



### Property Highlights:

- Anchors include: Ross Dress for Less, Conn's Home Plus, Harbor Freight Tools, Tuesday Morning and more!
- Tenants include: Orangetheory Fitness, Burlington Shoe Show, Castle Uniform, Fantastic Sam's, Navy Federal Credit Union, Payless Shoes, Quizno's Subs and more!
- Outparcels: Baskin Robbins, Golden Corral, A Goodnight Sleepstore, and more!

### Location Highlights:

- Excellent visibility from Skibo Rd.
- Well positioned directly across from Cross Creek Mall.
- Close proximity to Fort Bragg Military Base.
- 2018 est. population within 5 miles—150,506\*\*
- 2018 est. average household income within 5 miles—\$60,909\*\*
- Tremendous traffic count numbering 42,000 daily\*

\*NCDOT

\*\* Demographics obtained from Esri Online



### Currently Available:

- **Anchor Space** +/- 45,000 SF  
(Can subdivide)
- **Unit 114** +/-13,513 SF  
(Can subdivide)

Nate Cretarolo, CCIM  
NCRETAROLO@GFDINC.COM  
Suite 205  
6350 Quadrangle Drive  
Chapel Hill, NC 27517



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.



ALL AMERICAN FWY  
AADT: 43,000

Available  
+/- 45,000 SF

Conn's

Hampton Inn & Suites  
by HILTON

OLD TIME Pottery.

LifeWay

AVAILABLE  
+/- 13,513 SF

Orangetheory FITNESS

A Goodnight Sleepstore  
Voted the Best Place to Buy a Mattress!

AADT: 42,000

Payless SHOESOURCE

FAIRFIELD INN  
Marriott

ROSS  
DRESS FOR LESS

golden corral  
Bakery & Grill

STARBUCKS COFFEE

JOANN

Tuesday Morning

SKIBO RD

HARBOR FREIGHT  
Quality Tools at Remarkably Low Prices

Ruby Tuesday

Bad Daddy's  
BURGER BAR

SMOKEY BONES  
Bar & Fire Grill

CROSS CREEK