

FOR SALE

4600, 4606, 4610 Bragg Blvd
Fayetteville, NC 28303



±30,177 SF INVESTMENT AND/OR OWNER USER OPPORTUNITY!

\$4,000,000.00 | ±3.64 ACRES

- ±30,177 SF Class S Building.
- All space is heated and cooled and in excellent condition.
- Medical finish on half of the building
- Well lit, ± 28' ceilings in Showroom/warehouse & shared loading dock in rear
- Sprinkled, plenty of parking, pylon sign, and great visibility on Bragg Blvd
- Near I-295, All-American FWY, and HWY 401
- Significant potential customer base of 139,326 residents within a 5 - mile radius
- High traffic count of 46,500 VPD at the intersection of Bragg Blvd and Pamalee Dr



Malinda Craven

910.322.6535 | MalindaCraven@gmail.com

Michael Paschal

910.527.5990 | paschal@nc.rr.com

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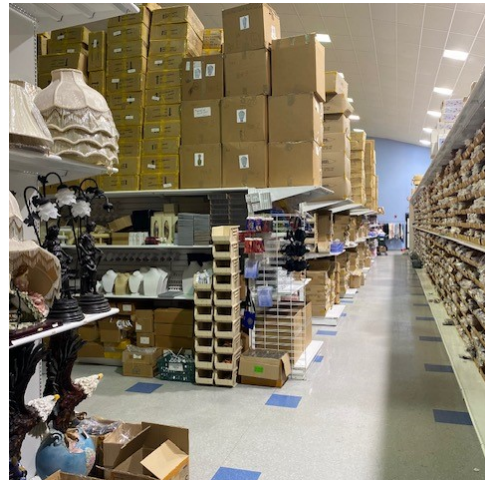
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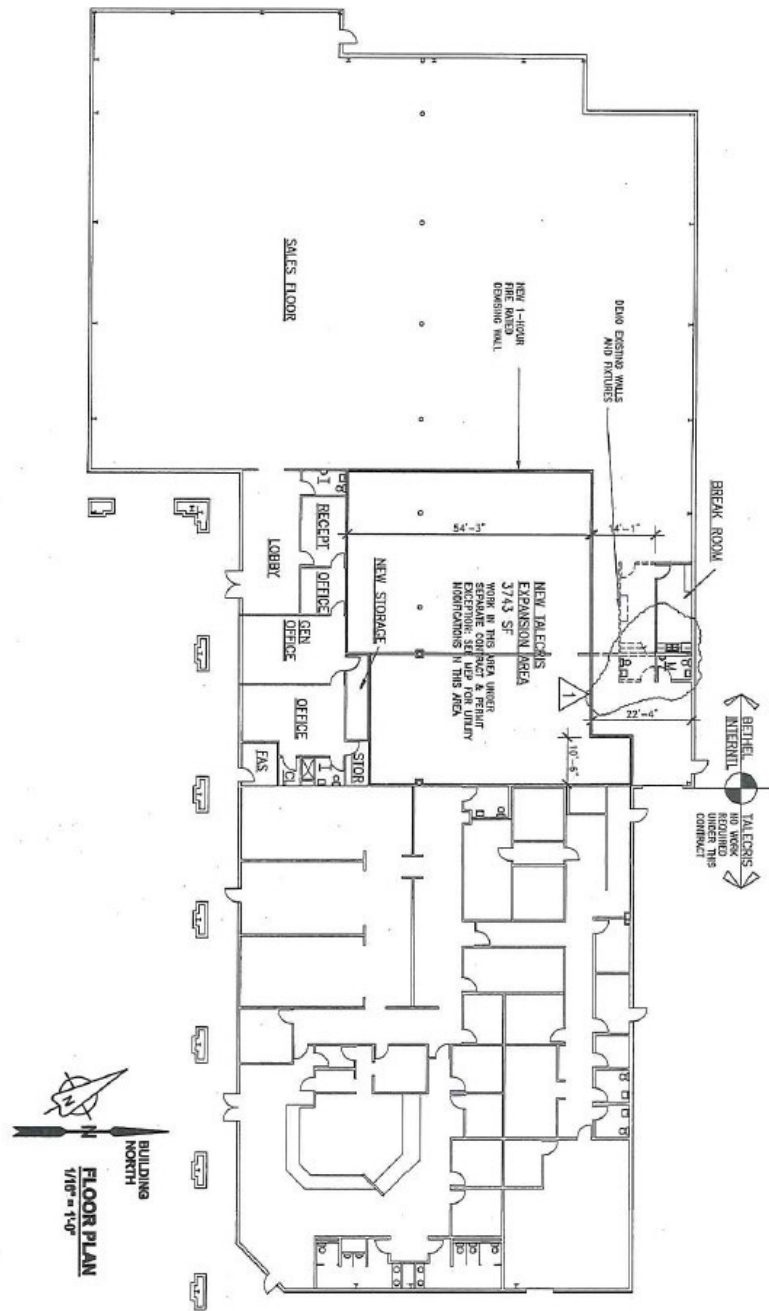
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