

# RIVER LANDING SHOPPING CENTER

3616 - 3650 Ramsey Street  
Fayetteville, NC 28311

Strategically located and highly visible along Ramsey Street, one of Fayetteville's major thoroughfares, River Landing presents a unique opportunity for retailers to capture market share in one of Fayetteville's well-established retail corridors. Given its location, the center is easily accessible and benefits from the area's strong market drivers, including nearby Methodist University and Fort Liberty military base.

## PROPERTY HIGHLIGHTS

- » Positioned at the signalized intersection of Ramsey Street (38,000 VPD) and Law Road (17,500 VPD)
- » Large parking field with multiple access points on Ramsey Street and Law Road
- » Co-tenants include Dollar Tree, It's Fashion Metro, Total by Verizon, Metro by T-Mobile, and Cricket Wireless
- » Area retailers include Lowe's Home Improvement, Walmart Supercenter, Chick-fil-A, Starbucks, Ross, Walgreens, and CVS, among others



**JUNIOR ANCHOR OPPORTUNITY**  
±16,616 SF Available



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**XTEAM**  
RETAIL ADVISORS

# SITE PLAN Shopping Center



Suite	Tenant	Size (SF)
3650	It's Fashion Metro	13,691
3646	Dollar Tree	10,748
3642	AVAILABLE	±16,616
3636-A	Cricket Wireless	1,317
3636-B	Total by Verizon	1,400
3624	Avail Vapor	2,800
3620	Metro by T-Mobile	1,400
3616	NY Hero Deli	1,503
<b>TOTAL</b>		<b>±52,000</b>



# SURROUNDING AREA Bustling Fayetteville Retail Corridor

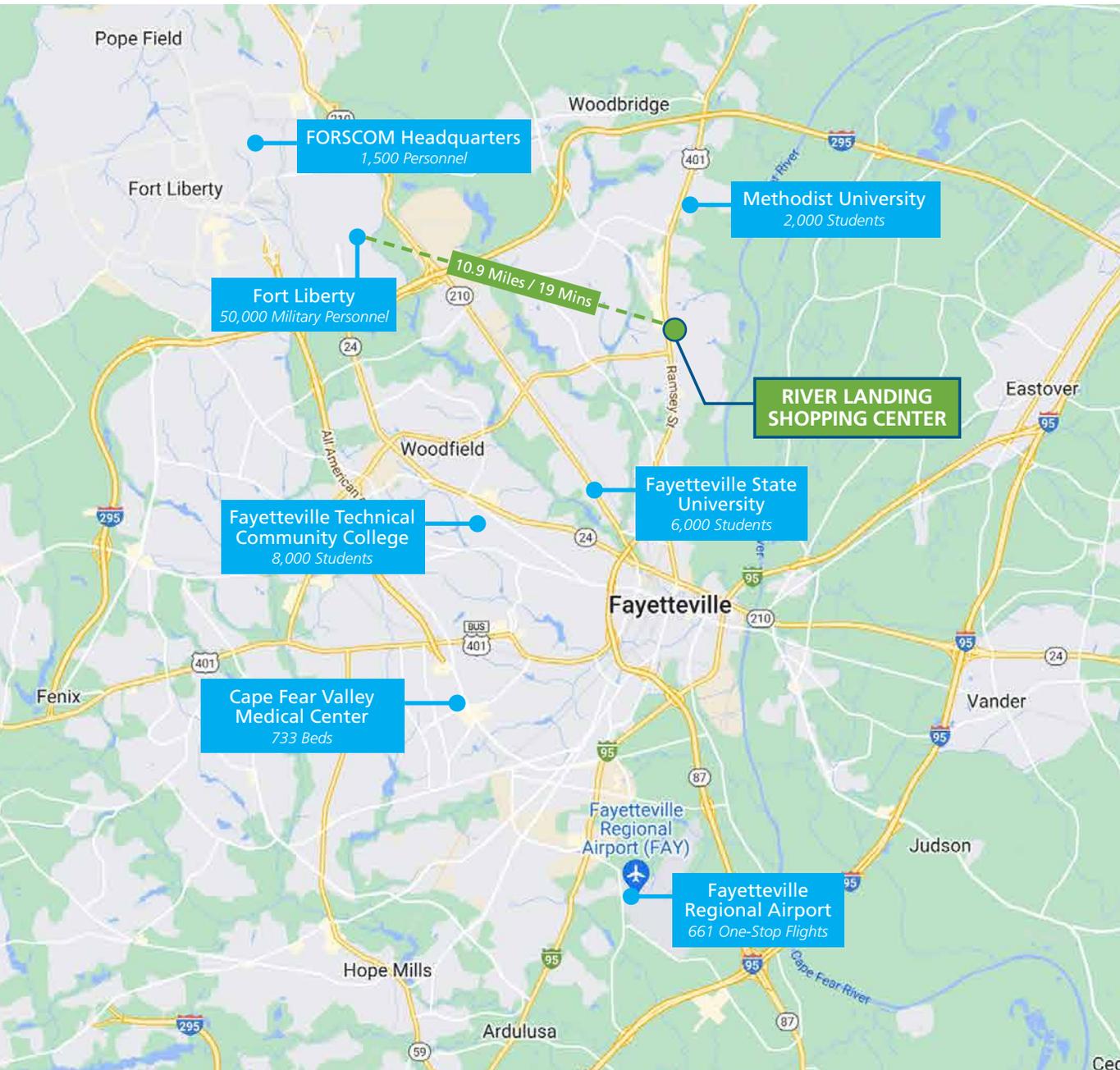


DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
POPULATION	5,926	40,067	78,154
AVERAGE HH INCOME	\$61,592	\$63,592	\$71,175
MEDIAN HH INCOME	\$51,291	\$48,937	\$52,510
BUSINESS ESTABLISHMENTS	285	1,259	4,188
DAYTIME POPULATION	1,817	10,919	36,348

**RIVER LANDING SHOPPING CENTER**

**38,000 VPD**

# TRADE AREA Fayetteville Market Drivers



## Military Presence

Home to Fort Liberty, one of the largest military installations in the world and headquarters of US Army Forces Command (FORSCOM). The disposable income from the significant military presence drives local economic activity and creates a steady demand for goods and services.



## Healthcare

Based in Fayetteville, Cape Fear Valley Health System employs approximately 7,000 people and has grown into North Carolina's eighth largest health system.



## Higher Education

Fayetteville is home to several educational institutions, including Fayetteville State University, part of the University of North Carolina system.

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