

# 6112 Cliffdale Rd– Fayetteville, NC

**+/- 10.5 Acres FOR SALE - \$750,000.00**

## HIGHLIGHTS

- Former Event Center Site.
- Highly suitable for Restaurant, Retail, or Residential
- Great views of McFadyen Lake and Beaver Creek
- Easy access from Cliffdale Rd.
- Over 35,000 VPD on Cliffdale Rd.
- Zoned PND (Planned Neighborhood) West of Beaver Creek
- Zoned LC (Limited Commercial) East of Beaver Creek

## DEMOGRAPHICS

<i>Radius:</i>	1-Mile	3-Mile	5-Mile
Population	7,905	70,376	152,302
Households	3,667	30,915	63,303
Avg HH Income	\$63,081	\$66,957	\$66,054
Employees	2,999	27,457	56,178



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# MARKET AERIAL

6112 Cliffdale Rd– Fayetteville, NC



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# SITE AERIAL

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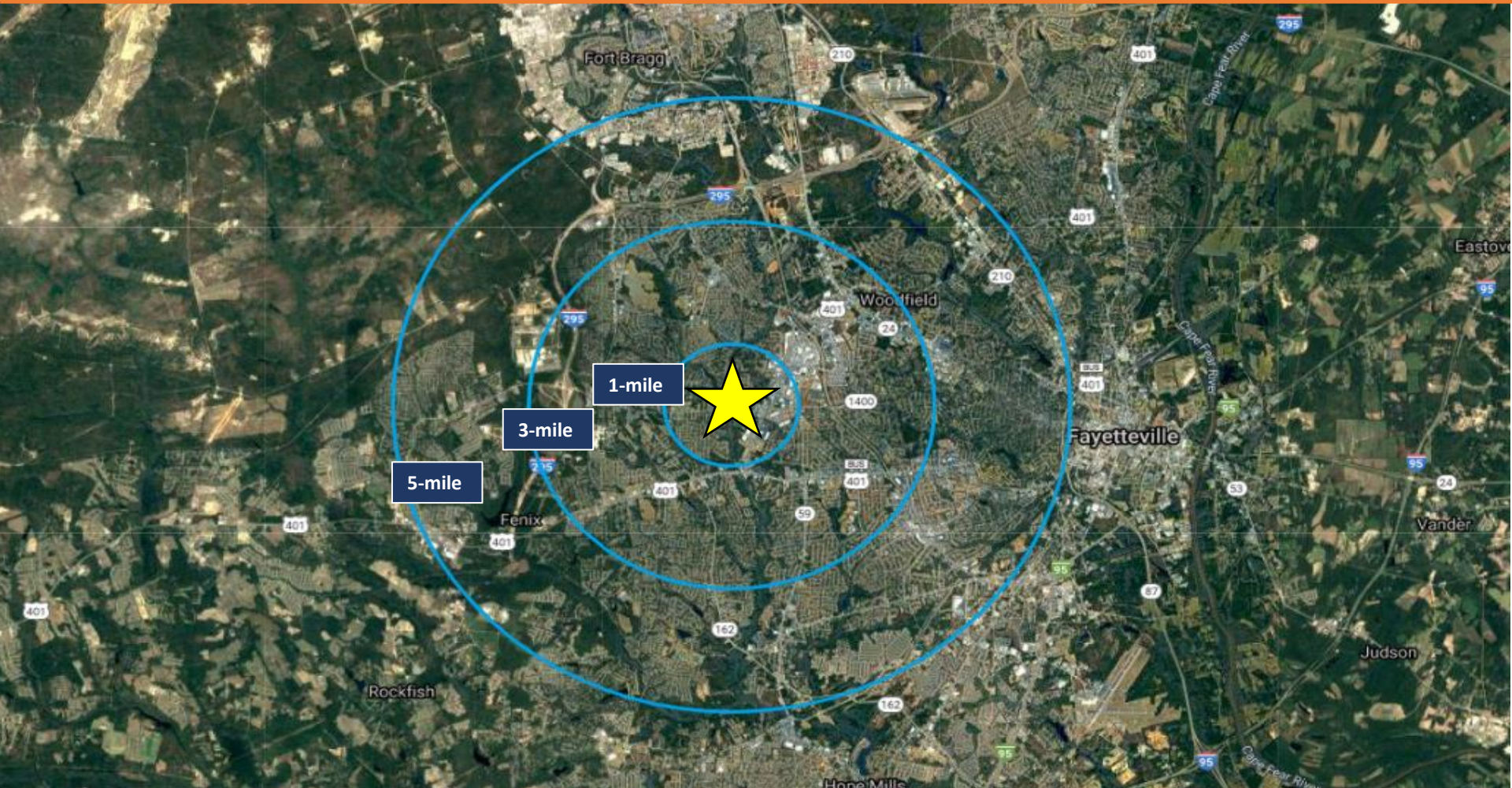
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# DEMOGRAPHIC RADIUS MAP

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# 1, 3, & 5-MILE DEMOGRAPHICS

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## 6112 Cliffdale Dr. Fayetteville, NC

	1 mi	3 mi	5 mi	
<b>POPULATION</b>	2020 Estimated Population	7,905	70,376	152,302
	2025 Projected Population	8,108	72,260	156,490
	2010 Census Population	8,146	70,980	150,633
	2000 Census Population	7,719	67,154	144,996
	Projected Annual Growth 2020 to 2025	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	0.1%	0.2%	0.3%
<b>HOUSEHOLDS</b>	2020 Estimated Households	3,667	30,915	63,303
	2025 Projected Households	3,737	31,613	64,919
	2010 Census Households	3,562	29,810	60,777
	2000 Census Households	3,036	25,997	54,304
	Projected Annual Growth 2020 to 2025	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	1.0%	0.9%	0.8%
<b>AGE</b>	2020 Est. Population Under 10 Years	13.4%	13.9%	14.1%
	2020 Est. Population 10 to 19 Years	10.4%	11.6%	12.3%
	2020 Est. Population 20 to 29 Years	24.0%	20.7%	19.6%
	2020 Est. Population 30 to 44 Years	19.6%	19.8%	19.8%
	2020 Est. Population 45 to 59 Years	14.0%	15.3%	15.6%
	2020 Est. Population 60 to 74 Years	13.6%	13.4%	13.0%
	2020 Est. Population 75 Years or Over	5.1%	5.3%	5.5%
	2020 Est. Median Age	30.4	32.6	33.2

## 6112 Cliffdale Dr. Fayetteville, NC

	1 mi	3 mi	5 mi	
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	49.5%	48.5%	48.8%
	2020 Est. Female Population	50.5%	51.5%	51.2%
	2020 Est. Never Married	32.4%	35.7%	37.3%
	2020 Est. Now Married	36.5%	36.9%	36.6%
	2020 Est. Separated or Divorced	22.5%	20.8%	19.6%
	2020 Est. Widowed	8.5%	6.6%	6.5%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	0.8%	2.9%	3.0%
	2020 Est. HH Income \$150,000 to \$199,99	2.1%	2.8%	3.3%
	2020 Est. HH Income \$100,000 to \$149,99	10.3%	9.3%	10.4%
	2020 Est. HH Income \$75,000 to \$99,999	11.5%	11.7%	12.5%
	2020 Est. HH Income \$50,000 to \$74,999	26.9%	22.4%	20.9%
	2020 Est. HH Income \$35,000 to \$49,999	20.2%	16.0%	15.3%
	2020 Est. HH Income \$25,000 to \$34,999	11.3%	13.0%	11.8%
	2020 Est. HH Income \$15,000 to \$24,999	8.7%	9.7%	9.5%
	2020 Est. HH Income Under \$15,000	8.3%	12.3%	13.3%
	2020 Est. Average Household Income	\$63,081	\$66,957	\$66,054
	2020 Est. Median Household Income	\$52,053	\$50,479	\$51,871
	2020 Est. Per Capita Income	\$29,277	\$29,435	\$28,019
2020 Est. Total Businesses	268	2,768	5,737	
2020 Est. Total Employees	2,999	27,457	56,178	

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