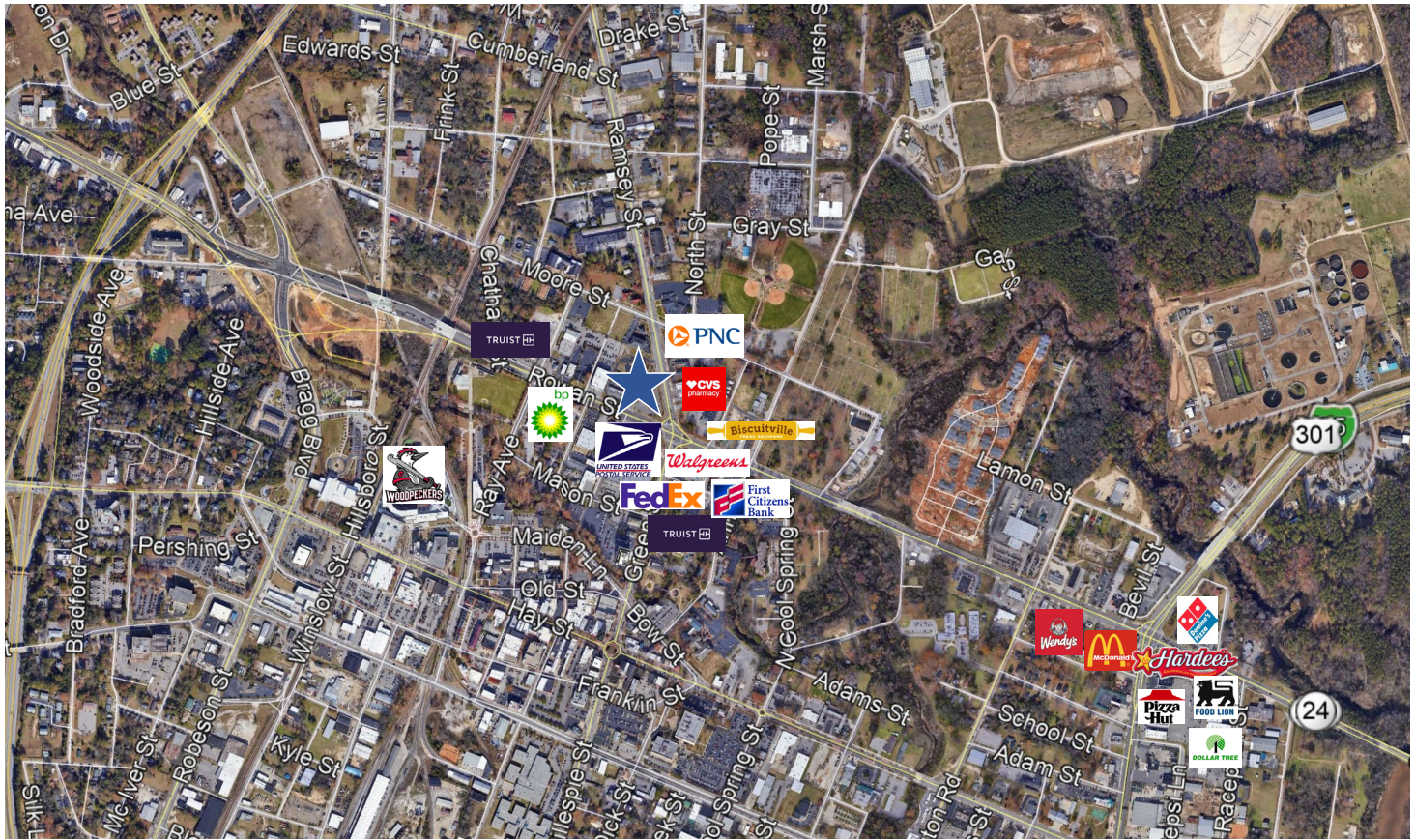


# DARK WALGREENS - FAYETTEVILLE

LOCATION					
Address	108 Rowan Street	City / Zip	Fayetteville / 28301	County	Cumberland
PROPERTY DETAILS					
Property Type	Freestanding Retail	Acres ±	1.75	Available SF ±	14,242
Building SF ±	14,242	Year Built	2001		
TAX INFORMATION					
Zoning	DT	Tax Pin	0437-66-6097		
PRICING & TERMS					
Pricing Guidance	\$1,100,000*	Delivery	As-Is		

\*Pricing and terms subject to approval by Walgreen Co..





## LOCATION FEATURES

- High VPD corner of Rowan St. (±28,000 VPD) and Ramsey St. (±21,000 VPD)
- Signalized intersection
- Established retailers in the area
- Located in Fayetteville, the fifth largest metro area and one of the best retail markets in North Carolina
- Home of Fort Bragg and Pope Air Force Base, the region boasts low unemployment and high volume of highly trained employees