Publix #1575 - Tallywood

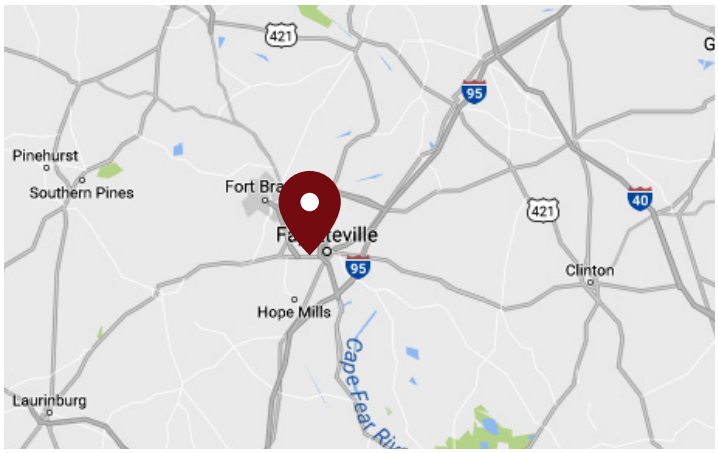
3114 Raeford Road
Fayetteville, NC 28303
Lat 35.045, Long -78.932

DEVELOPMENT OPPORTUNITY

FUTURE DEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- Publix-anchored Center Located in Fayetteville, NC, Drawing an Average of 108,000 Visitors per Month
- Exceptional Exposure and Easy Access along a Heavily Trafficked, Regional Retail Corridor Accommodating a Combined Traffic Count of Almost 60,000 VPD
- Close Proximity to Fort Liberty (formerly Fort Bragg), the Largest US Army Base in the World Based on Population, Serves a Population of over 280,000 Including more than 50,000 Active Military and their Family Members
- Within 1.3 Miles from Cape Fear Valley Medical Facility, a 678-Bed Regional Medical Center with over 400K Square Feet of Additional Medical Surrounding the Hospital
- Convenient to All American Parkway and Cross Creek Mall Featuring Super Regional Shopping



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,468	57,107	146,337
Daytime Population	13,606	100,934	190,056
Total Households	2,830	25,030	63,116
Avg. HH Income	$109,370	$85,765	$77,759

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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6400 Powers Ferry Road, Suite 300, Atlanta, GA

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Crossman & Company
www.crossmanco.com

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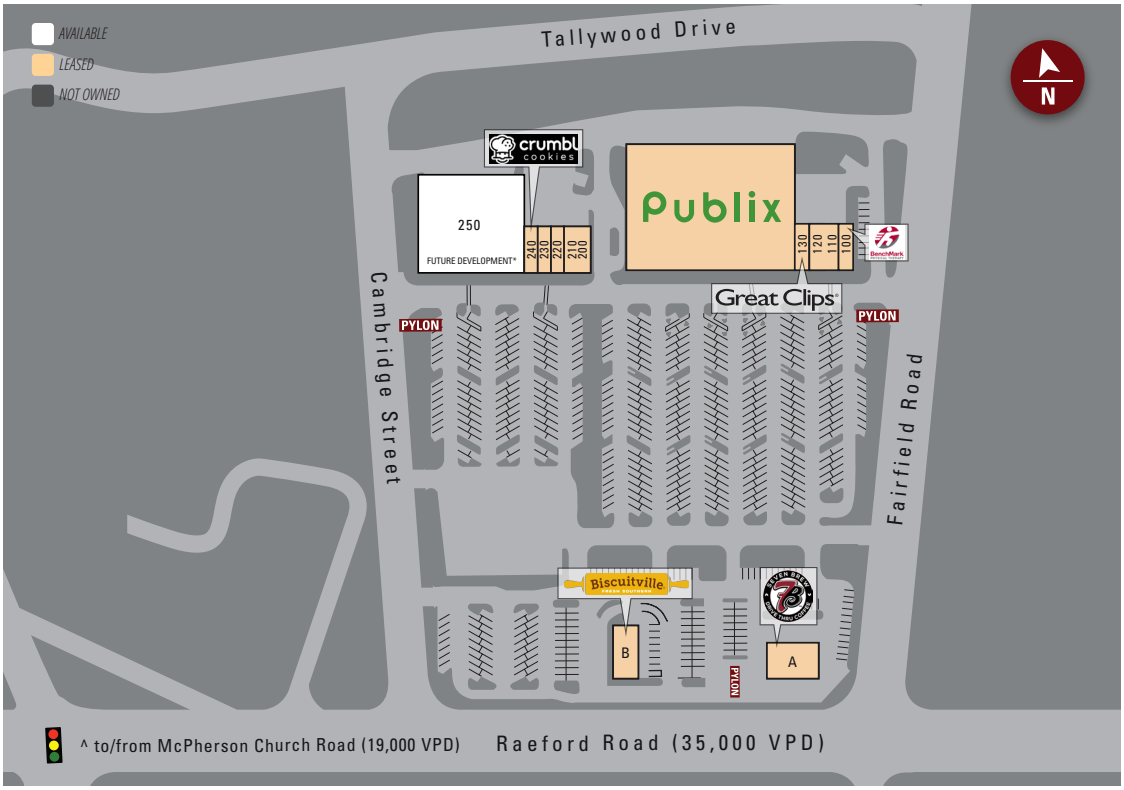

SITE PLAN

Suite	Tenant	Size
100	BenchMark Physical Therapy	1,400
110-120	Fleet Feet	2,800
130	Great Clips	1,400
140	Publix	49,098
200-210	Grand Nails Salon	2,800
220	Mochinut	1,400
230	Sharetea	1,400
240	Crumbl Cookies	1,400
OPA	7Brew	1.15 AC
OPB	Biscuitville	1.08 AC

TOTAL 61,698

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
399,500

EST. # OF VISITS ANNUALLY
2.3 Million

AVG. VISITS / CUSTOMER
5.85

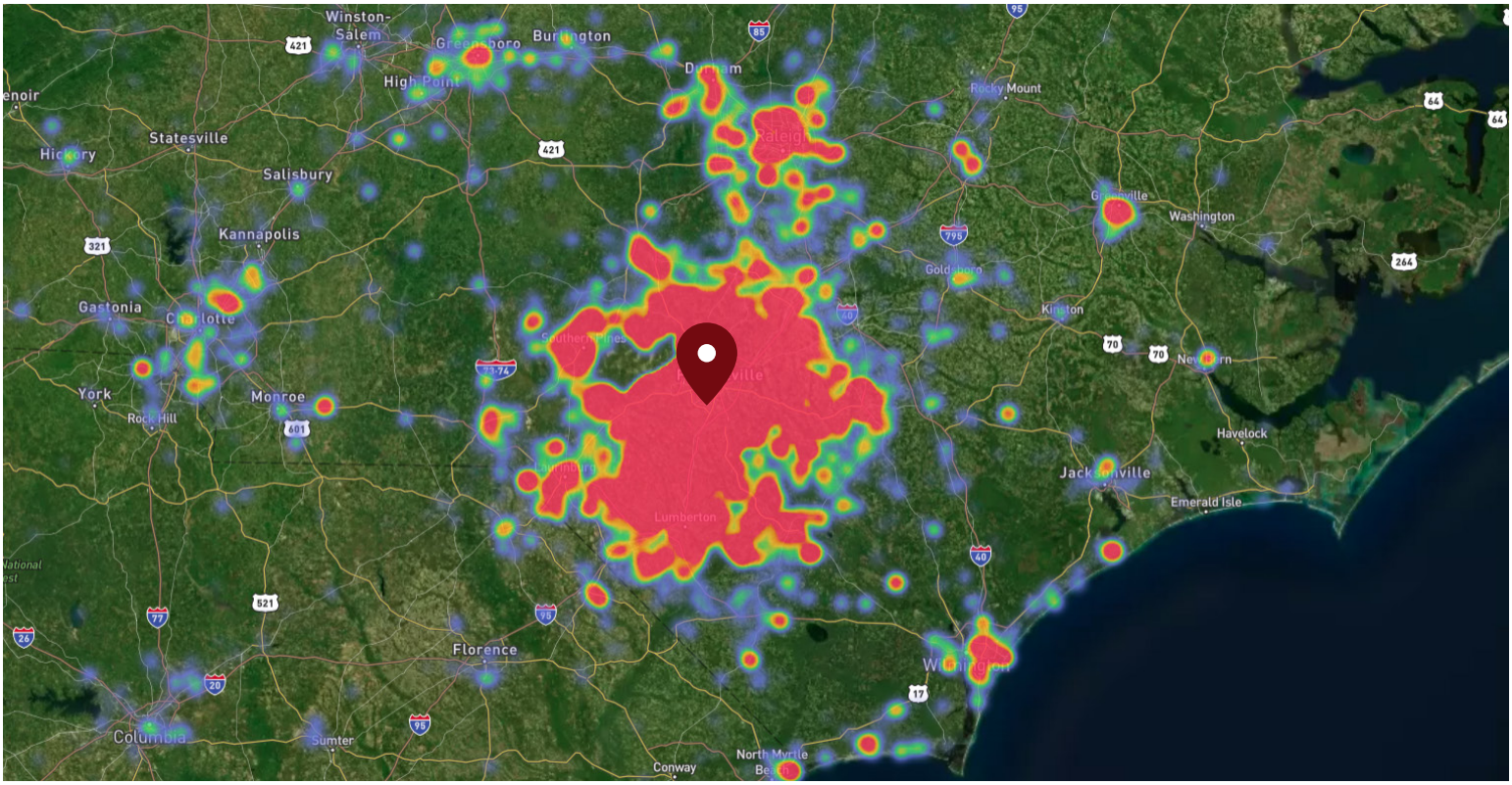
AVG. LENGTH-OF-STAY / VISIT
25 Min

TOP 3 DAYS	# OF VISITS
Saturday	403,625
Friday	370,248
Thursday	317,997

TOP 3 HOURS	# OF VISITS
12-1 PM	309,198
1-2 PM	295,936
5-6 PM	293,821

Data provided by Placer Labs Inc. (www.placer.ai) August 1, 2024 - July 31, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

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