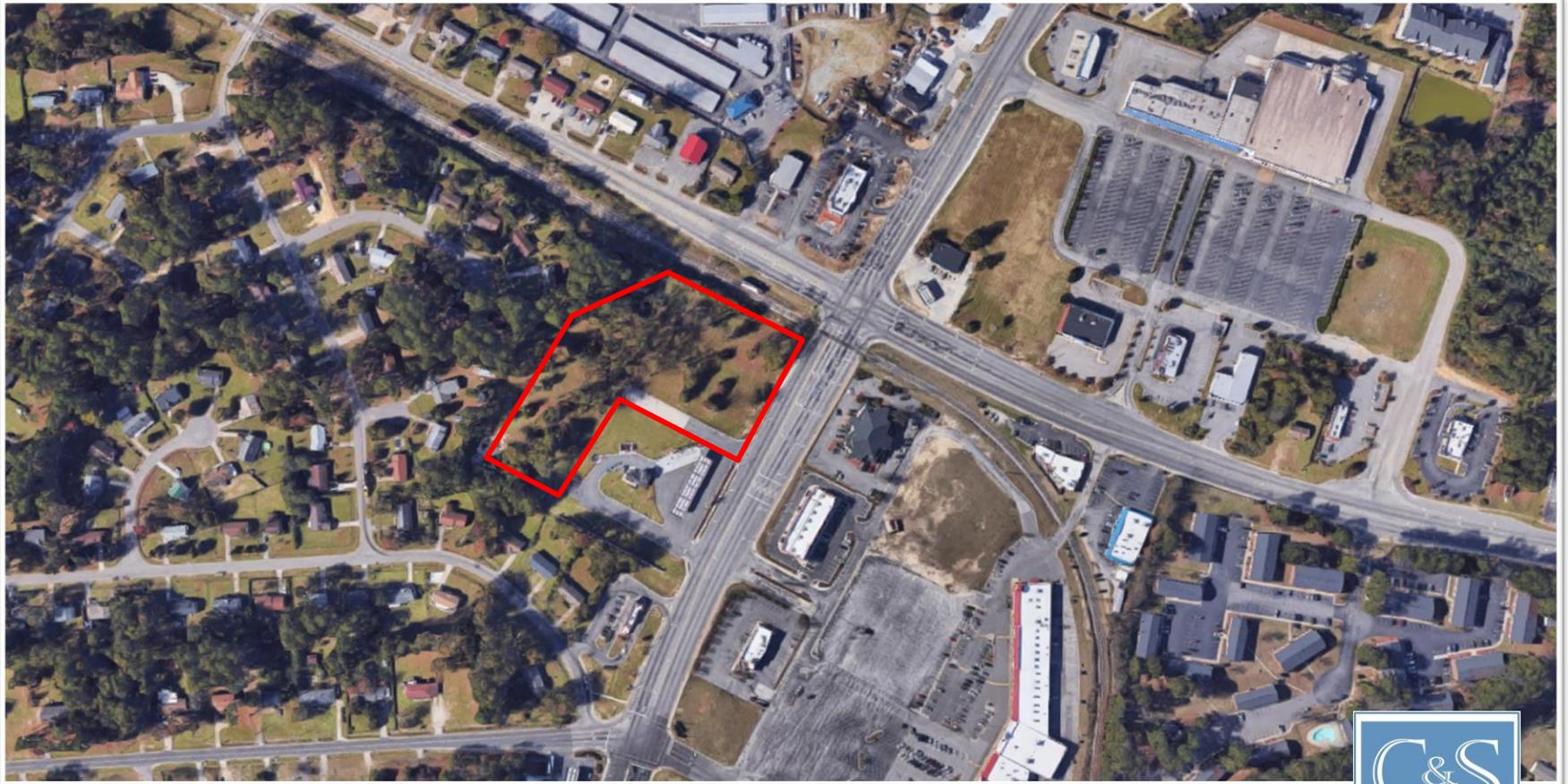


# CLIFFDALE CROSSROADS

FAYETTEVILLE, NC



**FOR LEASING INFORMATION:**

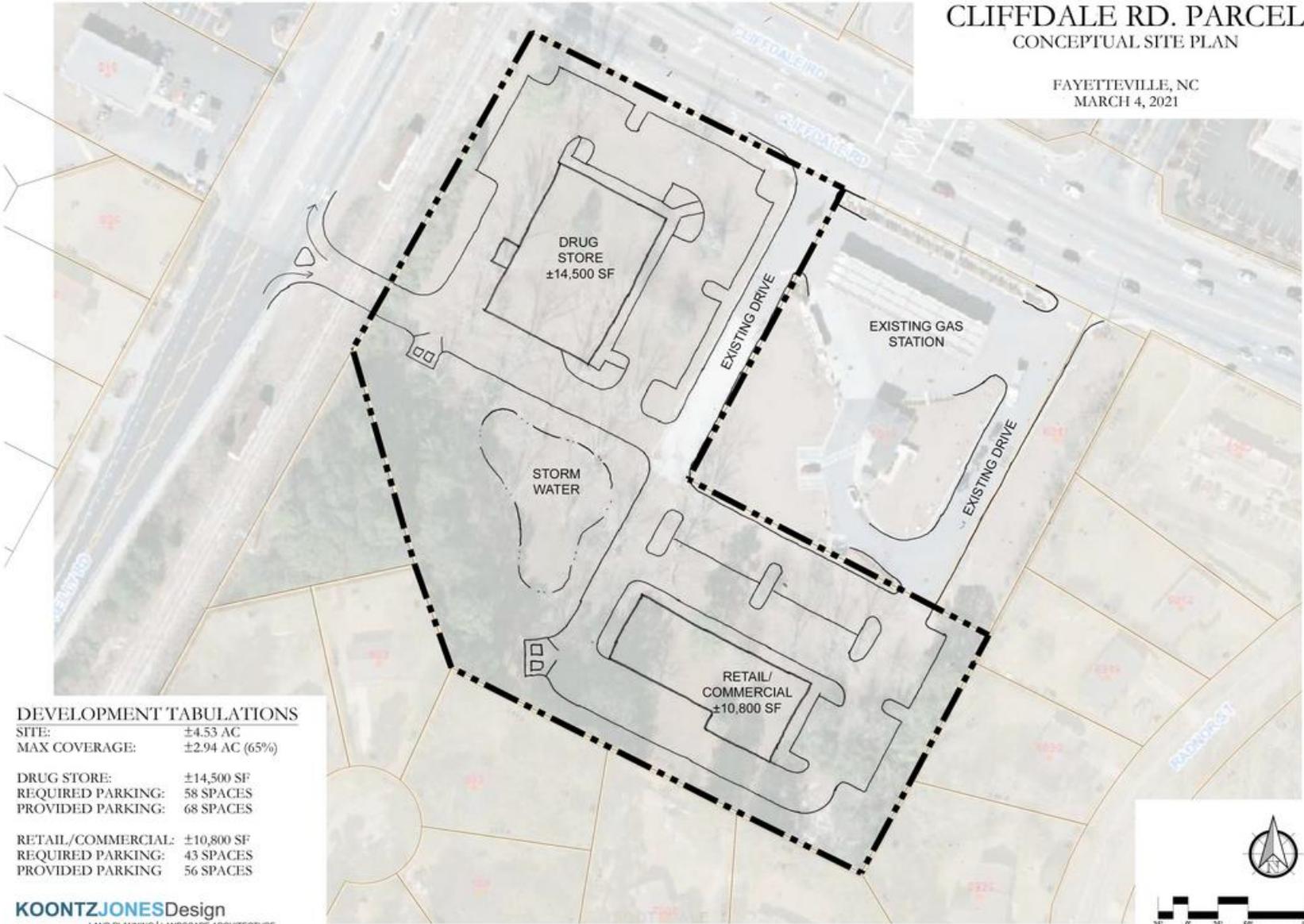
PALMER WILLIAMS | [PWILLIAMS@C-SPROP.COM](mailto:PWILLIAMS@C-SPROP.COM) | 910.864.1125

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# CLIFFDALE RD. PARCEL CONCEPTUAL SITE PLAN

FAYETTEVILLE, NC  
MARCH 4, 2021

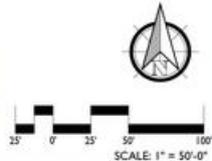


### DEVELOPMENT TABULATIONS

SITE: ±4.53 AC  
MAX COVERAGE: ±2.94 AC (65%)

DRUG STORE: ±14,500 SF  
REQUIRED PARKING: 58 SPACES  
PROVIDED PARKING: 68 SPACES

RETAIL/COMMERCIAL: ±10,800 SF  
REQUIRED PARKING: 43 SPACES  
PROVIDED PARKING: 56 SPACES



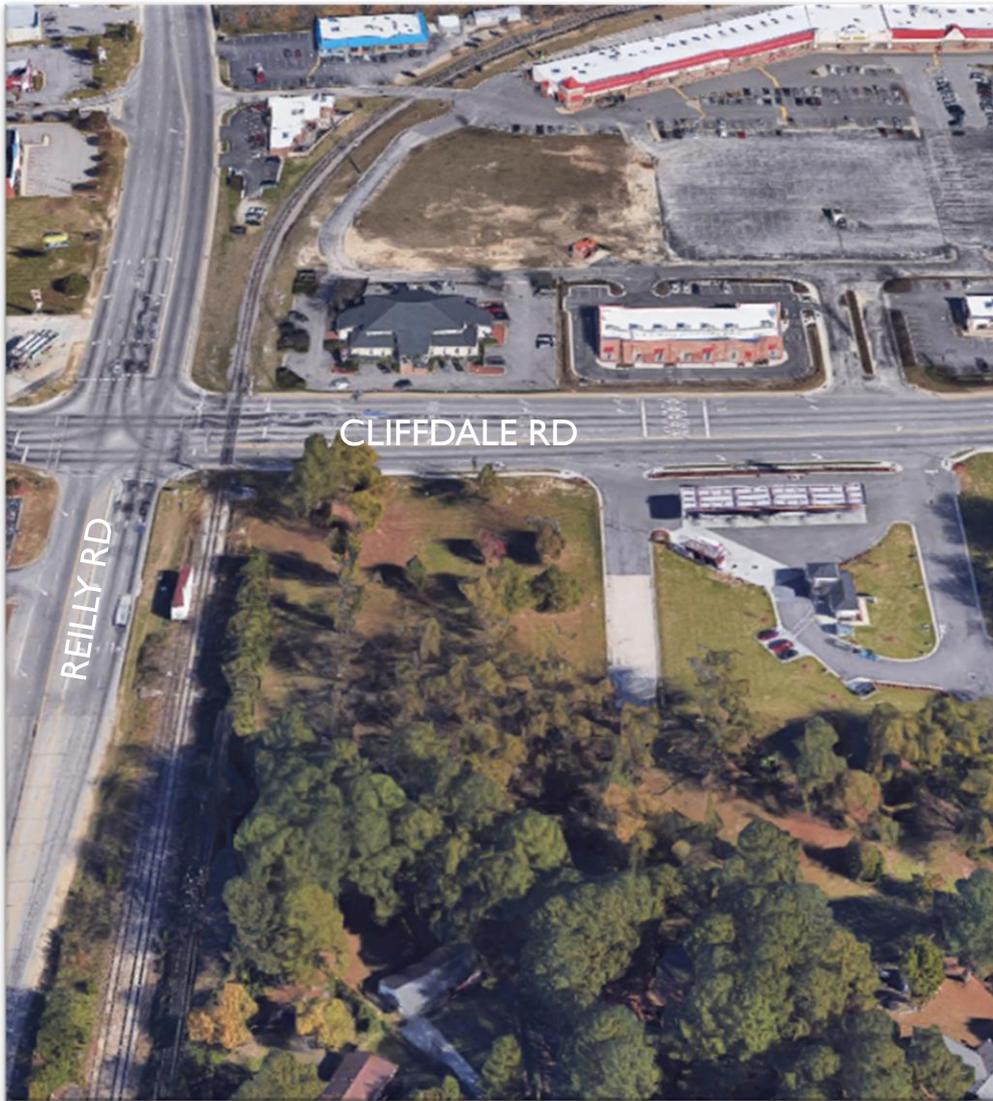


Being located less than 1/2 mile from the I-295 Outer Loop in Western Fayetteville, this area is poised for significant growth over the next few years.

With Reilly Road being one of the main corridors into Fort Bragg Army Base and Cliffdale Road providing highway access to major shopping & restaurant districts, Cliffdale Crossroads provides unmatched visibility and exposure through high traffic counts of more than 40,000 vehicles per day.

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## PROPERTY FACTS + DEMOGRAPHICS

### LOCATION

Corner of Cliffdale Rd and South Reilly Rd

### AVAILABLE LAND

4.43 +/- Acres  
Will Subdivide

### SUBMARKET

West Fayetteville

### POPULATION

126,262 (5 Miles) | 53,826 (3 Miles) | 8,715 (1 Mile)

### HOUSEHOLDS

47,281 (5 Miles) | 21,344 (3 Miles) | 3,553 (1 Mile)

### AVG HOUSEHOLD INC

\$45,135 (5 Miles) | \$44,285 (3 Miles) | \$43,583 (1 Mile)

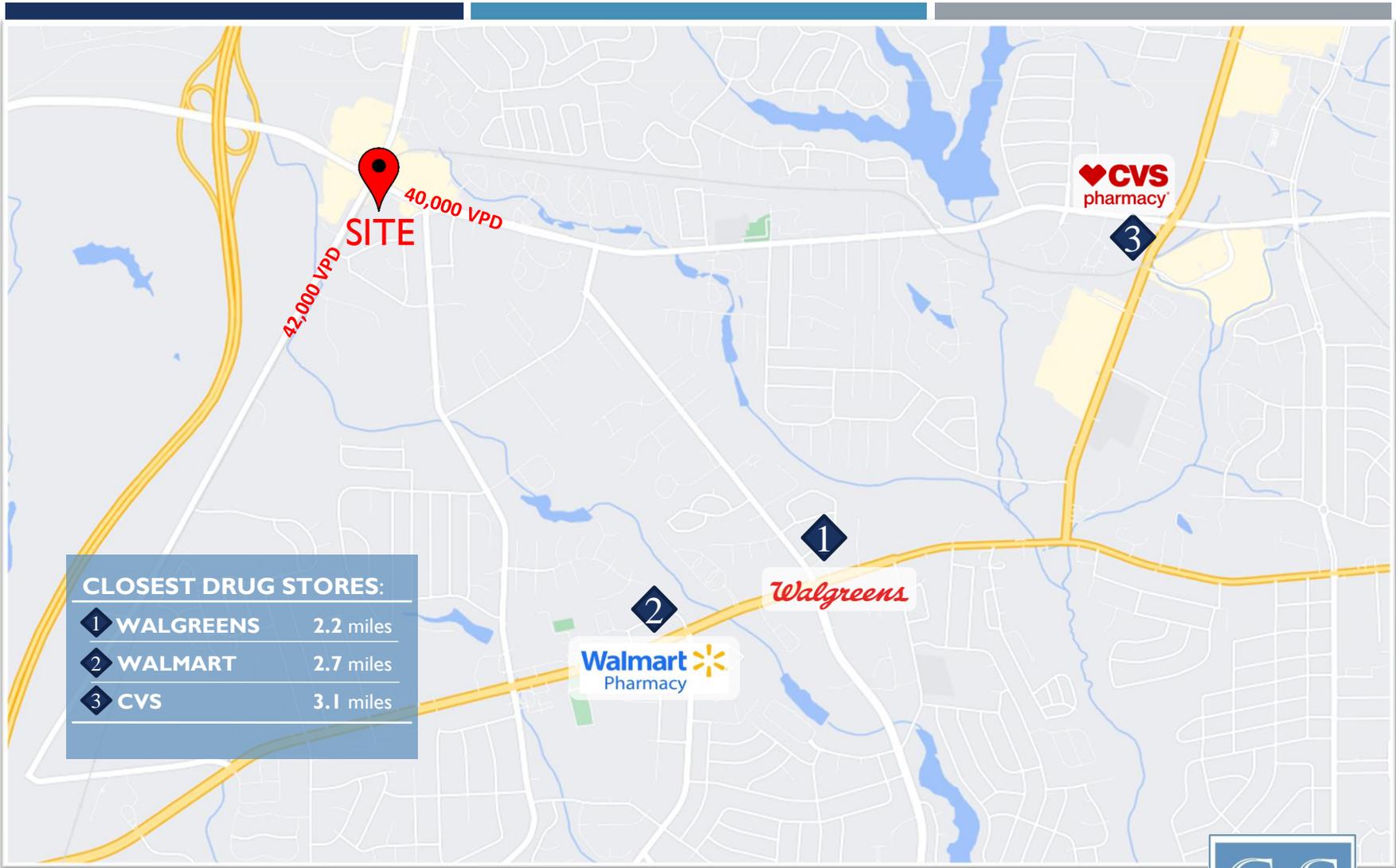
### TRAFFIC COUNTS

42,000 (Cliffdale Rd) and 40,000 (Reilly Rd)

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**CLOSEST DRUG STORES:**

- 1 WALGREENS 2.2 miles
- 2 WALMART 2.7 miles
- 3 CVS 3.1 miles

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