



Showroom Square

4101 Raeford Rd, Fayetteville, NC 28304



John Bantsolas

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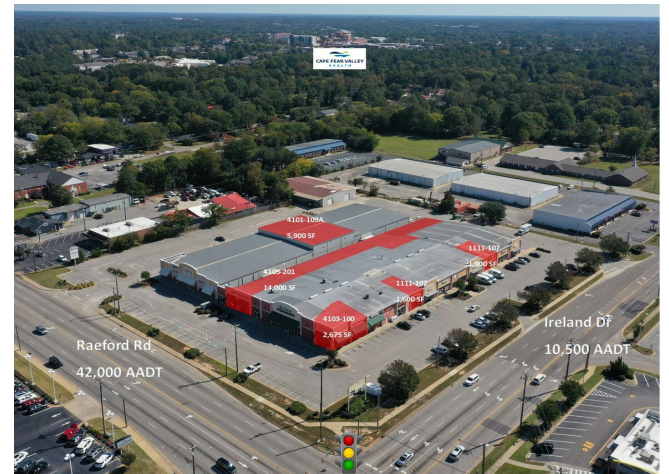
Showroom Square

\$3.00 - \$26.00 /SF/YR

Showroom Square is a 93,000+ square foot property located at a major intersection along Raeford Rd. The property has a mix of retail, medical, and office tenants. With having excellent exposure to two major roadways and access from both roads, Showroom Square offers an excellent opportunity for many businesses on one of Fayetteville's most established commercial corridors.

Showroom Square is located at the busy signalized intersection of Raeford Rd and Ireland Dr in Fayetteville, NC. The property is close many of the regions largest employers to include Cape Fear Valley Medical Center and Fort Bragg, the largest military base...

- Retail and office space available for lease
- Major signalized intersection of Raeford Rd and Ireland Dr
- High traffic counts and excellent visibility
- Along busy commercial corridor
- Minutes from Fort Bragg and Cape Fear Valley Medical Center



Rental Rate:	\$3.00 - \$26.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	93,348 SF
Year Built:	1971
Walk Score ®:	59 (Somewhat Walkable)
Rental Rate Mo:	\$1.67 /SF/MO

1st Floor Ste 1111-102

Space Available	1,600 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Open space with two restrooms in rear.

1

1st Floor Ste 1111-107

Space Available	1,900 SF
Rental Rate	\$20.00 /SF/YR
Date Available	October 01, 2023
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

2

1st Floor Ste 4101-109A

Space Available	5,900 SF
Rental Rate	\$15.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

2nd floor office space, large classroom

3

1st Floor Ste 4103-100

Space Available	2,675 SF
Rental Rate	\$26.00 /SF/YR
Date Available	July 27, 2023
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

Former cell phone store

4

1st Floor Ste 4103-201

Space Available	10,000 SF
Rental Rate	\$11.50 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

4600 SF retail with 5400 SF warehouse; Adjacent 4,000 SF storage also available (for a total of 14,000 SF)

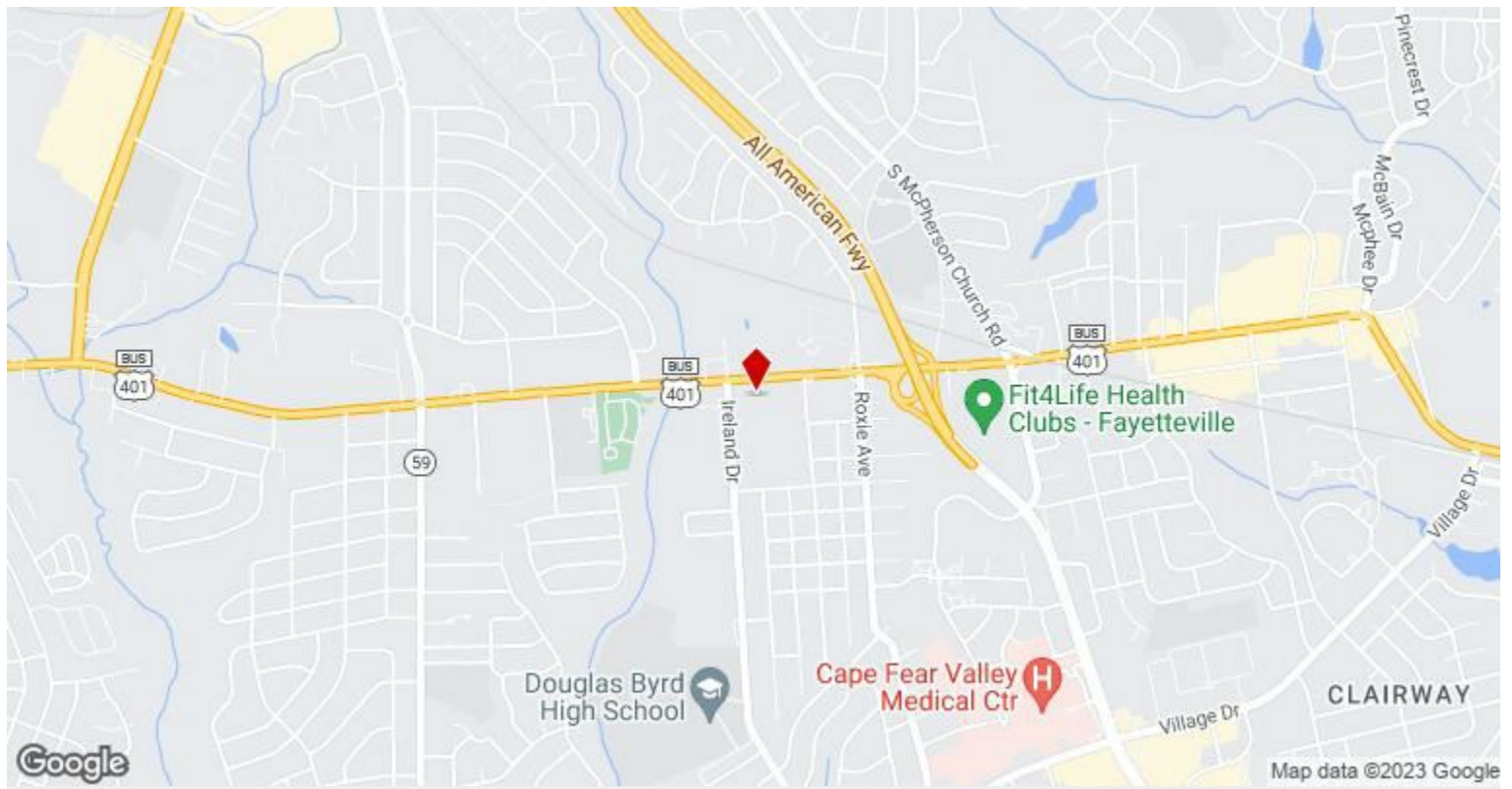
5

1st Floor Ste Mezzanine

Space Available	10,868 SF
Rental Rate	\$3.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

This is unfinished space available for storage on mezzanine level. Landlord can install lift from 1st floor.

6



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Property Photos



View from Raeford Rd



111 Ireland Dr 2

Property Photos



4103Fr3



4103Fr4

Property Photos



111 Ireland Dr



4103Frt5

Property Photos



4103 Raeford Rd Ste 100



Suite 100

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



From Ireland Dr

Property Photos



Building Photo