



**3712/3718 Bragg Blvd
Fayetteville, NC**

FOR SALE OR BUILD TO SUIT



±1.85 Acres

For more information, contact:

Michelle O'Keefe

Office: (252) 430-6161

Direct: (757) 447-3398

michelle@rosemyr.com

PO Box 108 Henderson, NC 27536 (252) 430-6161 www.rosemyr.com

OVERVIEW

PROPERTY DETAILS:

Address: 3712 & 3718 Bragg Blvd
Land Area: ±1.85 Acres Vacant Land
Parcel ID: 0418-74-6058 & 0418-73-7959
Zoning: CC

AREA DETAILS:

Traffic Count: 23,000 VPD Bragg Blvd
Demographics:

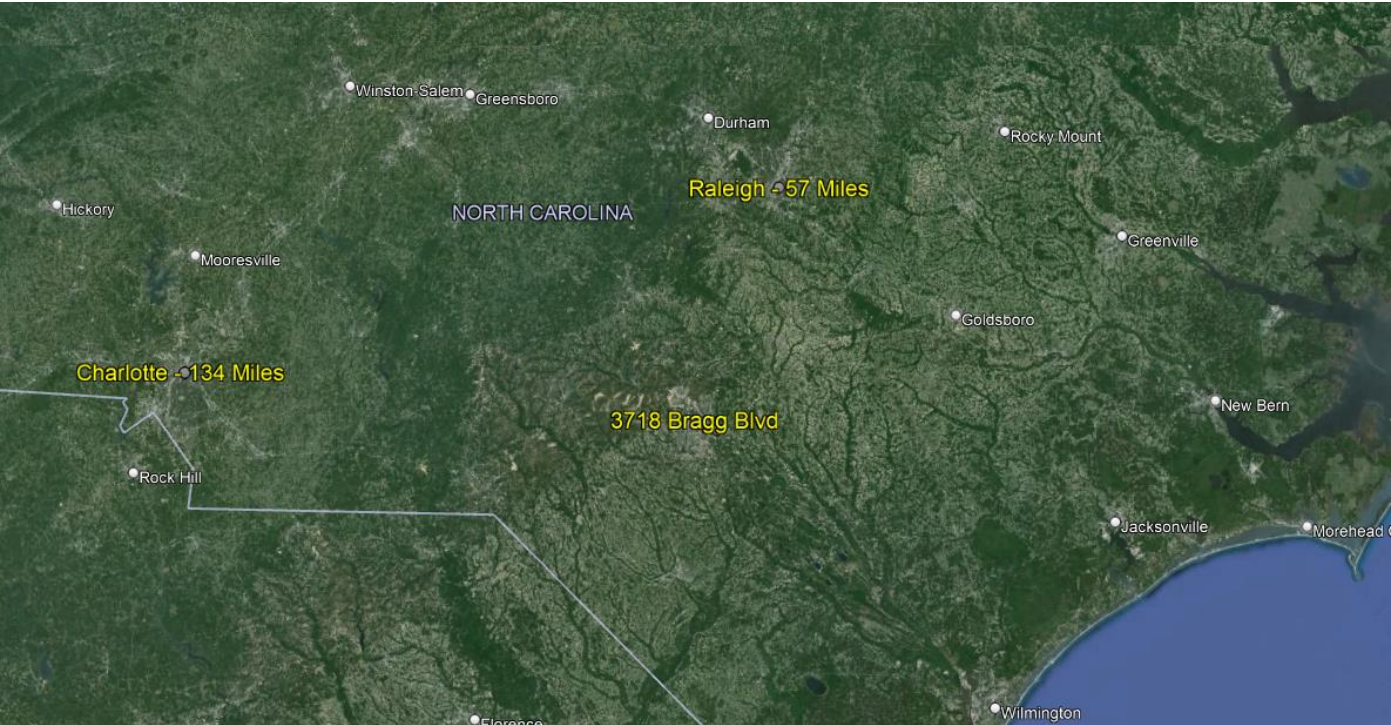
Radius	0-1 Mile	1-3 Miles	3-5 Miles
Censes	7,158	50,289	87,335
Median Income	\$39,870	\$50,623	\$47,155
Average Income	\$69,976	\$71,814	\$63,742
Median Age	30	34	30

OFFERING:

Asking Price: \$295,000

DISTANCE TO:

Raleigh: 67 Miles
Greensboro: 92 Miles
Charlotte: 134 Miles



LOCATION



The Olive Garden



Walmart



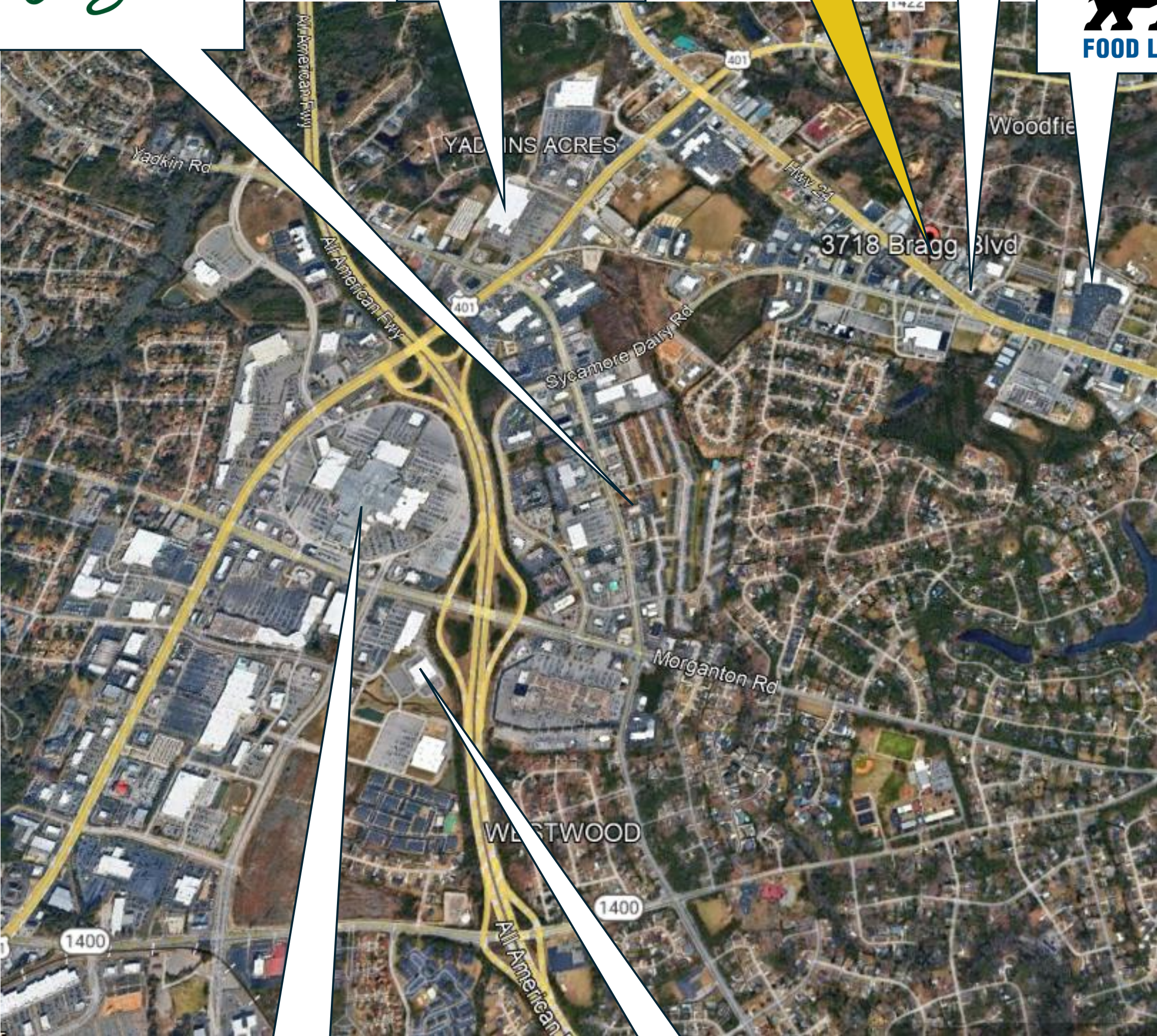
SITE



DUNKIN' DONUTS



FOOD LION



YADINS ACRES

3718 Bragg Blvd

Woodfield

Yadin Rd

Air American Hwy

401

Sycamore Dairy Rd

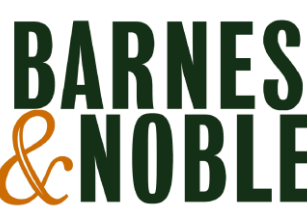
Morganton Rd

1400

WESTWOOD



★macy's
JCPenney
SoLa
SALON STUDIOS



BARNES & NOBLE



PIN 0418-74-6058
1.00 Acres
3718 BRAGG BLVD

PIN 0418-73-7959
0.84 Acres
3712 BRAGG BLVD

BRAGG BLVD

MARCHLAND DR

