



## Raeford, NC: 220 Gridley Lane: 2,000 Sq Ft Office For Lease

### Description

#### **Prime Retail/Office Opportunity ?? Ideal for National Tenant or Medical/Professional Office**

High-visibility retail space located in a thriving commercial corridor. This premier location adjacent to Ft. Bragg and Fayetteville, NC offers exposure on busy NC Hwy 401 in Raeford, NC (Hoke County) with 29k vehicles per day. Brand new 2,000 sq ft office or retail space available in a 10,000 sq ft building.

The other tenant in the building is a thriving child therapy business. This is modern, flexible space with high ceilings, expansive storefront glass and prominent signage opportunities.

Landlord may turn space over to Tenant in ??shellâ?• condition (concrete floor, walls paint-ready, dropped ceiling with fluorescent lighting and HVAC, handicapped-accessible restroom) OR Landlord may work with the tenant on buildout and upfit, depending on strength of tenant credit and likelihood of success as well as the terms/length of the lease. The space is a blank slate ready to meet your specific needs. There is plenty of parking all around the building; space is new (never used); \$18/sq ft nnn



