



BUILD-TO-SUIT / GROUND LEASE

SWC DUNN RD & MURPHY RD, EASTOVER, NC

3.43 +/- ACRES



Property Highlights

- ◆ This 3.43 acre parcel can accommodate two users at a lighted intersection with frontage along Dunn Rd
- ◆ Excellent QSR site located with immediate proximity to the I-95 and I-95 business interchanges
- ◆ 56,500 VPD on I-95 and additional
- ◆ 10,000 VPD on the I-95 Business Loop
- ◆ Growing community with steady residential and commercial expansion just outside of Fayetteville

Surrounding Retailers



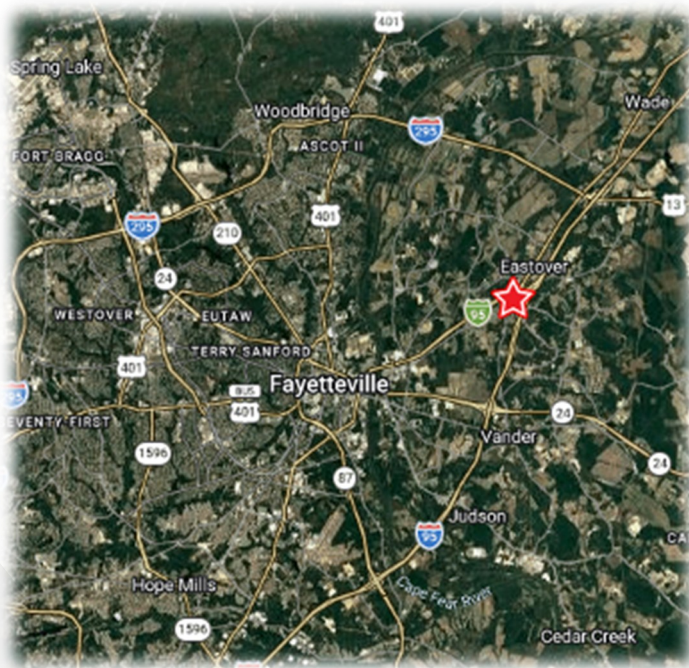
CONTACTS

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	1 Mile	3 Miles	5 Miles
Population	979	7,941	21,051
Average HH Income:	\$86,181	\$85,304	66,143
Daytime Population:	557	1,301	7,148



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SITE PLAN FOR TWO OUTPARCELS



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