

# LET'S TRANSACT



# NLN

NET LEASE WORLD

OWNER/OPERATOR PORTFOLIO SALE | FINANCING AVAILABLE AT 10% DOWN FOR QUALIFIED BUYERS

\$850,000

802 Bragg Boulevard  
Fayetteville, NC 28301

\$1,000,000

503 Grove Street  
Fayetteville, NC 28301

\$550,000

2301 Lackey Street  
Lumberton, NC 28360

SHANE SMITH  
VICE PRESIDENT - INVESTMENT SALES  
M: 605-515-4564

JARED MCNUTT  
VICE PRESIDENT - INVESTMENT SALES  
M: 734-231-1130

TD COMMERCIAL GROUP  
200 S ANDREWS AVE SUITE 200  
FORT LAUDERDALE, FL 33301  
[HTTPS://TDCOMMERCIALGROUP.COM/CONTACT-US](https://tdcommercialgroup.com/contact-us)





**503 Grove Street  
Fayetteville, NC 28301**

- \$1,000,000
- 1,560 SF
- 0.83 AC
- 4 MPDs
- Expired Fuel Contract
- Excellent Access with 6 Points of Entry
- 2 Curb Cuts on NC-210 (Grove Street)
- 37,744 Vehicles Per Day
- 2 Curb Cuts on B Street
- Surrounding Retail: McDonald's, Wendy's, Burger King, Food Lion, Hardee's, Citi Trends, Biscuitville, Domino's
- Population: 5 Mile | 77,206  
3 Mile | 28,848  
1 Mile | 3,603

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**802 Bragg Boulevard  
Fayetteville, NC 28301**

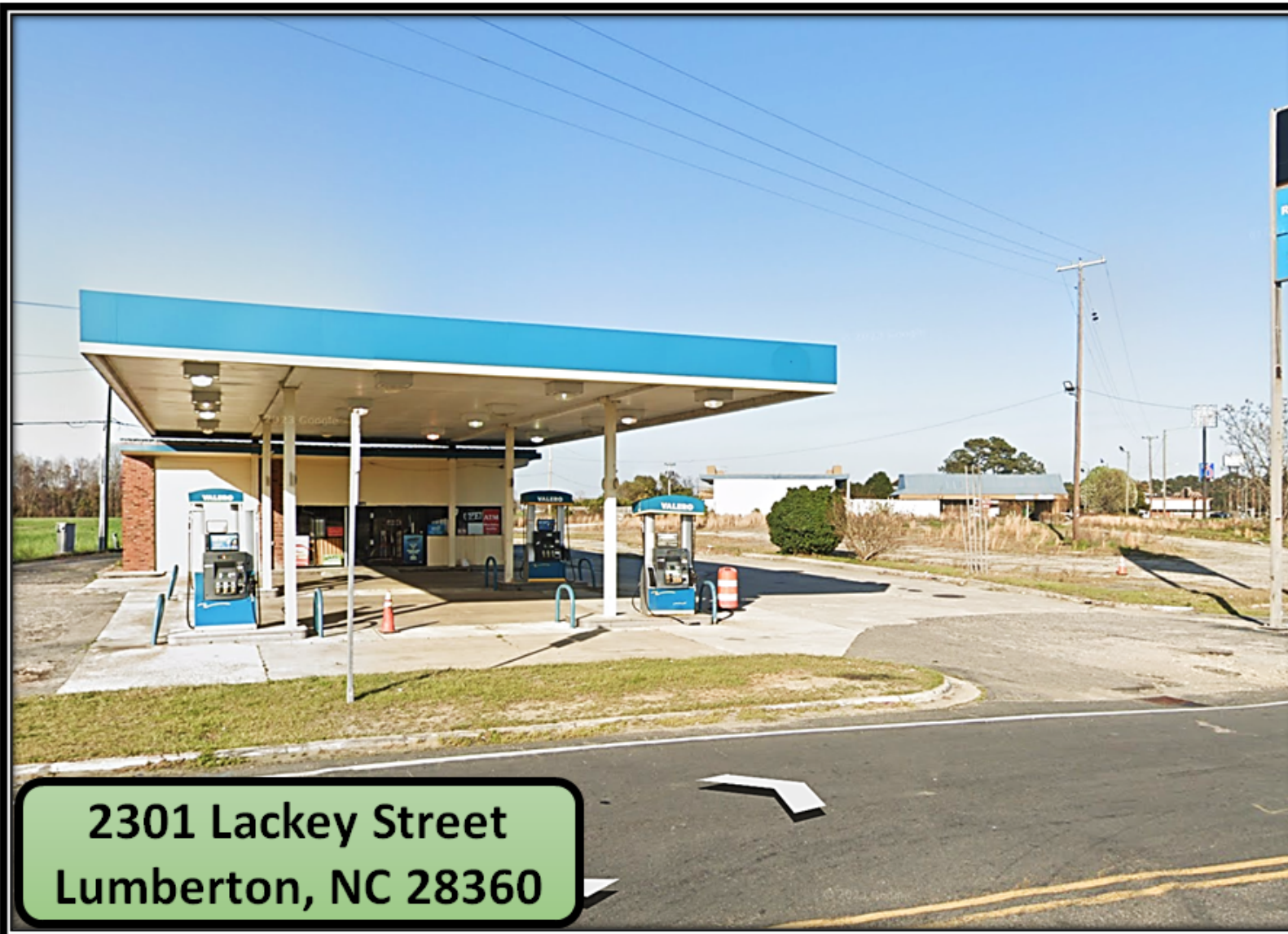
- \$850,000
- 2,874 SF
- 1.15 AC
- 4 MPDs
- Expired Fuel Contract – Potential 6 Figure Bonus!
- +/- 1,800 SF Auto Shop
- +/- 1,075 C-Store
- Car Wash
- 2 Curb Cuts on NC-210 (Bragg Boulevard)
- 32,577 Vehicles Per Day
- Surrounding Retail: Taco Bell, KFC, McCalister's Deli
- Less than 1 Mile From Fayetteville State University and Downtown Fayetteville
- Population: 5 Mile | 104,241  
3 Mile | 44,364  
1 Mile | 6,503

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**2301 Lackey Street  
Lumberton, NC 28360**

- \$550,000
- 1,560 SF
- 0.70 AC
- 4 MPDs
- Currently Closed due to Construction on I-95 (complete Summer 2025)
- DIRECTLY ADJACENT TO I-95 EXIT 19!
- 59,743 VPD on I-95 at Exit 19
- Double Wall Fiberglass Fuel Tanks and Piping (2001)
- Prime Candidate for Owner/Operator or QSR Re-Development
- 10% Population Growth 2020-2024
- Population: 5 Mile | 33,402  
3 Mile | 22,465  
1 Mile | 2,027

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