

# RETAIL PADS AVAILABLE IN FAYETTEVILLE

3519 Bragg Blvd | Fayetteville, NC





**+/- 6.86 Acres - Contact Broker for Pricing**

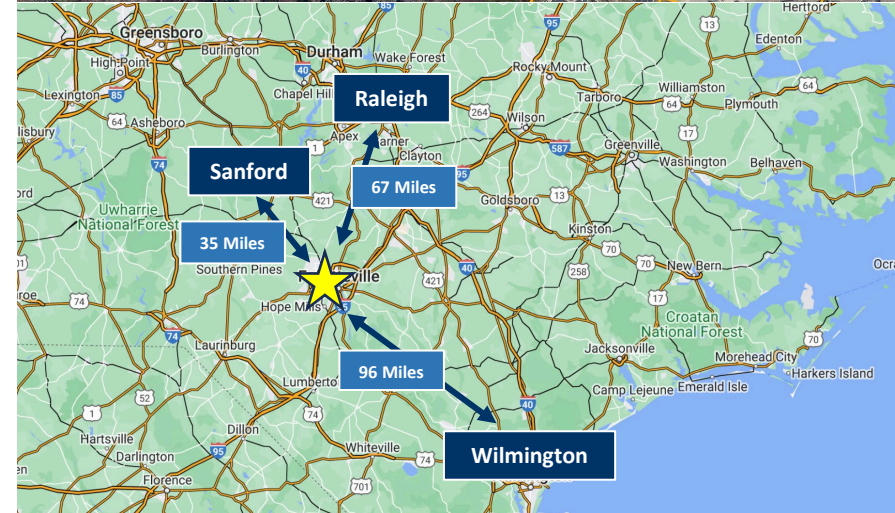
## HIGHLIGHTS

- **6.86 acres available at the intersection of Sycamore Dairy & Bragg Blvd willing to subdivide**
- **Pads available for Sale – GL or BTS**
- **30,000+ VPD on Bragg Blvd with great visibility**
- **Zoned Community Commercial District (CC)**
- **Water & Sewer on site**
- **Prime location for C-Store and QSR**



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 <b>Population</b>	<b>6,298</b>	<b>59,763</b>	<b>146,721</b>
 <b>Households</b>	<b>2,845</b>	<b>26,235</b>	<b>60,717</b>
 <b>Avg HH Income</b>	<b>\$85,373</b>	<b>\$84,342</b>	<b>\$77,388</b>
 <b>Employees</b>	<b>6,266</b>	<b>32,708</b>	<b>67,321</b>



Henry Carrison | Henry@BellCommercial.net | 336.451.5949  
Taylor Beck | Taylor@BellCommercial.net | 919.389.8941

# High Level Aerial

3519 Bragg Blvd | Fayetteville, NC




Henry Carrison | Henry@BellCommercial.net | 336.451.5949  
Taylor Beck | Taylor@BellCommercial.net | 919.389.8941

# Low Level Aerial

3519 Bragg Blvd | Fayetteville, NC



Henry Carrison | Henry@BellCommercial.net | 336.451.5949  
Taylor Beck | Taylor@BellCommercial.net | 919.389.8941

# Directional Access Aerial

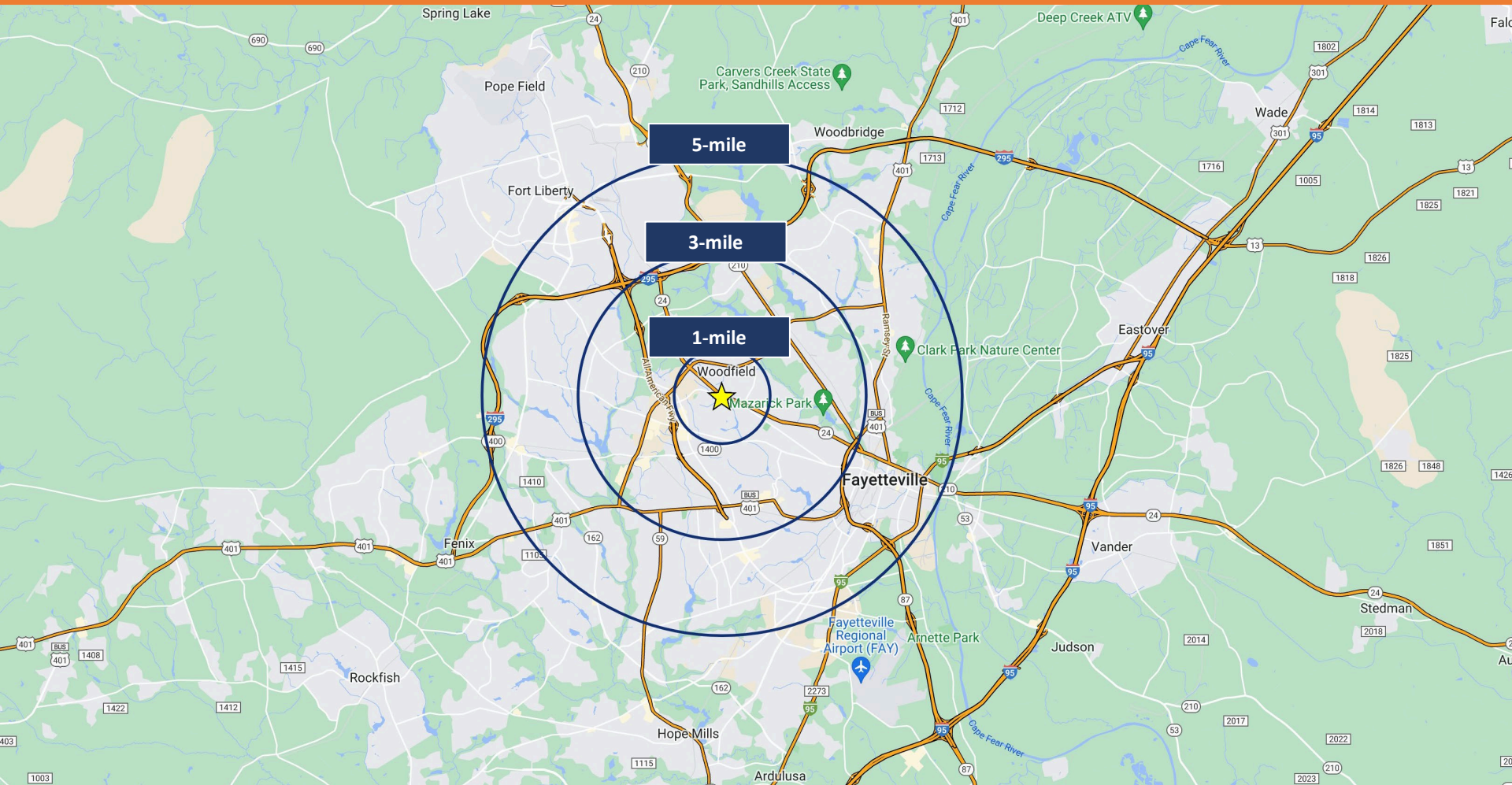
3519 Bragg Blvd | Fayetteville, NC



Henry Carrison | Henry@BellCommercial.net | 336.451.5949  
Taylor Beck | Taylor@BellCommercial.net | 919.389.8941

# DEMOGRAPHIC RADIUS MAP

3519 Bragg Blvd | Fayetteville, NC



Henry Carrison | [Henry@BellCommercial.net](mailto:Henry@BellCommercial.net) | 336.451.5949  
Taylor Beck | [Taylor@BellCommercial.net](mailto:Taylor@BellCommercial.net) | 919.389.8941

# 1, 3 & 5-MILE DEMOGRAPHICS

3519 Bragg Blvd | Fayetteville, NC



## 3519 Bragg Blvd Fayetteville, NC

	1mi	3mi	5mi	
POPULATION	2024 Estimated Population	6,298	59,763	146,721
	2029 Projected Population	6,232	59,719	146,146
	2020 Census Population	6,418	58,258	144,333
	2010 Census Population	6,464	59,904	145,286
	Projected Annual Growth 2024 to 2029	-0.2%	-	-
	Historical Annual Growth 2010 to 2022	-0.2%	-	-
HOUSEHOLDS	2024 Estimated Households	2,845	26,235	60,717
	2029 Projected Households	2,802	26,109	60,234
	2020 Census Households	2,923	26,062	60,489
	2010 Census Households	2,865	26,104	60,146
	Projected Annual Growth 2024 to 2029	-0.3%	-	-0.2%
	Historical Annual Growth 2010 to 2022	-	-	-
AGE	2024 Est. Population Under 10 Years	17.0%	15.9%	15.3%
	2024 Est. Population 10 to 19 Years	14.9%	14.3%	13.4%
	2024 Est. Population 20 to 29 Years	16.8%	16.9%	19.4%
	2024 Est. Population 30 to 44 Years	18.7%	18.2%	18.6%
	2024 Est. Population 45 to 59 Years	14.7%	13.7%	13.5%
	2024 Est. Population 60 to 74 Years	12.7%	13.8%	13.4%
	2024 Est. Population 75 Years or Over	5.1%	7.3%	6.5%
	2024 Est. Median Age	30.8	32.3	31.9

## 3519 Bragg Blvd Fayetteville, NC

	1mi	3mi	5mi	
MARITAL STATUS & GENDER	2024 Est. Male Population	47.5%	48.7%	49.9%
	2024 Est. Female Population	52.5%	51.3%	50.1%
	2024 Est. Never Married	34.9%	36.9%	38.8%
	2024 Est. Now Married	38.1%	35.1%	34.6%
	2024 Est. Separated or Divorced	22.5%	20.9%	20.6%
	2024 Est. Widowed	4.4%	7.0%	6.1%
	2024 Est. HH Income \$200,000 or More	5.1%	4.8%	3.7%
	2024 Est. HH Income \$150,000 to \$199,999	3.7%	3.6%	3.6%
	2024 Est. HH Income \$100,000 to \$149,999	10.1%	11.6%	10.7%
	2024 Est. HH Income \$75,000 to \$99,999	8.8%	11.2%	12.4%
INCOME	2024 Est. HH Income \$50,000 to \$74,999	16.9%	18.5%	19.2%
	2024 Est. HH Income \$35,000 to \$49,999	16.1%	14.1%	14.2%
	2024 Est. HH Income \$25,000 to \$34,999	15.1%	11.2%	11.4%
	2024 Est. HH Income \$15,000 to \$24,999	8.2%	9.2%	10.0%
	2024 Est. HH Income Under \$15,000	16.1%	15.9%	14.9%
	2024 Est. Average Household Income	\$85,373	\$84,342	\$77,388
	2024 Est. Median Household Income	\$48,610	\$52,952	\$51,853
	2024 Est. Per Capita Income	\$38,592	\$37,201	\$33,074
	2024 Est. Total Businesses	696	3,833	7,505
	2024 Est. Total Employees	6,266	32,708	67,321

Henry Carrison | Henry@BellCommercial.net | 336.451.5949  
 Taylor Beck | Taylor@BellCommercial.net | 919.389.8941