

THE WOODLAND

2350 Bentrige Lane • Fayetteville, NC 28304

FOR LEASE



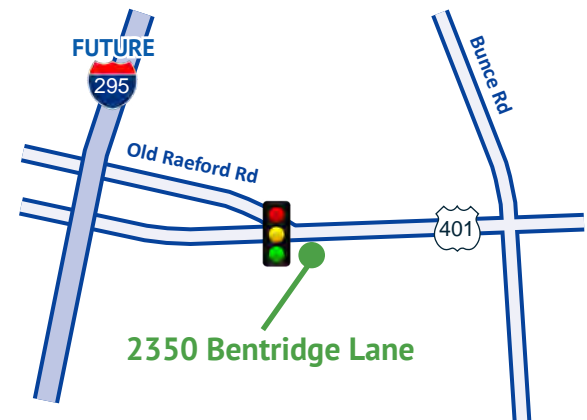
Office / Medical Space For Lease Off Highway 401

OFFERING

Lease Rate:	\$18.00 - \$25.00 / SF
Delivering:	Available Now
Available:	2,281 SF (Suite 102) 2,449 SF (Suite 103) 1,405 SF (Suite 104) 9,590 SF (Suite 200) 1,165 SF (Suite 302)

HIGHLIGHTS

- Beautiful four-story brick office building with ample parking
- Tenant improvements negotiable
- Located off Raeford Rd, this building is conveniently located near many restaurants and shopping centers
- Signalized intersection and monument signage available



TRILAND
PROPERTY
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PROPERTY INFORMATION

Building Size	37,005 SF	Parking	138 spaces
Lot Size	1.98 Acres	Parking Ratio	4/1,000 SF
Available	1,165 - 9,590 SF	Lease Rate	\$18 - \$25 / SF
Property Type	Office, Medical	TICAM	\$4.50
Zoned	LC	Lease Term	5-10 years



TENANTS

FIRST FLOOR

Suite 100	Pivot Physical Therapy
Suite 102	AVAILABLE (2,281 SF)
Suite 103	Sanderson Farms
Suite 104	AVAILABLE (1,405 SF)

SECOND FLOOR

Suite 200	AVAILABLE (9,590 SF)
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THIRD FLOOR

Suite 300	Living Well Behavioral Health
Suite 301	Lightwave Dental
Suite 302	AVAILABLE (1,165 SF)

FOURTH FLOOR

Suite 400	SRX Medical
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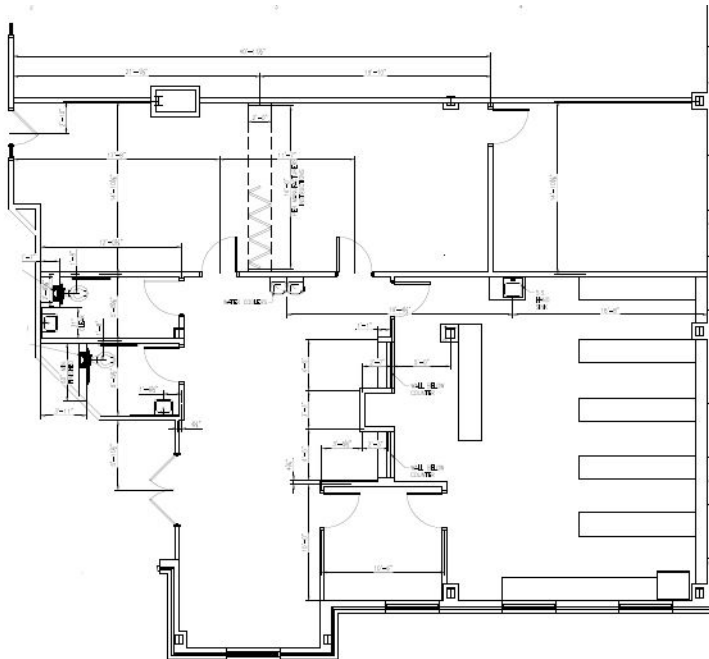
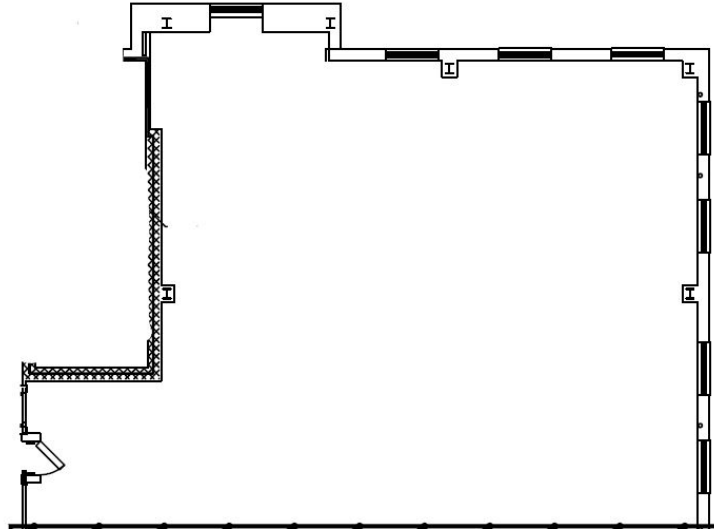
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FLOOR PLANS

SUITE 102
2,281 SF



SUITE 103
2,449 SF

(Available 11/26/21)

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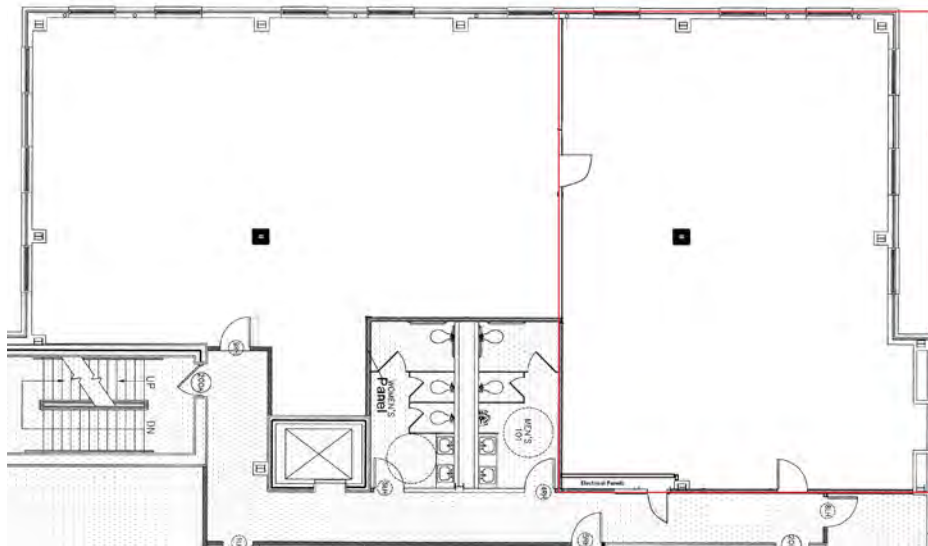
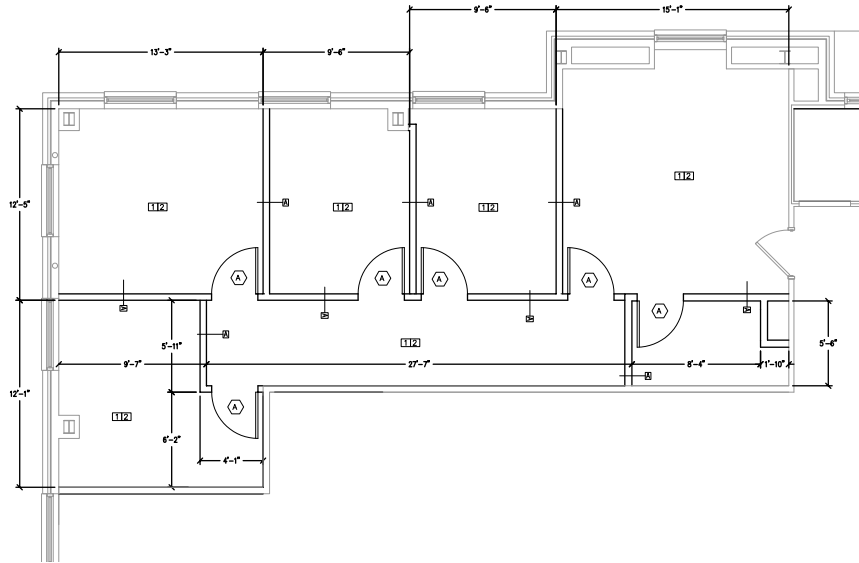
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FLOOR PLANS

SUITE 104
1,405 SF



SUITE 302
1,165 SF

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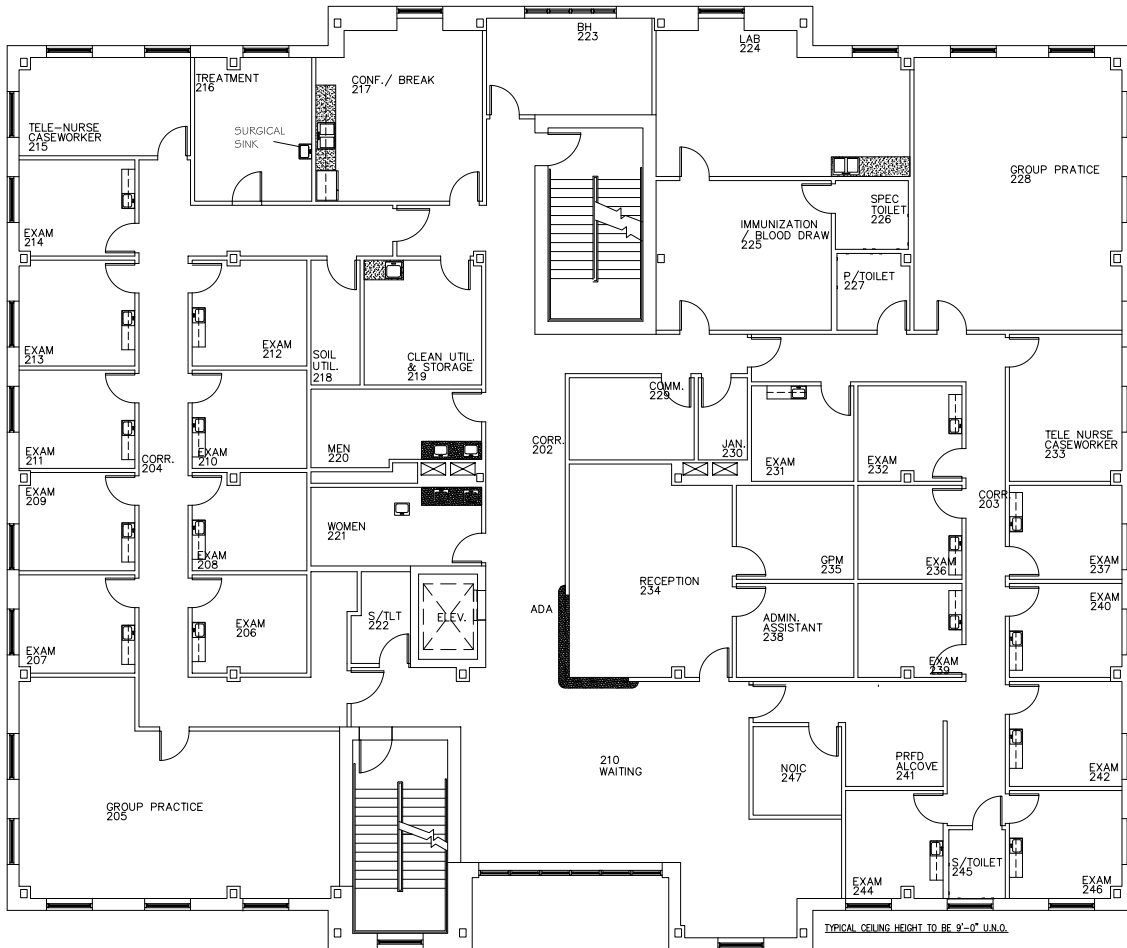


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FLOOR PLANS



SUITE 200
9,590 SF

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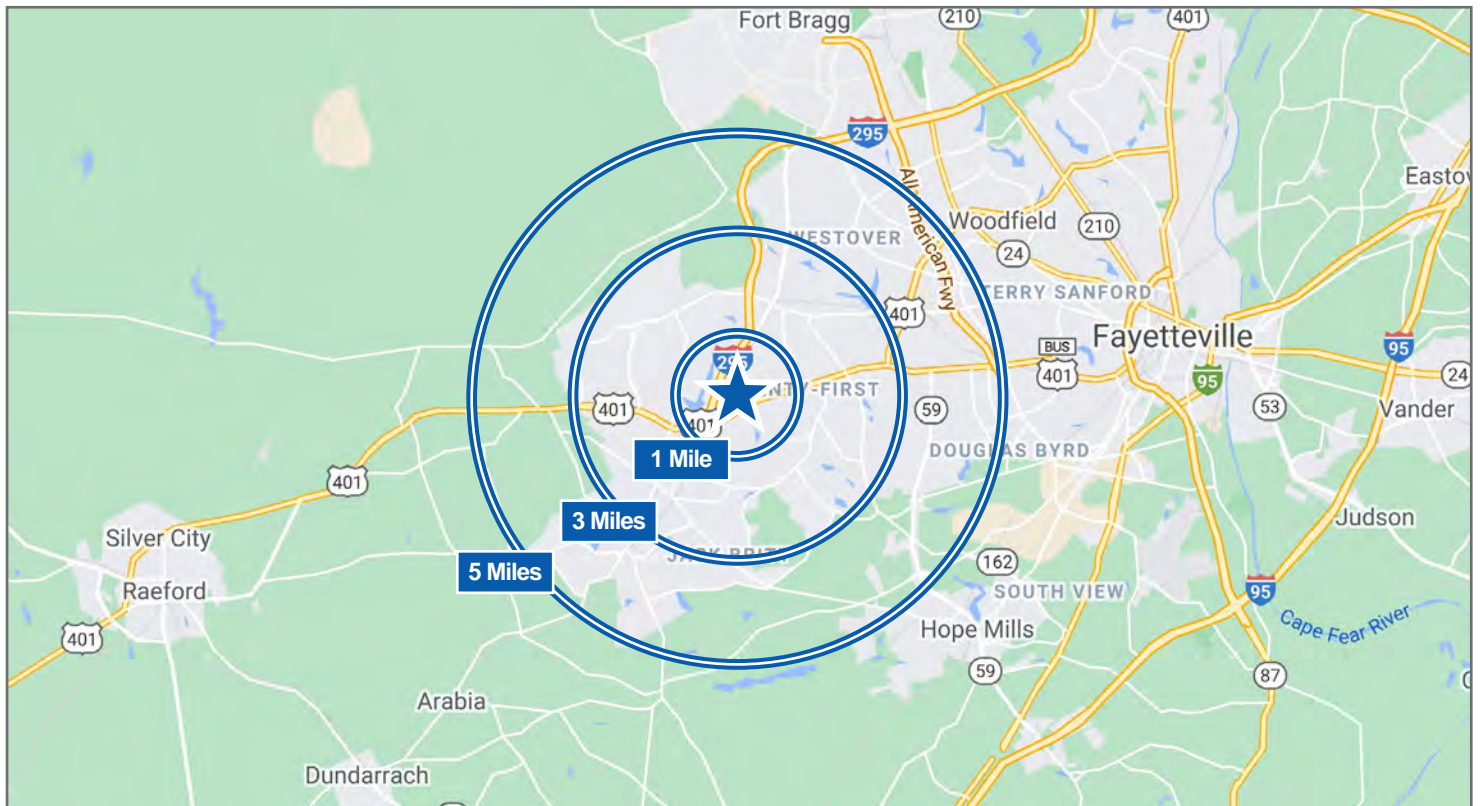
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2020 Population	4,081	60,193	134,522
2025 Population	3,996	61,324	137,624
Annual Pop Growth	-0.42%	0.37%	0.46%
2020 Households	1,523	23,136	52,473
2025 Households	1,497	23,625	53,766
Avg HH Size	2.68	2.60	2.56
2020 Median Age	32.00	32.00	33.30
2020 Average HH Income	\$89,776	\$65,558	\$65,624
2020 Median HH Income	\$67,407	\$51,527	\$51,206



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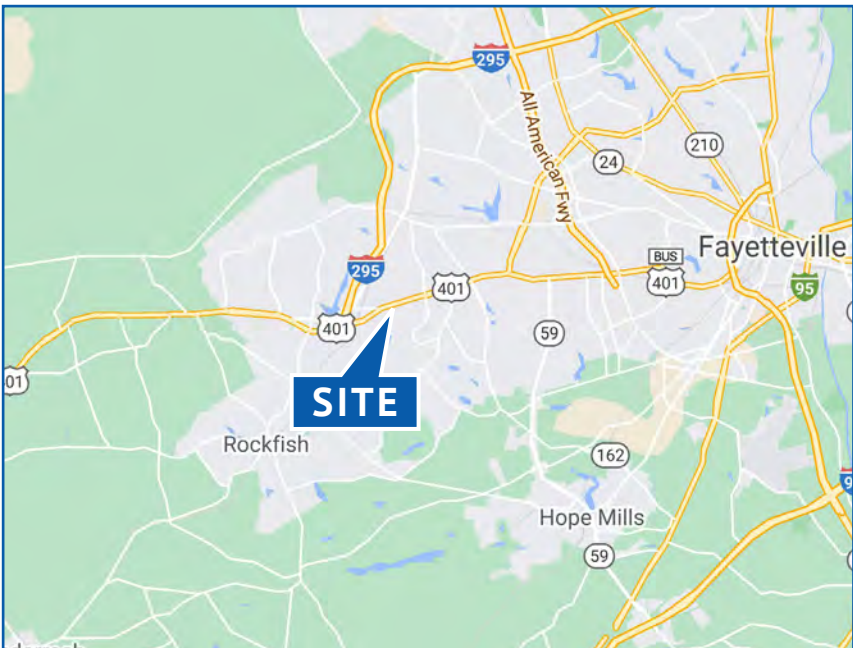


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LOCATION OVERVIEW



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