



OUTPARCEL FOR SALE

COUNTRY CLUB DR & ROSEHILL RD.
FAYETTEVILLE, NC 28311

±2.19 ACRES AVAILABLE
ADJACENT TO NEW 7-11

CALL FOR DETAILS

Darrell Palasciano

704.644.4587

dpalasciano@providencegroup.com



PARTNER **XTEAM**

OUTPARCEL FOR SALE

COUNTRY CLUB DR & ROSEHILL RD | FAYETTEVILLE, NC

LEASING INFORMATION

- For Sale - \$549,000
- Acres: ±2.19
- Zoning: LC (Limited Commercial)

PROPERTY HIGHLIGHTS



- Outparcel available for sale beside the proposed new
- Located at the intersection of Country Club Drive and Rosehill Rd in Fayetteville, NC
- Cross-access with Food Lion and both roads
- Across the street from Food Lion shopping center.
- Rare in-fill location with most retail uses permitted
- Delivery Condition: Graded with utilities, access drives and common detention.
- 24,500 VPD on Country Club Drive

DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	8,244	48,496	98,939
AVERAGE HH INCOME	\$68,598	\$66,750	\$80,170
DAYTIME EMPLOYMENT	1,119	15,433	52,161

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