

TRAEMOOR VILLAGE

FAYETTEVILLE, NC



EXCELLENT DEMOGRAPHICS WITHIN ONE MILE RADIUS

Location

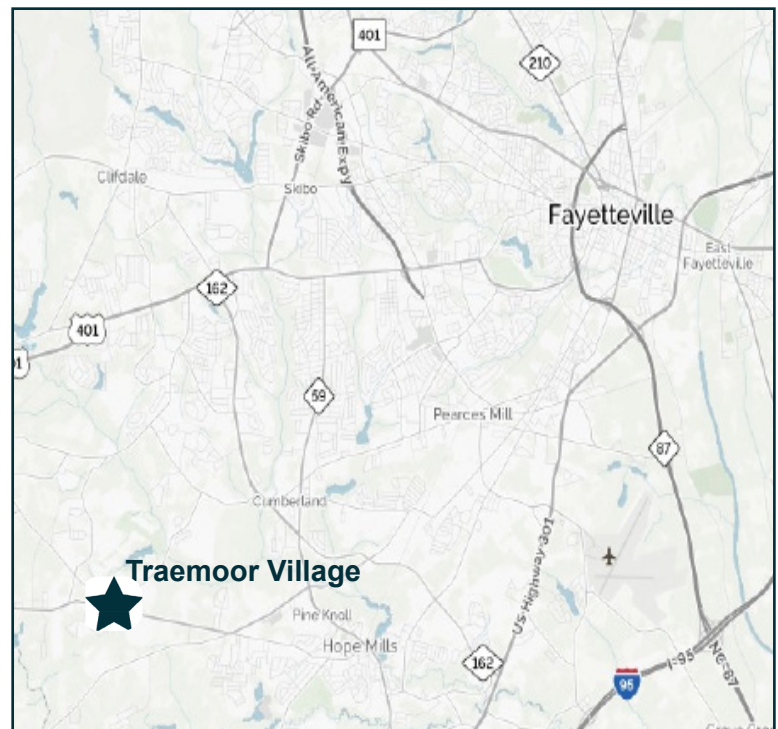
Rockfish Road & Lakewood Drive
Fayetteville, NC 28306

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) 256-6591
llange@magnoliacos.com
www.magnoliacos.com
4040 ed dr. · suite 201 · raleigh, nc 27612



FAYETTEVILLE, NC



Suite	Tenant	SF	Suite	Tenant	SF
3010 Traemoor Village Drive			3007 Towne Center Drive		
100	Pharaohs Legacy Restaurant	2,440	100	FastMed Urgent Care	2,500
120	J's U.S. Tae Kwon Do	2,410	130	Tropical Smoothie	2,550
140	BenchMark PT	1,205	3011 Towne Center Drive		
150	Great Clips	1,200	100	Jersey Mike's	1,275
160	9 Round Boxing	1,200	110	Easy Wash Dryclean	1,275
170	Naturally Unleashed	3,205	120	Lee Nails & Spa	1,250
190	Hokkaido Express	1,200	130	Ship Fast & More	1,250
3050	Harris Teeter	53,365	HWY 55 Burgers		0.96 Acres
Waffle House		0.80 Acres			



REAL ESTATE AND MANAGEMENT COMPANY, LLC

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