

FORMER RITE AID FOR REDEVELOPMENT

108 ROWAN ST | FAYETTEVILLE, NC 28301



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**THE
PROVIDENCE GROUP**
EXCELLENCE IN RETAIL REAL ESTATE

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FOR LEASE

PROUD PARTNER
XTEAM
RETAIL ADVISORS

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PROPERTY INFORMATION

Leasing Rate: Please Call
Total Square Footage : 14,242 SF
Acreage: 1.75 ac

PROPERTY DESCRIPTION

Freestanding building located at the fully signalized intersection of Rowan St and Ramsey St. Property can be redeveloped as two separate uses as shown on the exhibit on page 3.

DEMOGRAPHICS (2021)

	1 MILE	3 MILE	5 MILE
POPULATION	3,477	32,775	86,478
AVERAGE HH INCOME	\$44,641	\$55,444	\$57,962
MEDIAN HH INCOME	\$32,129	\$40,443	\$44,003
BUSINESS ESTABLISHMENTS	831	2,885	5,800
DAYTIME EMPLOYMENT	11,720	32,401	70,407

NCDOT TRAFFIC COUNTS (2021)

29,500 VPD on Rowan St

21,000 VPD on Ramsey St

CONTACT

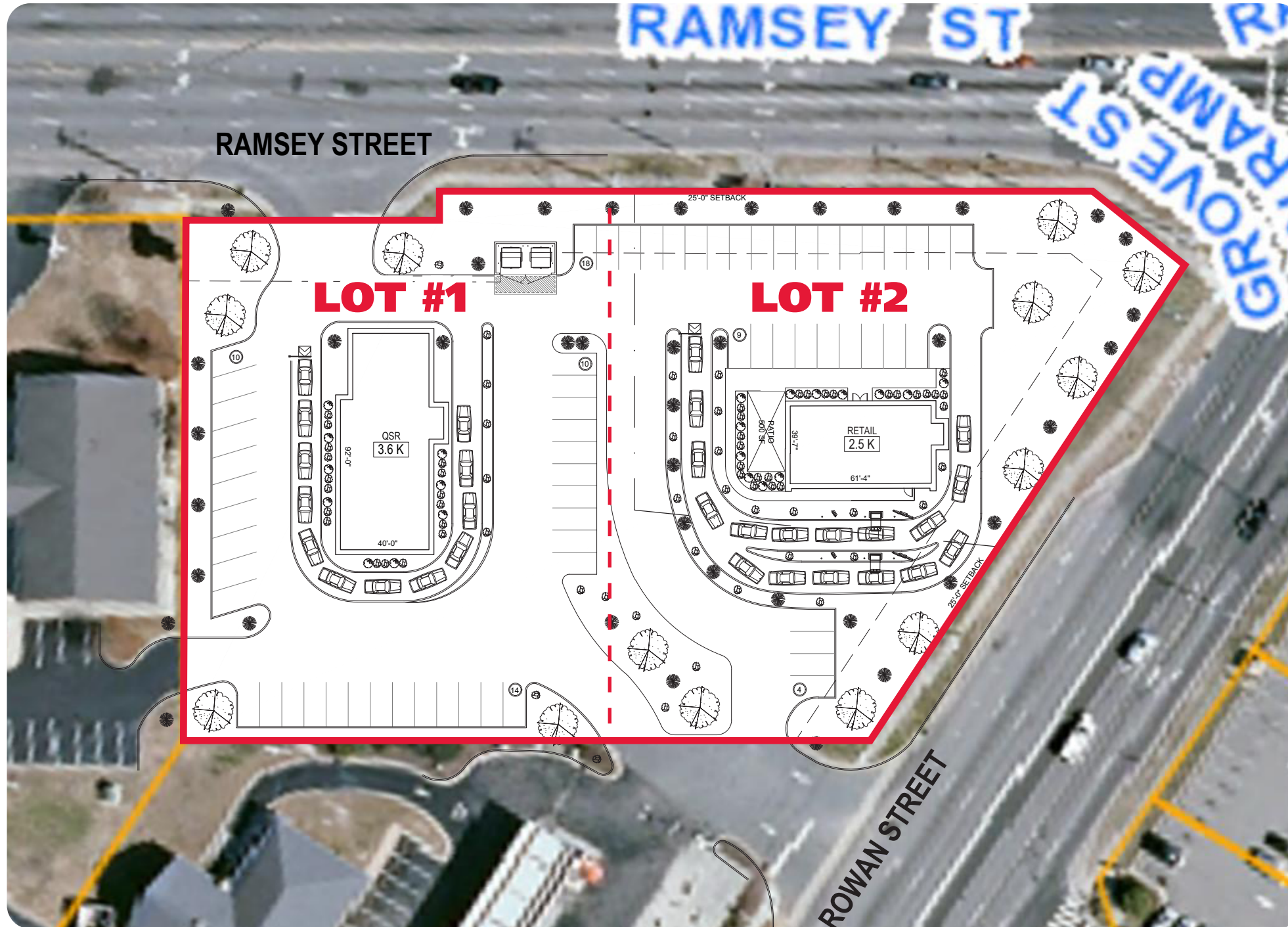
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While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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