



ANCHORS

Ross Dress for Less
Harbor Freight Tools
and more!

LOCATION HIGHLIGHTS

- Excellent visibility from Skibo Rd.
- Well positioned directly across from Cross Creek Mall
- Close proximity to Fort Liberty Military Base
- 2024 estimated population within 5 miles- 149,659*
- 2024 estimated average household income within 5 miles- \$75,527*

** Demographics obtained from Esri*

TENANT(S)

Orangetheory Fitness
Burlington Shoes
Castle Uniforms
Fantastic Sams
and more!

CURRENTLY AVAILABLE

- | | |
|-------------|--|
| • Space 1-4 | +/- 13,513 S/F (Can subdivide) |
| • Space BB | +/- 22,000 – 46,237 S/F (Can subdivide) |
| • Anchor | +/- 45,000 S/F |
| • Outparcel | +/- 5,020 S/F |
| • Outparcel | +/-1,200- 10,000 S/F or +/-1.55 acres Ground Lease |

OUTPARCELS

Baskin-Robbins
Golden Corral
and more!

LEASING CONTACT

Vivienne Wraith
vwraith@gfdinc.com
222 Cloister Ct
Chapel Hill, NC 27514



MORE INFO
www.gfdinc.com
919.448.1943



Scan this QR Code with your mobile phone's QR Reader to visit our website and learn more about this property as well as others available for lease.

GFD

MANAGEMENT INC.

CROSS CREEK PLAZA
FAYETTEVILLE, NC

LAKE VALLEY DR
AADT: 9,000

ALL AMERICAN FWY
AADT: 44,000

Lease Pending
+/- 22,000-
46,237 S/F

+/- 45,000
S/F

Space 1-4
+/- 13,513 S/F

Orangetheory

+/- 1,200 - 10,000 S/F
or +/- 1.55 acres

DISCOUNT
TIRE

ROSS
DRESS FOR LESS

golden
corral

Starbucks CAVA

RED
LION
HOTELS
EST. 1957

JOANN

B
BOOT
BARN

HARBOR
FREIGHT

+/- 5,020 S/F

SKI RD

ROOMSTOGO

jcpenny

LONGHORN
STEAKHOUSE

Bahama
Breeze
ISLAND GRILLE

MAIN EVENT

SMOKEY BONES

BASKIN
ROBBINS

MATTRESS
Warehouse

MORGANTON RD
AADT: 26,000

★macy's



0 0.03 0.05 mi



CROSS CREEK PLAZA FAYETTEVILLE, NC Tenant List

<u>SPACE</u>	<u>STORE</u>	<u>SQ. FT.</u>
100	LEASE PENDING	49,073
B	Dollar Tree	11,396
BB	AVAILABLE	46,237
1-4	AVAILABLE	13,513
5-7	Orangetheory Fitness	3,600
8-10	Venizian Nails and Spa	4,000
11-12	NY Fashions	2,768
13-14	Burlington Shoes	3,972
15-17	City Gear	4,400
18	Edible Arrangements	1,600
19	Simply Beauty Threading Spa	1,200
20	Fantastic Sams	1,200
21-23	Elizabeth's Pizza	4,000
24	Boot Barn	10,400
25	JOANN	20,905
26	Ross Dress For Less	30,187
A-F	Harbor Freight Tools	23,688
G-K	Castle Uniforms	10,160
L	Code Ninjas	2,000
M	Queen Bee	1,640
N-P	Gangnam Korean BBQ & HotPot	8,706
Q-S	Navy Federal Credit Union	4,800
T-U	Philip Michael Fashion For Men	4,920
V-X	Bad Daddy's Burger	4,757
Y	Baskin-Robbins	1,260
Kiosk	BB&T	0

OUTPARCELS:

Golden Corral

+/- 5,020 SQ. FT. **AVAILABLE**

+/- 5,000 SQ. FT (can be subdivided) **AVAILABLE**

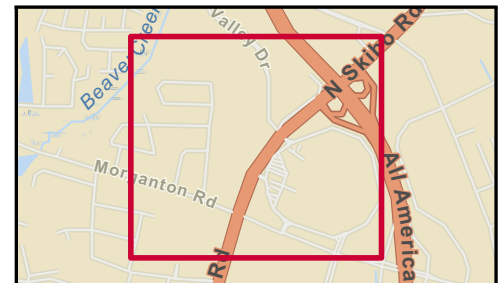
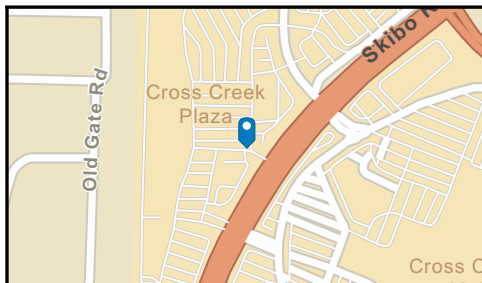
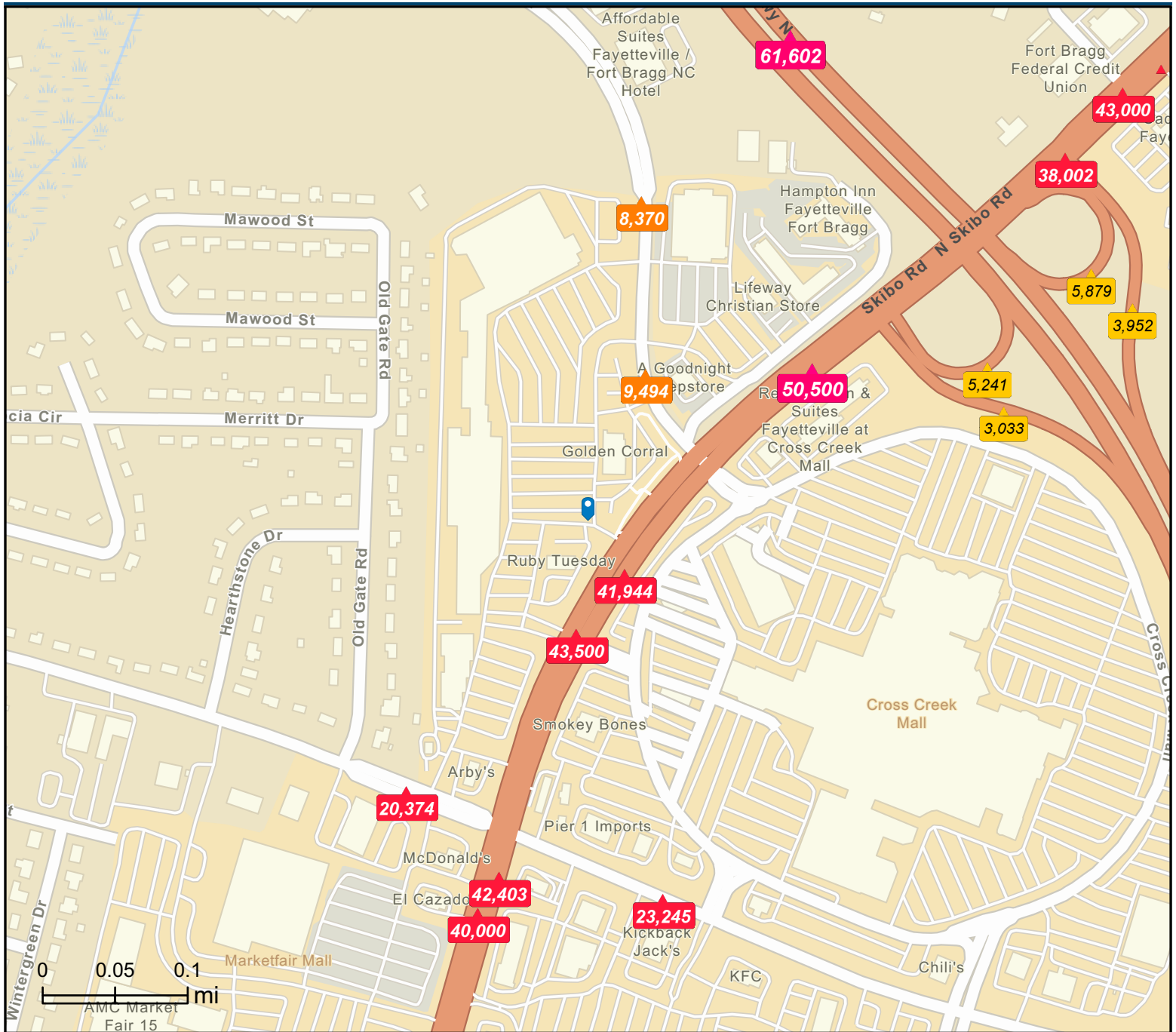
+/- 7,500 SQ. FT A Discount Tire Store

+/- 45,000 SQ. FT **AVAILABLE**

Traffic Count Map - Close Up

1800-1838 Skibo Rd, Fayetteville, North Carolina, 28303
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.07407
Longitude: -78.96451



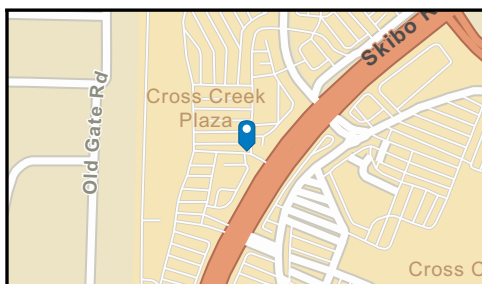
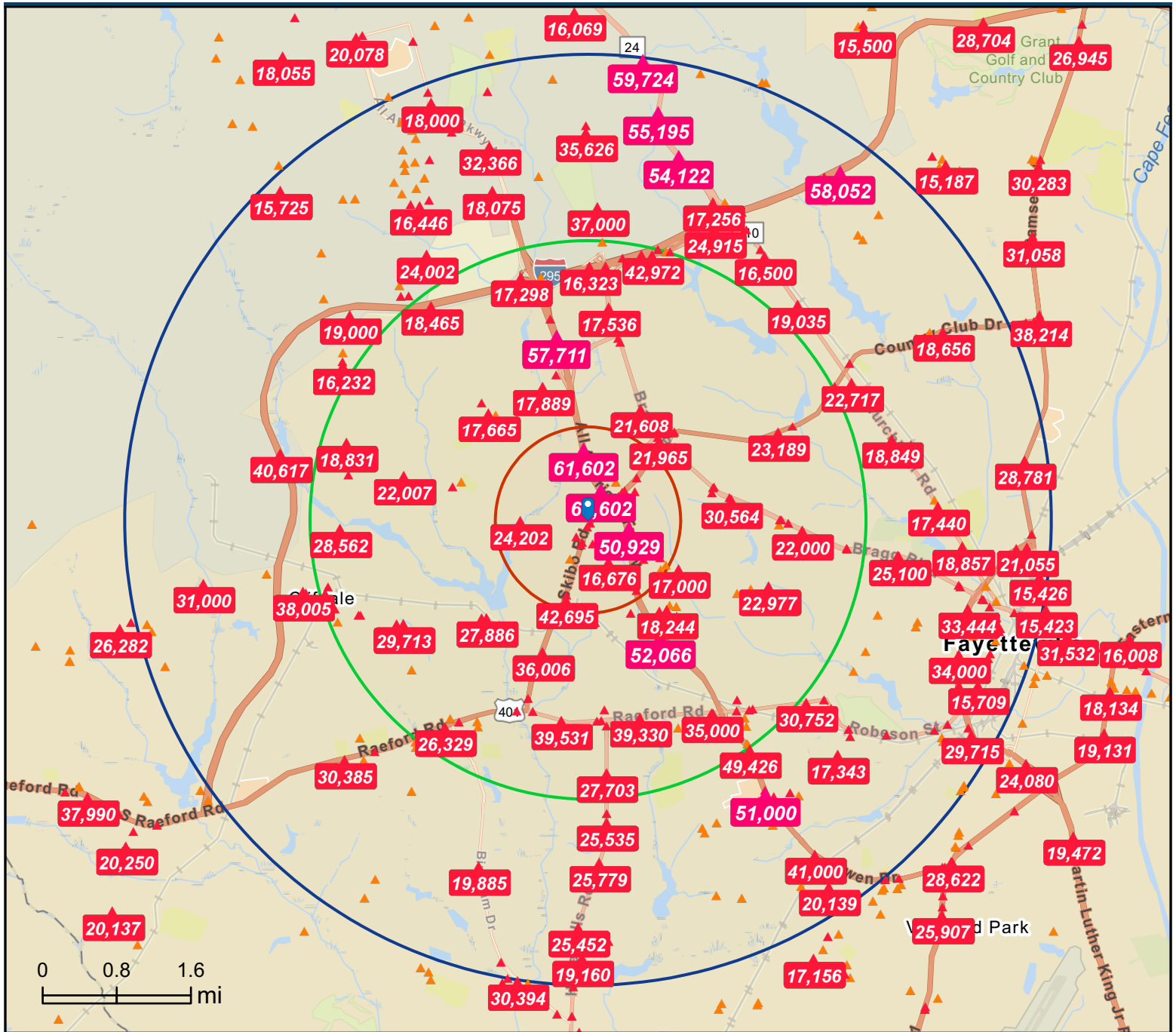
Source: ©2024 Kalibrate Technologies (Q3 2024).

January 22, 2025

Traffic Count Map

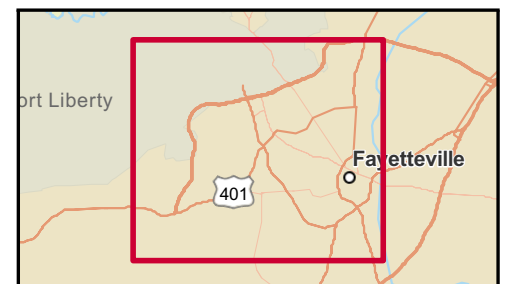
1800-1838 Skibo Rd, Fayetteville, North Carolina, 28303
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.07407
Longitude: -78.96451



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

January 22, 2025

Demographic and Income Profile

1800-1838 Skibo Rd, Fayetteville, North Carolina, 28303
 Ring: 1 mile radius

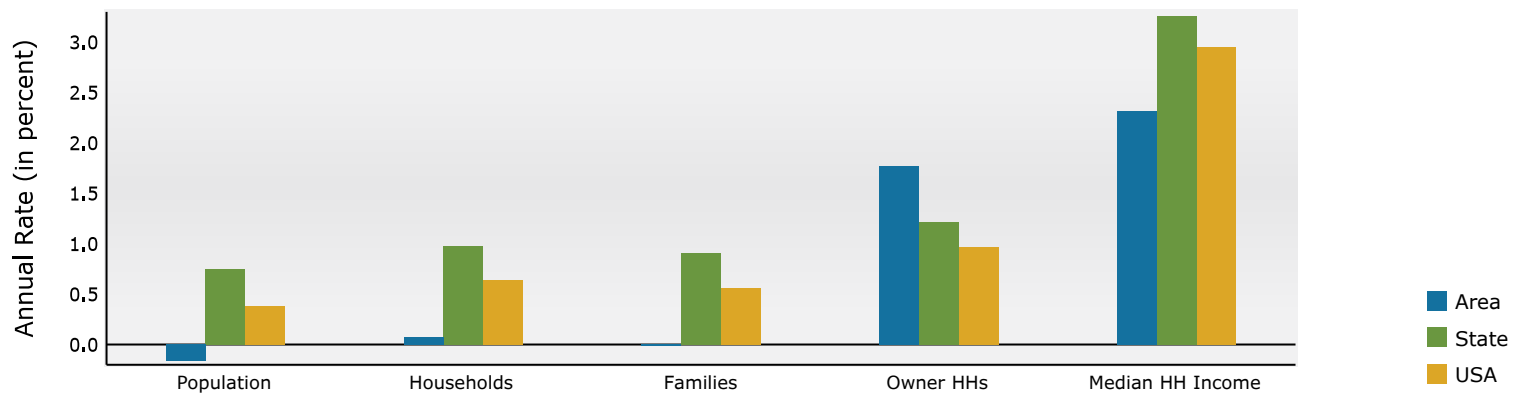
Prepared by Esri
 Latitude: 35.07407
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Summary	Census 2010		Census 2020		2024		2029	
Population	5,941		6,028		6,037		5,990	
Households	2,913		2,926		2,943		2,954	
Families	1,510		1,589		1,571		1,570	
Average Household Size	2.04		2.06		2.05		2.03	
Owner Occupied Housing Units	838		779		819		894	
Renter Occupied Housing Units	2,075		2,147		2,124		2,060	
Median Age	28.4		30.6		32.1		34.6	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	-0.16%		0.75%		0.38%			
Households	0.07%		0.98%		0.64%			
Families	-0.01%		0.91%		0.56%			
Owner HHs	1.77%		1.22%		0.97%			
Median Household Income	2.32%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			247	8.4%	198	6.7%		
\$15,000 - \$24,999			254	8.6%	180	6.1%		
\$25,000 - \$34,999			311	10.6%	256	8.7%		
\$35,000 - \$49,999			396	13.5%	366	12.4%		
\$50,000 - \$74,999			731	24.8%	743	25.2%		
\$75,000 - \$99,999			356	12.1%	402	13.6%		
\$100,000 - \$149,999			386	13.1%	485	16.4%		
\$150,000 - \$199,999			126	4.3%	163	5.5%		
\$200,000+			138	4.7%	161	5.5%		
Median Household Income			\$56,524		\$63,384			
Average Household Income			\$76,807		\$88,615			
Per Capita Income			\$36,890		\$43,020			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	512	8.6%	404	6.7%	399	6.6%	380	6.3%
5 - 9	283	4.8%	355	5.9%	358	5.9%	348	5.8%
10 - 14	244	4.1%	312	5.2%	297	4.9%	320	5.3%
15 - 19	336	5.7%	285	4.7%	284	4.7%	317	5.3%
20 - 24	967	16.3%	759	12.6%	486	8.0%	442	7.4%
25 - 34	1,437	24.2%	1,389	23.0%	1,604	26.6%	1,251	20.9%
35 - 44	623	10.5%	692	11.5%	769	12.7%	1,037	17.3%
45 - 54	586	9.9%	560	9.3%	587	9.7%	595	9.9%
55 - 64	444	7.5%	625	10.4%	572	9.5%	490	8.2%
65 - 74	303	5.1%	373	6.2%	416	6.9%	494	8.2%
75 - 84	172	2.9%	207	3.4%	195	3.2%	235	3.9%
85+	34	0.6%	70	1.2%	71	1.2%	82	1.4%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,850	48.0%	2,024	33.6%	1,937	32.1%	1,835	30.6%
Black Alone	2,166	36.5%	2,670	44.3%	2,702	44.8%	2,705	45.2%
American Indian Alone	53	0.9%	79	1.3%	86	1.4%	88	1.5%
Asian Alone	264	4.4%	300	5.0%	309	5.1%	323	5.4%
Pacific Islander Alone	31	0.5%	31	0.5%	30	0.5%	30	0.5%
Some Other Race Alone	253	4.3%	318	5.3%	337	5.6%	348	5.8%
Two or More Races	323	5.4%	605	10.0%	636	10.5%	661	11.0%
Hispanic Origin (Any Race)	768	12.9%	781	13.0%	829	13.7%	864	14.4%

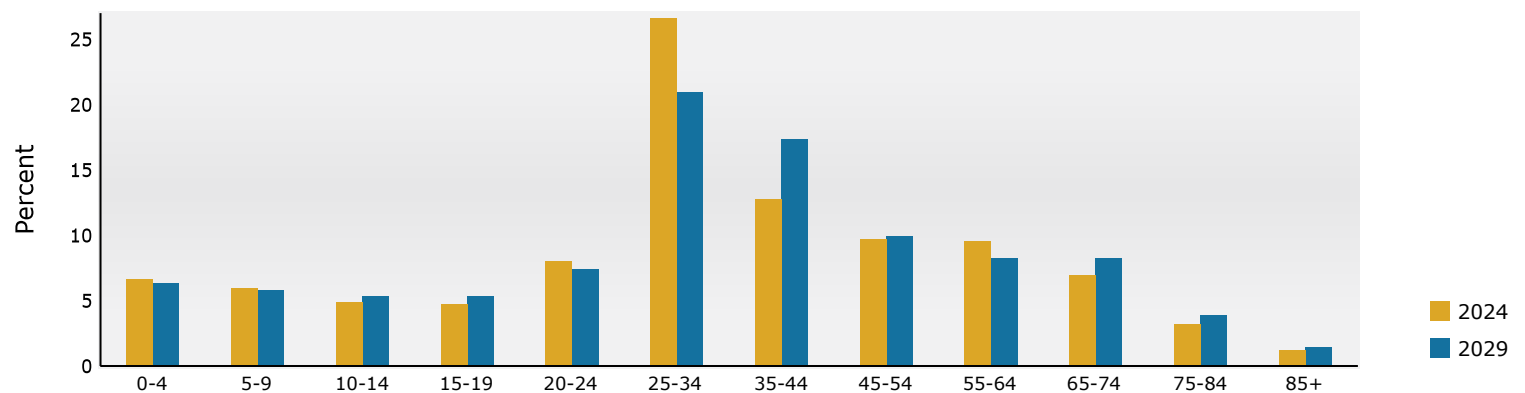
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

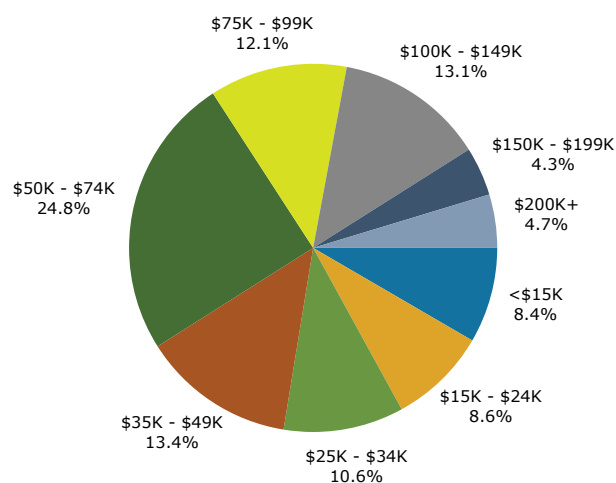
Trends 2024-2029



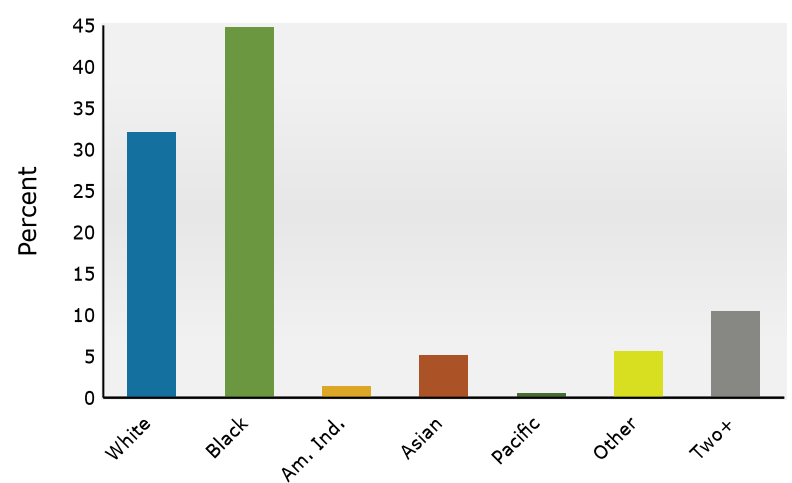
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 13.7%

Demographic and Income Profile

1800-1838 Skibo Rd, Fayetteville, North Carolina, 28303
 Ring: 3 mile radius

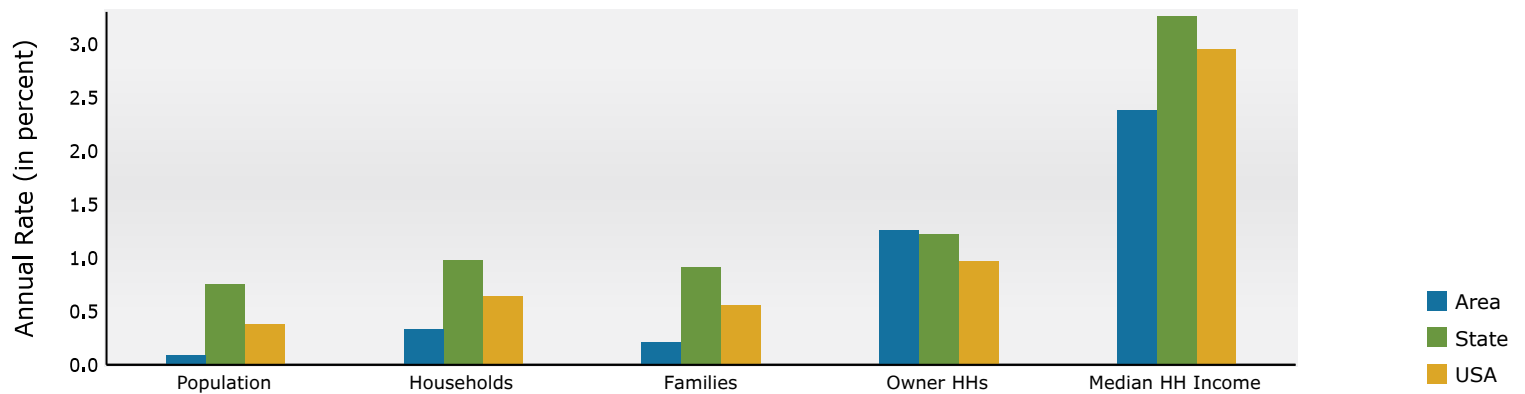
Prepared by Esri
 Latitude: 35.07407
 Longitude: -78.96451

Summary	Census 2010		Census 2020		2024		2029	
Population	66,539		65,859		67,011		67,301	
Households	28,832		29,139		29,674		30,171	
Families	17,464		17,195		17,229		17,415	
Average Household Size	2.29		2.24		2.24		2.21	
Owner Occupied Housing Units	13,139		11,967		12,440		13,242	
Renter Occupied Housing Units	15,693		17,172		17,234		16,928	
Median Age	31.3		33.8		34.3		36.1	
Trends: 2024-2029 Annual Rate	Area		State		State		National	
Population	0.09%		0.75%		0.75%		0.38%	
Households	0.33%		0.98%		0.98%		0.64%	
Families	0.21%		0.91%		0.91%		0.56%	
Owner HHs	1.26%		1.22%		1.22%		0.97%	
Median Household Income	2.38%		3.26%		3.26%		2.95%	
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			3,070	10.3%	2,552	8.5%		
\$15,000 - \$24,999			2,219	7.5%	1,656	5.5%		
\$25,000 - \$34,999			3,007	10.1%	2,556	8.5%		
\$35,000 - \$49,999			5,040	17.0%	4,700	15.6%		
\$50,000 - \$74,999			6,655	22.4%	6,819	22.6%		
\$75,000 - \$99,999			3,567	12.0%	4,003	13.3%		
\$100,000 - \$149,999			3,373	11.4%	4,257	14.1%		
\$150,000 - \$199,999			1,236	4.2%	1,707	5.7%		
\$200,000+			1,507	5.1%	1,922	6.4%		
Median Household Income			\$53,878		\$60,611			
Average Household Income			\$75,954		\$88,875			
Per Capita Income			\$33,579		\$39,767			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,398	8.1%	4,479	6.8%	4,492	6.7%	4,365	6.5%
5 - 9	4,245	6.4%	3,911	5.9%	4,116	6.1%	3,948	5.9%
10 - 14	3,930	5.9%	3,861	5.9%	3,632	5.4%	3,857	5.7%
15 - 19	4,103	6.2%	3,646	5.5%	3,566	5.3%	3,563	5.3%
20 - 24	7,162	10.8%	6,206	9.4%	5,078	7.6%	4,766	7.1%
25 - 34	11,967	18.0%	12,053	18.3%	13,546	20.2%	11,885	17.7%
35 - 44	7,532	11.3%	7,721	11.7%	8,497	12.7%	9,966	14.8%
45 - 54	8,092	12.2%	6,675	10.1%	6,685	10.0%	6,974	10.4%
55 - 64	6,566	9.9%	7,596	11.5%	7,081	10.6%	6,268	9.3%
65 - 74	4,178	6.3%	5,627	8.5%	5,889	8.8%	6,408	9.5%
75 - 84	2,640	4.0%	3,031	4.6%	3,312	4.9%	4,026	6.0%
85+	726	1.1%	1,053	1.6%	1,118	1.7%	1,276	1.9%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	30,467	45.8%	23,895	36.3%	23,315	34.8%	22,519	33.5%
Black Alone	27,064	40.7%	28,378	43.1%	29,161	43.5%	29,444	43.8%
American Indian Alone	630	0.9%	725	1.1%	805	1.2%	828	1.2%
Asian Alone	2,378	3.6%	2,549	3.9%	2,675	4.0%	2,852	4.2%
Pacific Islander Alone	340	0.5%	337	0.5%	336	0.5%	346	0.5%
Some Other Race Alone	2,390	3.6%	3,447	5.2%	3,733	5.6%	3,927	5.8%
Two or More Races	3,271	4.9%	6,527	9.9%	6,987	10.4%	7,384	11.0%
Hispanic Origin (Any Race)	6,938	10.4%	8,175	12.4%	8,864	13.2%	9,375	13.9%

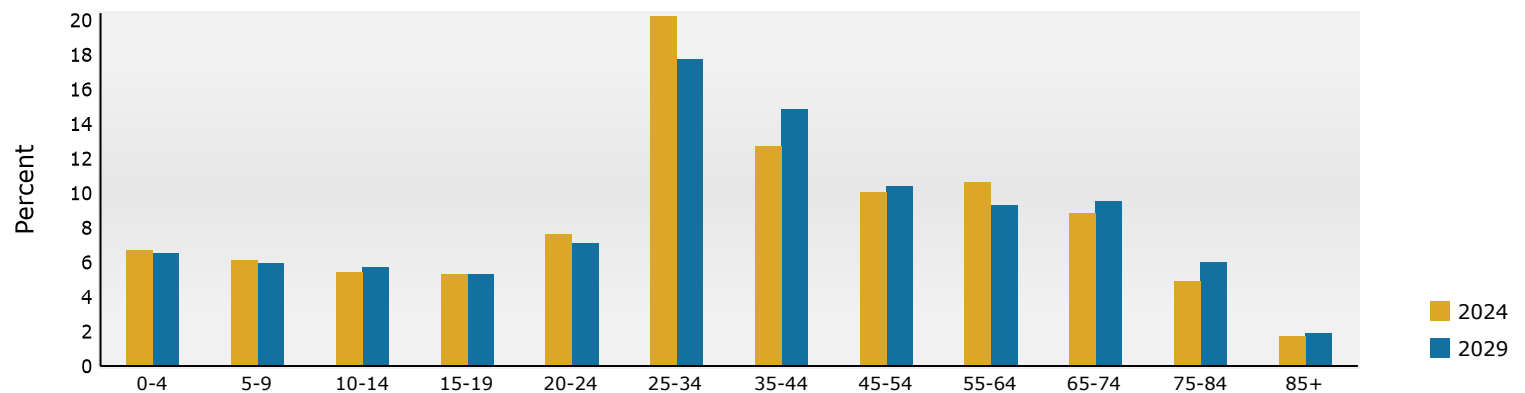
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

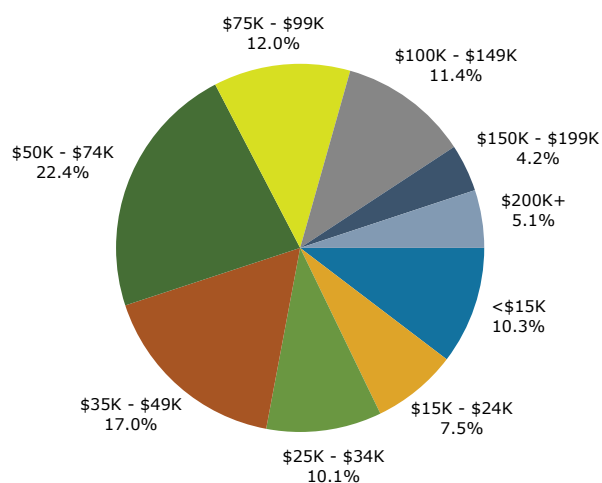
Trends 2024-2029



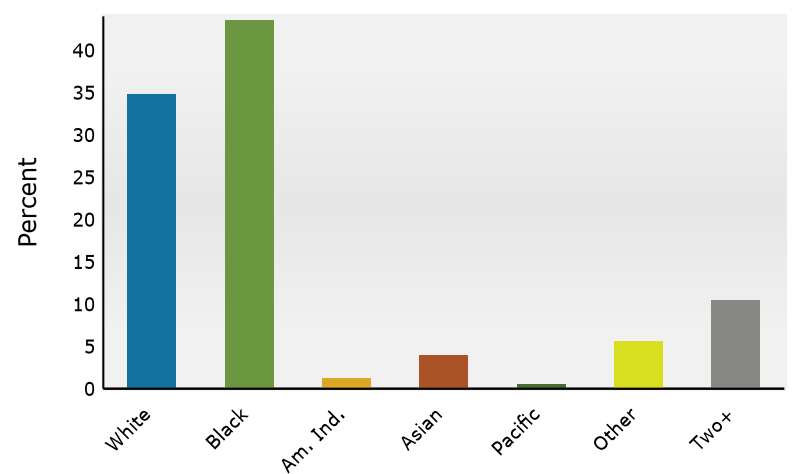
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 13.2%

Demographic and Income Profile

1800-1838 Skibo Rd, Fayetteville, North Carolina, 28303
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 35.07407
 Longitude: -78.96451

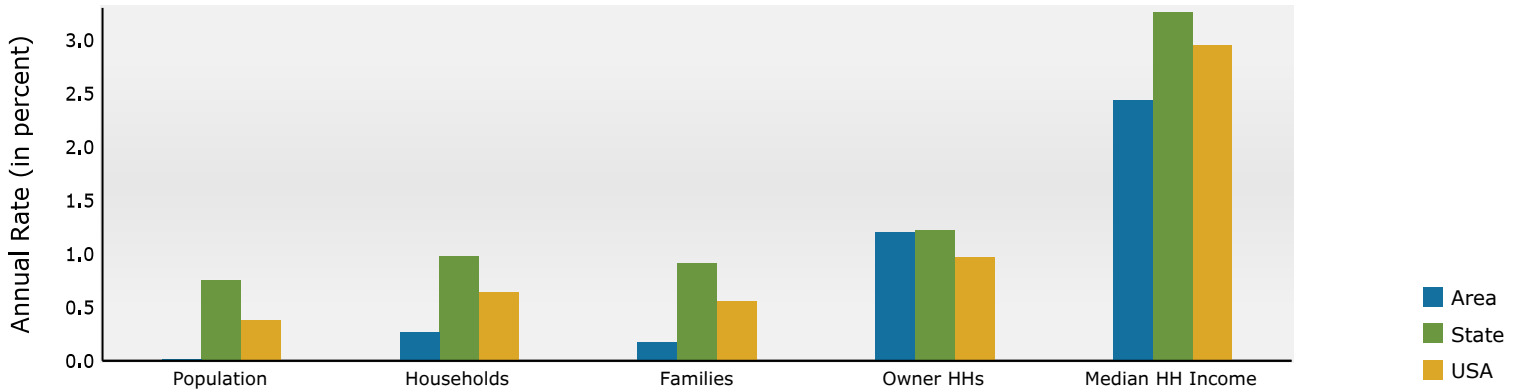
Summary	Census 2010		Census 2020		2024		2029	
Population	150,093		147,980		149,659		149,721	
Households	61,259		60,916		61,846		62,686	
Families	38,734		37,006		37,017		37,331	
Average Household Size	2.38		2.31		2.29		2.26	
Owner Occupied Housing Units	29,602		27,103		28,121		29,852	
Renter Occupied Housing Units	31,657		33,813		33,725		32,834	
Median Age	31.0		33.1		33.6		35.3	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.01%		0.75%		0.38%			
Households	0.27%		0.98%		0.64%			
Families	0.17%		0.91%		0.56%			
Owner HHs	1.20%		1.22%		0.97%			
Median Household Income	2.44%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			7,039	11.4%	5,916	9.4%		
\$15,000 - \$24,999			4,478	7.2%	3,395	5.4%		
\$25,000 - \$34,999			6,133	9.9%	5,161	8.2%		
\$35,000 - \$49,999			9,743	15.8%	8,958	14.3%		
\$50,000 - \$74,999			13,680	22.1%	13,982	22.3%		
\$75,000 - \$99,999			7,625	12.3%	8,520	13.6%		
\$100,000 - \$149,999			7,598	12.3%	9,463	15.1%		
\$150,000 - \$199,999			2,691	4.4%	3,702	5.9%		
\$200,000+			2,856	4.6%	3,588	5.7%		
Median Household Income			\$54,522		\$61,516			
Average Household Income			\$75,527		\$88,076			
Per Capita Income			\$31,985		\$37,612			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,405	8.3%	10,020	6.8%	9,930	6.6%	9,648	6.4%
5 - 9	10,080	6.7%	8,826	6.0%	9,129	6.1%	8,606	5.7%
10 - 14	9,426	6.3%	8,540	5.8%	8,008	5.4%	8,300	5.5%
15 - 19	10,391	6.9%	9,440	6.4%	9,419	6.3%	9,196	6.1%
20 - 24	15,851	10.6%	15,765	10.7%	14,430	9.6%	13,804	9.2%
25 - 34	25,345	16.9%	25,680	17.4%	27,414	18.3%	24,533	16.4%
35 - 44	17,076	11.4%	16,541	11.2%	17,984	12.0%	20,413	13.6%
45 - 54	18,345	12.2%	14,777	10.0%	14,687	9.8%	15,127	10.1%
55 - 64	14,741	9.8%	17,123	11.6%	15,741	10.5%	14,067	9.4%
65 - 74	9,135	6.1%	12,492	8.4%	13,215	8.8%	14,291	9.5%
75 - 84	5,609	3.7%	6,456	4.4%	7,255	4.8%	8,889	5.9%
85+	1,690	1.1%	2,322	1.6%	2,447	1.6%	2,848	1.9%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	66,804	44.5%	53,641	36.2%	52,142	34.8%	50,141	33.5%
Black Alone	64,540	43.0%	65,317	44.1%	66,590	44.5%	67,111	44.8%
American Indian Alone	1,659	1.1%	1,880	1.3%	2,063	1.4%	2,110	1.4%
Asian Alone	4,028	2.7%	4,714	3.2%	4,937	3.3%	5,235	3.5%
Pacific Islander Alone	655	0.4%	705	0.5%	704	0.5%	733	0.5%
Some Other Race Alone	5,063	3.4%	7,457	5.0%	8,045	5.4%	8,431	5.6%
Two or More Races	7,342	4.9%	14,265	9.6%	15,177	10.1%	15,960	10.7%
Hispanic Origin (Any Race)	14,962	10.0%	18,140	12.3%	19,574	13.1%	20,598	13.8%

Data Note: Income is expressed in current dollars.

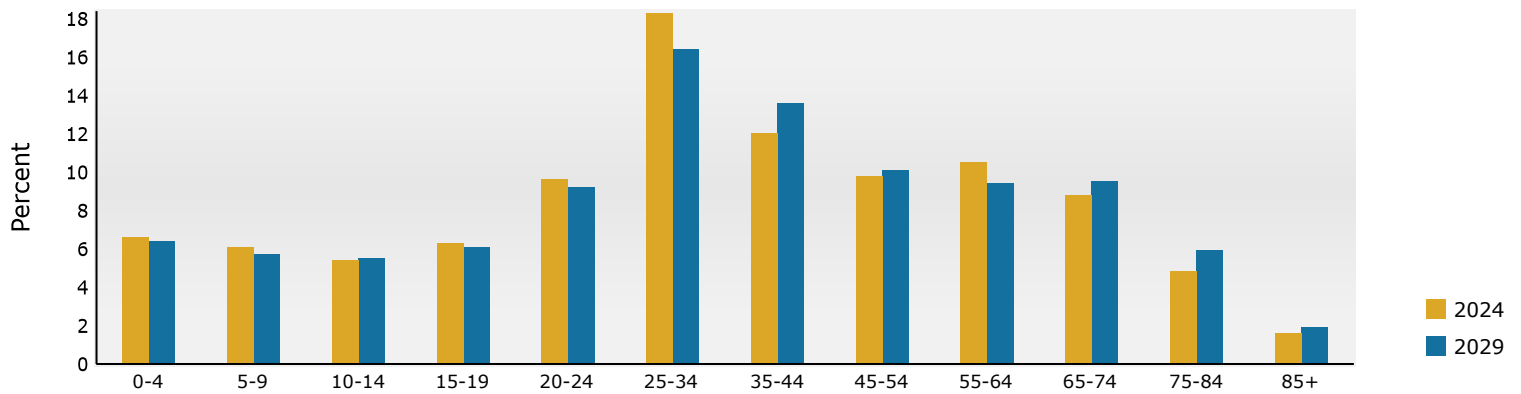
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025

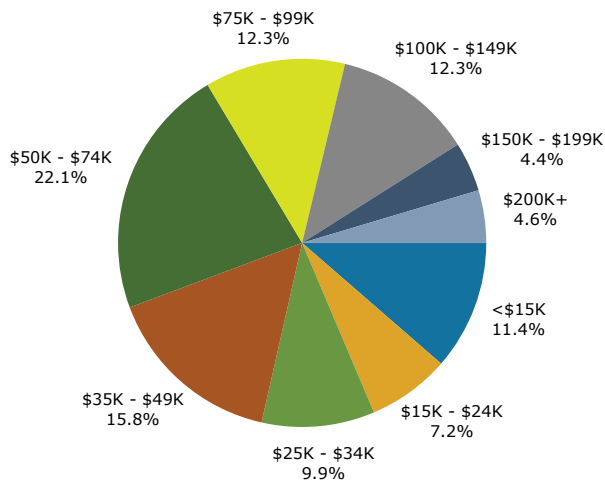
Trends 2024-2029



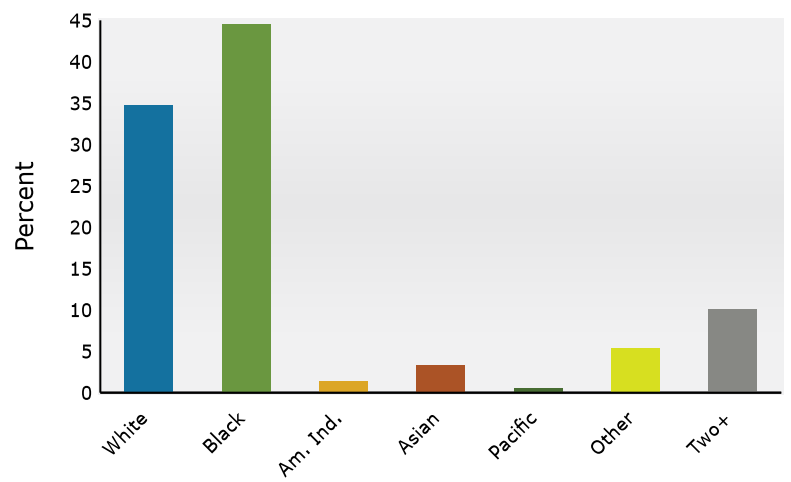
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 13.1%