



FOR LEASE: NORTHGATE PLAZA

3803 RAMSEY ST. | FAYETTEVILLE, NC 28311

PROPERTY DETAILS

PROPERTY	Northgate Plaza 3803 Ramsey St. Fayetteville NC 28311
TOTAL BUILDING SF	236,295
AVAILABLE SUITES	60,775 SF 2,000 SF 5,000 SF
LEASE RATE	\$6-18/PSF NNN
TICAM	\$2.50/PSF
PARKING SPACES	1,100

PROPERTY HIGHLIGHTS

- Located on the Ramsey Street retail corridor of Fayetteville with excellent visibility and access
- Anchored by Ollie's, Ross Dress for Less, and the YMCA, Northgate Plaza offers an anchor possibility with 60,775 SF with loading dock available
- Co-Tenants offer a great synergy of retail, service, and restaurants such as Rent-A-Center, Cato, Merle Norman, UPS Store, Papa Johns, McDonalds, Cookout, Advance Auto Parts, & Firestone
- Situated a few miles from Ft. Bragg, the largest military installation in the world (by population) that equates to more than 55,000 active duty personnel with regular population turnover



DEMOGRAPHIC SNAPSHOT

2017 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	4,853	39,669	73,483
Daytime Population	6,504	37,991	94,374
Average Income	65,813	\$57,306	\$61,381
Total Households	2,016	16,395	31,116

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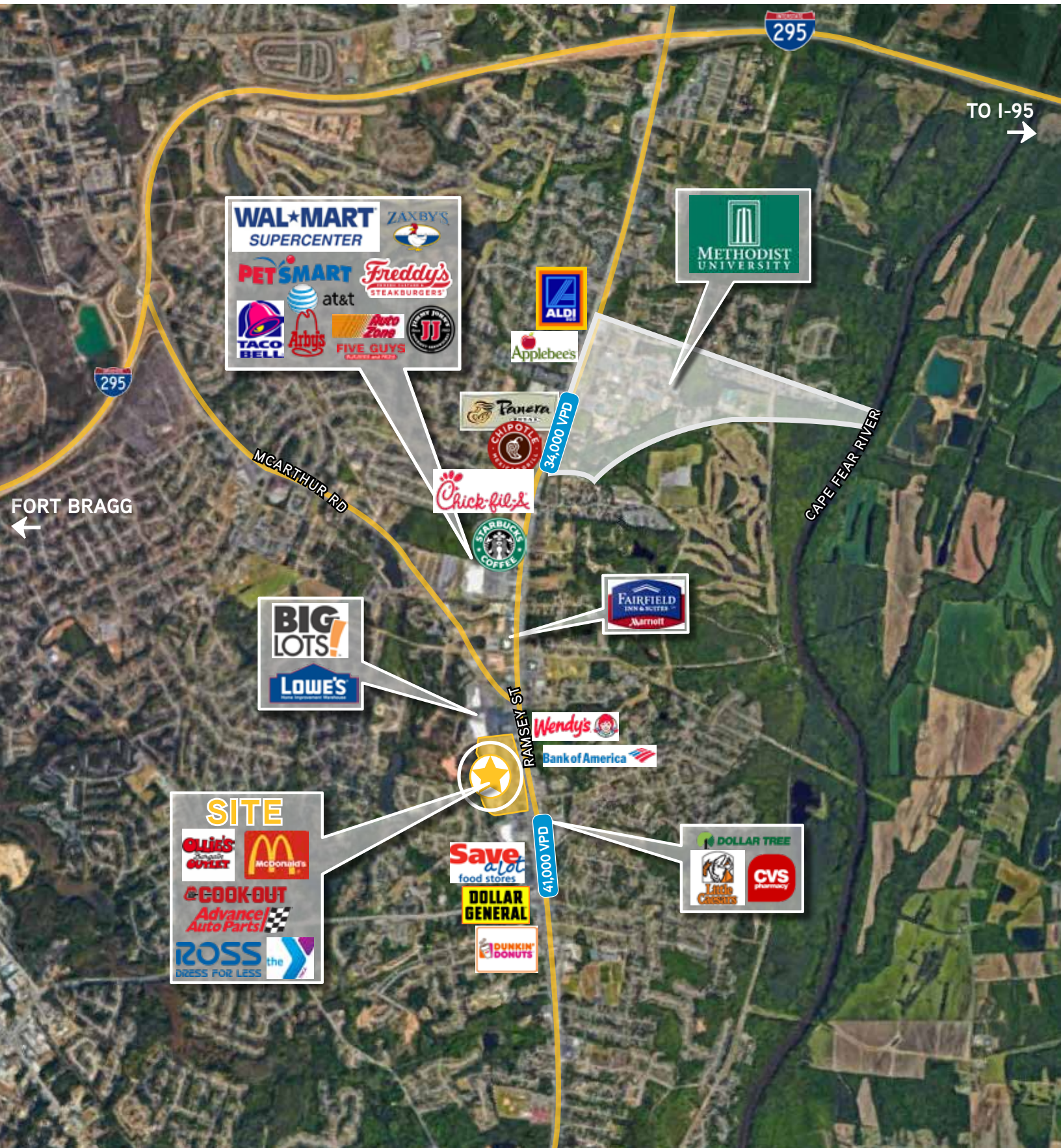
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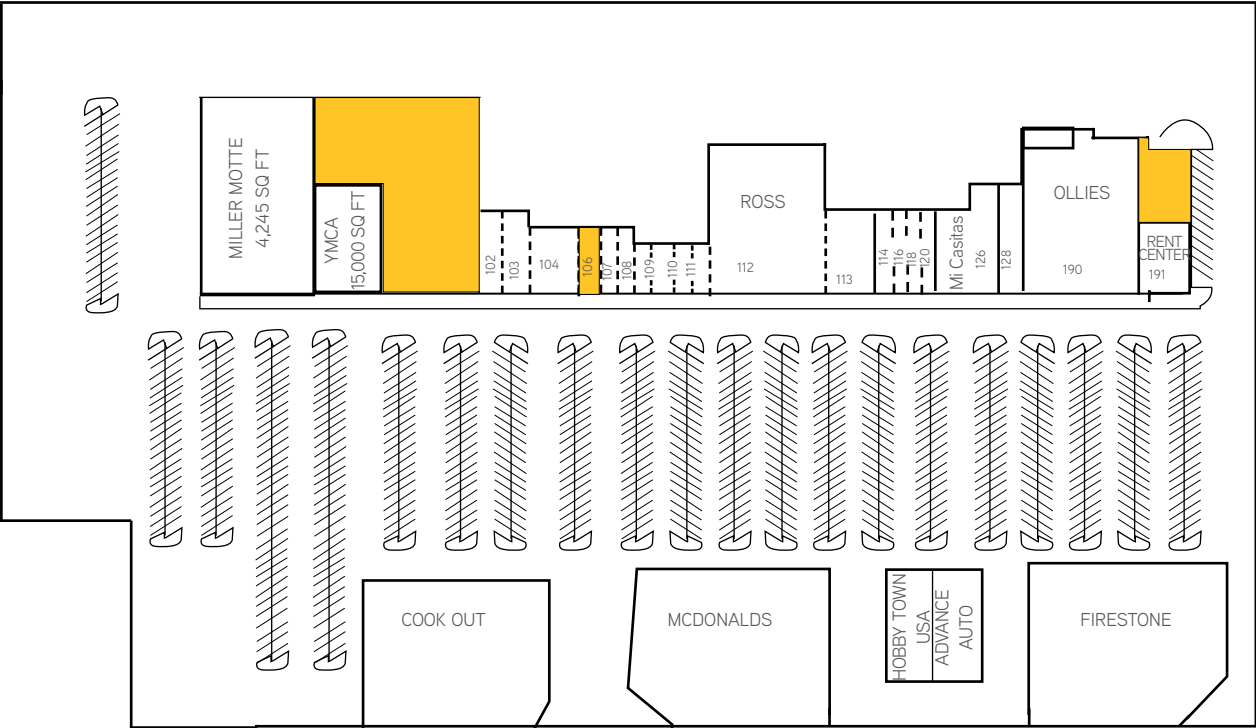


NORTHGATE PLAZA
RAMSEY ST. CORRIDOR



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* Not to scale, for visual purposes only

RENT ROLL

SUITE NUM	TENANT	SF
	Miller-Motte	±47,245
	YMCA	±15,000
	AVAILABLE (132' Frontage)	±60,775
102	Jasie Blanks	±3,000
103	SalonCentric	±3,000
104	Cato	±6,800
106	AVAILABLE (25' X 80')	±2,000
107	Merle Norman	±1,600
108	Just Threading	±1,200
109	UPS Store	±1,200
110	Subway	±1,500
111	General Nutrition	±1,500
112	Ross Dress for Less	±24,958
113	Shogun Steak & Sushi	±6,000
114	Smitty's Cleaner	±1,117
118	Papa John's Pizza	±1,117
120	Nationwide Insurance	±1,117
126	MiCasita Restaurant	±6,550
128	Little China	±3,150
190	Ollie' Bargain Outlet	±30,000
191	Rent A Center	±5,000



ANCHOR SPACE AVAILABILITY
UP TO 60,775 SF



- Accommodating subdivisions to be considered
- Ceiling height up to 22'
- 2 Loading docks
- Pylon signage available

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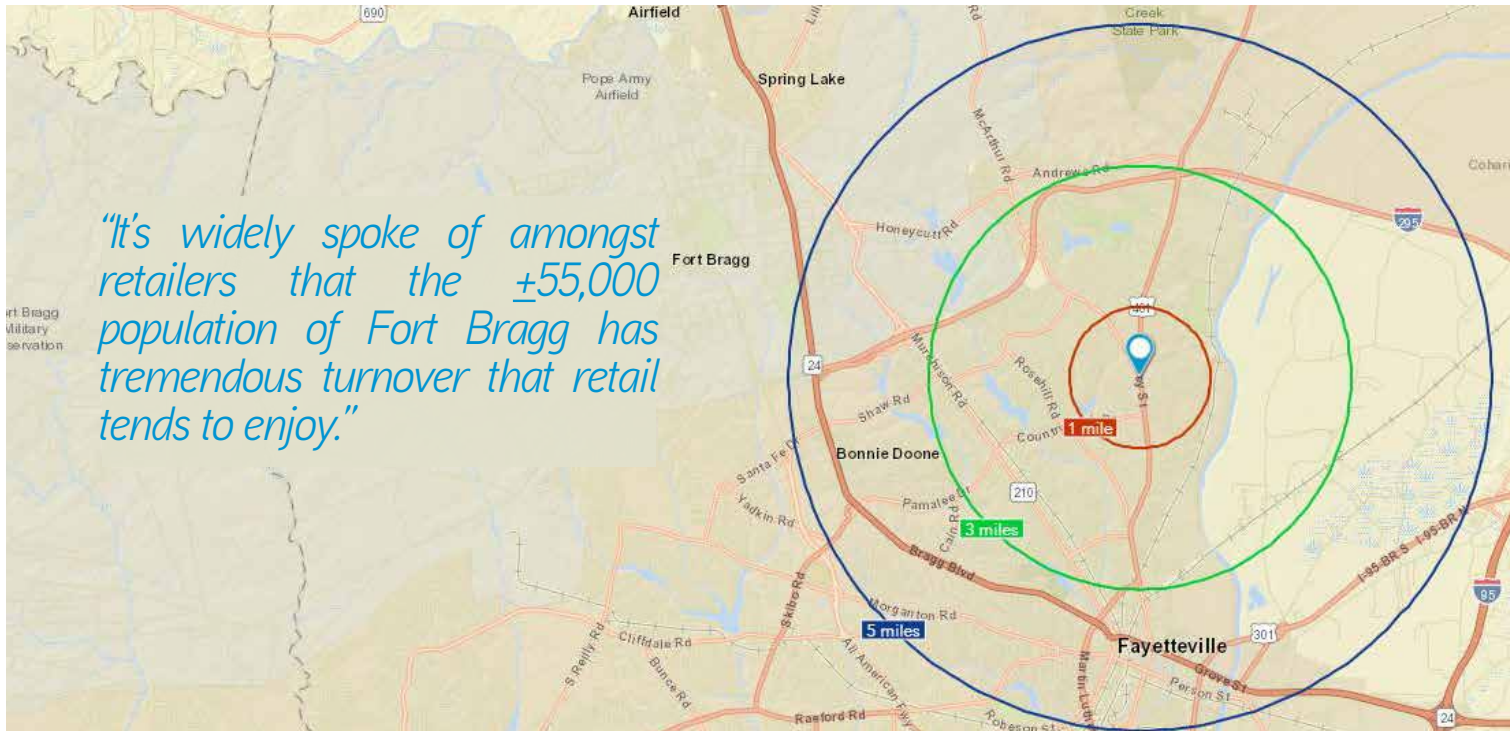


NORTHGATE PLAZA

DEMOGRAPHICS - 1, 3, 5 MILES

POPULATION	1-MILE	3-MILE	5-MILE
2000 Population	4,641	39,088	73,423
2010 Population	4,900	39,092	72,394
2017 Population	4,853	39,669	73,483
2022 Population	4,977	40,472	74,930
2000-2010 Annual Rate	.54%	0.00%	4.59%
2010-2017 Annual Rate	-.013%	.20%	.21%
2017-2022 Annual Rate	0.51%	.40%	0.39%
2017 Median Age	36.8	34.5	35.7
HOUSEHOLDS			
2000 Households	1,853	14,891	29,350
2010 Households	2,043	15,860	30,229
2017 Total Households	2,016	16,395	31,116
2022 Total Households	2,069	16,782	31,786
2000-2010 Annual Rate	0.98%	0.63%	0.30%
2010-2017 Annual Rate	-0.18%	0.46%	0.40%
2017-2022 Annual Rate	0.52%	0.47%	0.43%
2017 Average Household Size	2.28	2.32	2.28
HOUSING			
2017 Total Housing Units	2,258	19,268	36,830
2017 Owner Occupied Housing Units	1,133	7,636	14,490
2017 Renter Occupied Housing Units	883	8,759	16,626
2017 Vacant Housing Units	242	2,873	5,714
DAYTIME POPULATION			
2017 Daytime Population	6,504	37,991	94,374

MEDIAN HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2017 Median Household Income	\$45,241	\$39,028	\$40,429
2022 Median Household Income	\$50,548	\$41,213	\$43,302
2017-2022 Annual Rate	2.24%	1.10%	1.38%
AVERAGE HOUSEHOLD INCOME			
2017 Average Household Income	\$65,813	\$57,306	\$61,381
2022 Average Household Income	\$74,863	\$65,287	\$69,354
2017-2022 Annual Rate	2.61%	2.64%	2.47%
PER CAPITA INCOME			
2017 Per Capita Income	\$27,485	\$24,050	\$26,364
2022 Per Capita Income	\$31,241	\$27,404	\$29,777
2017-2022 Annual Rate	2.59%	2.65%	2.47%
EDUCATION			
Associate's Degree	11.7%	11.2%	10.01%
Bachelor's Degree	20.0%	16.3%	17.0%
Graduate/Professional Degree	14.4%	12.7%	12.4%
RACE/ETHNICITY			
White Alone	42.5%	33.3%	40.1%
Black Alone	45.2%	56.0%	48.4%
Hispanic Origin	11.1%	9.6%	9.9%
AGE			
18+	77.2%	77.6%	77.6%
55+	12.3%	11.7%	12.3%



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