

GLENSFORD COMMONS OUTPARCEL

161 Glensford Dr., Fayetteville, NC 28303



CROSS CREEK MALL

Office
DEPOT

Bullard Furniture
"The People's Choice" since 1957

ON THE BORDER
MEXICAN GRILL & CANTINA

BARNES & NOBLE

OLD NAVY

Kirklands

THE ORIGINAL
MATTRESS
FACTORY

Visionworks

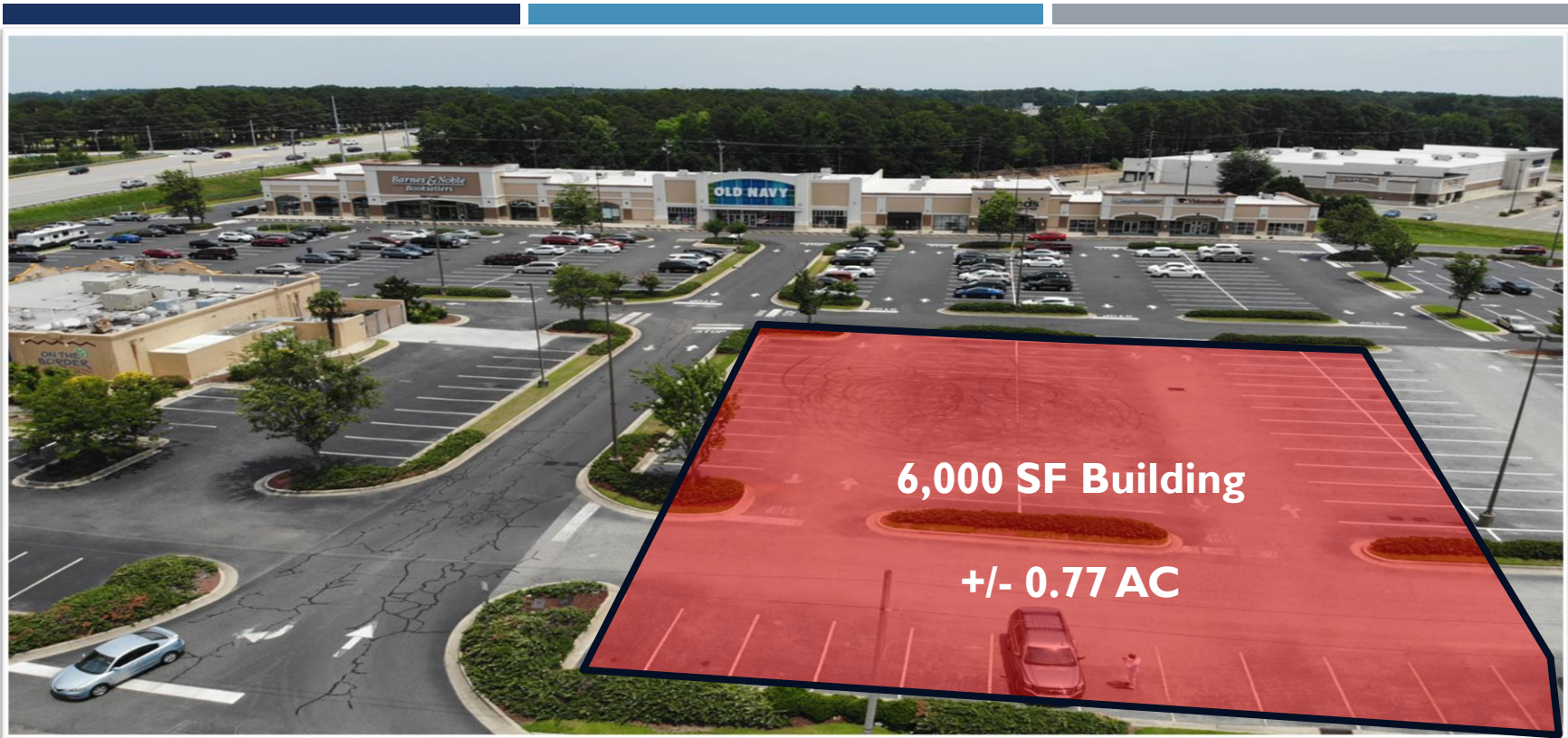
SITE

CAROLINA
ALE HOUSE
BREWERY & RESTAURANT

C&S
COMMERCIAL
PROPERTIES

Small Shops Build-To-Suit or Ground Lease

FOR MORE INFORMATION:
PALMER WILLIAMS | PWILLIAMS@C-SPROP.COM | 910.864.1125
C-SPROP.COM



PROPERTY OVERVIEW

- Proposed 6,000 SF small shops strip building available for pre-leasing (4 units ranging from 1,200 – 2,000 SF)
- Ground Lease opportunity
- Centrally located between Fayetteville’s major retail corridors and next to the Cross Creek Mall
- Ample parking
- Pylon or monument sign

DEMOGRAPHICS

Radius	3 Miles
Avg HH Income	\$72,430
# of Employees	105,481

TRAFFIC COUNT

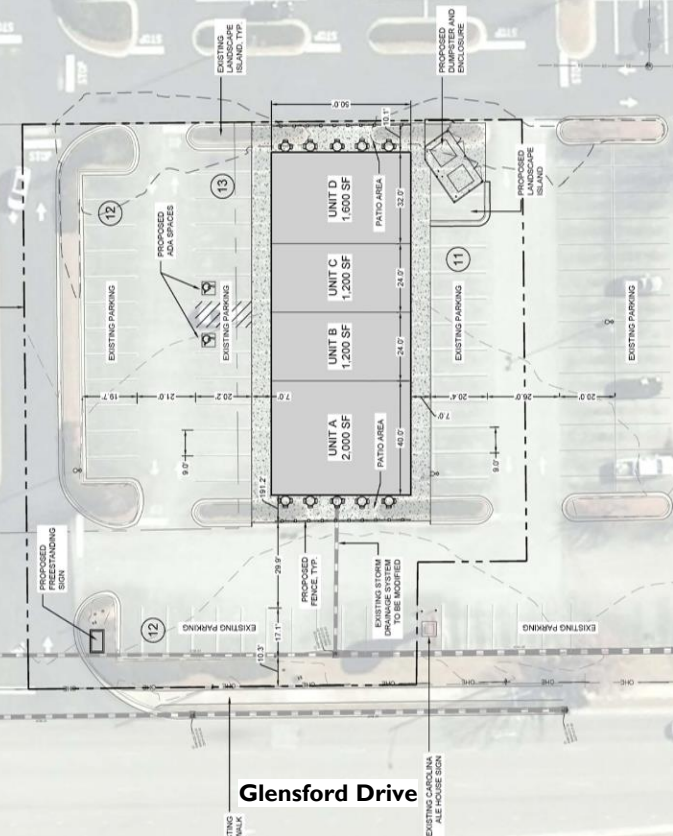
37,000 VPD

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Glensford Commons Outparcel Small Shops Site Plan



Glensford Drive

PRE-LEASING

PROPERTY ADDRESS

161 Glensford Drive, Fayetteville, NC 28303

PROPOSED AVAILABILITY

6,000 SF Commercial/Retail Space
4 In-line Units

- Unit A – 2,000 SF End Cap with Patio Option
- Unit B – 1,200 SF Interior
- Unit C – 1,200 SF Interior
- Unit D – 1,600 SF End Cap with Patio Option

ZONING

CC

PROPOSED PARKING

48 Spaces

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Glensford Commons Shopping Center Master Site Plan



**Outparcel
Available**

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Fort Bragg

CROSS CREEK MALL

SKIBO RD.

MORGANTON RD.



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