

TRAEMOOR VILLAGE

FAYETTEVILLE, NC



EXCELLENT DEMOGRAPHICS WITHIN ONE MILE RADIUS

Location

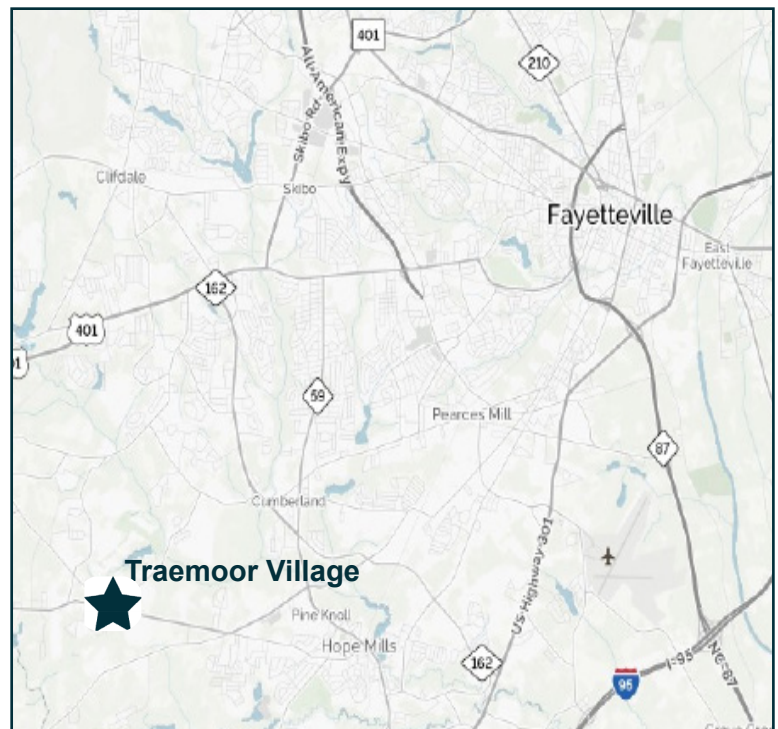
Rockfish Road & Lakewood Drive
Fayetteville, NC 28306

Property Features

- Traemoor Village serves Fayetteville, Hope Mills and Fort Bragg.
- Located across from Jack Britt High School, one of the most sought after high schools in Cumberland County.
- Two minutes from Gates Four Golf & Country Club.
- Parking Ratio: 5.56 per 1,000 SF

Traffic Counts

Rockfish Road	12,000 cars per day
Lakewood Drive	11,000 cars per day



Demographics

	1 mile	3 mile	5 mile
Population	4,247	36,098	94,199
Avg. HH Income	\$103,355	\$75,343	\$63,267

Lynda Lange
Broker
(919) 861 · 2102, ext. 107
llange@magnoliacos.com
www.magnoliacos.com
4040 ed dr. · suite 201 · raleigh, nc 27612



FAYETTEVILLE, NC



Suite	Tenant	SF
3010 Traemoor Village Drive		
100	Pharaohs Legacy Restaurant	2,440
120	J's U.S. Tae Kwon Do	2,410
140	AVAILABLE	1,205
150	Great Clips	1,200
160	9 Round Boxing	1,200
170	Naturally Unleashed	3,205
190	Hokkaido Express	1,200
3050	Harris Teeter	53,365
	Waffle House	0.80 Acres

Suite	Tenant	SF
3007 Towne Center Drive		
100	FastMed Urgent Care	2,500
130	Tropical Smoothie	2,550
3011 Towne Center Drive		
100	Jersey Mike's	1,275
110	Easy Wash Dryclean	1,275
120	Lee Nails & Spa	1,250
130	Ship Fast & More	1,250
	HWY 55 Burgers	0.96 Acres



REAL ESTATE AND MANAGEMENT COMPANY, LLC

Lynda Lange
 Broker
 (919) 861 · 2102, ext. 107
 llange@magnoliacos.com
 www.magnoliacos.com
 4040 ed dr. · suite 201 · raleigh, nc 27612