



**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  
Jo-Ann's Fabrics  
and more!

**CURRENTLY AVAILABLE**

- Space 1-4 +/- 13,513 S/F (Can subdivide)
- Space 100 +/- 49,073 S/F
- Space BB +/- 22,000 – 46,237 S/F (Can subdivide)
- Space BBB +/- 8,719 S/F
- 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](http://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

\* - 49,073 S/F  
\* - 22,000-  
46,237 S/F

Space BBB  
+/- 8,719 S/F

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

Orangetheory

ROSS  
DRESS FOR LESS

JOANN

BOOT  
BARN

HARBOR  
FREIGHT

+/- 5,020 S/F

golden  
corral

SKIPO RD

LONGHORN  
STEAKHOUSE

Bahama  
Breeze  
ISLAND GRILLE

SMOKEY BONES

MATTRESS  
Warehouse

MORGANTON RD

AADT: 26,000

Holiday Inn  
Express  
& Suites

+/- 45,000  
S/F

Hampton  
Inn  
by Hilton

DISCOUNT  
TIRE

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

AADT: 50,500

RED  
LION  
HOTELS  
EST. 1957

Starbucks  
CAVA

ROOMSTOGO

jcpenny

MAIN EVENT

BR  
bakin  
robbin

★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	AVAILABLE	46,588
B	Dollar Tree	11,396
BB	AVAILABLE	46,237
BBB	AVAILABLE	8,719
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	Jo-Ann's Fabrics	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**

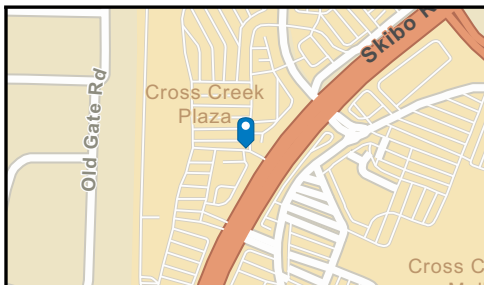
+/- 7,500 SQ. FT A Discount Tire Store

+/- 45,000 SQ. FT **AVAILABLE** (Former Toys R Us)

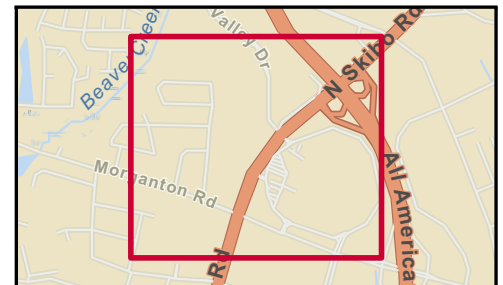
# Traffic Count Map - Close Up

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

Prepared by Esri  
Latitude: 35.07407  
Longitude: -78.96451



- 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

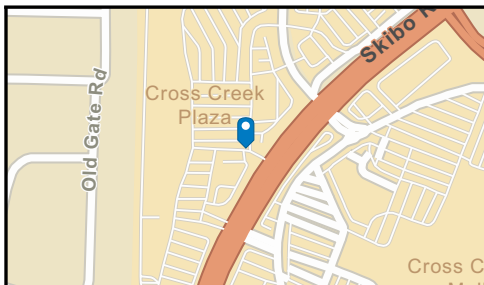
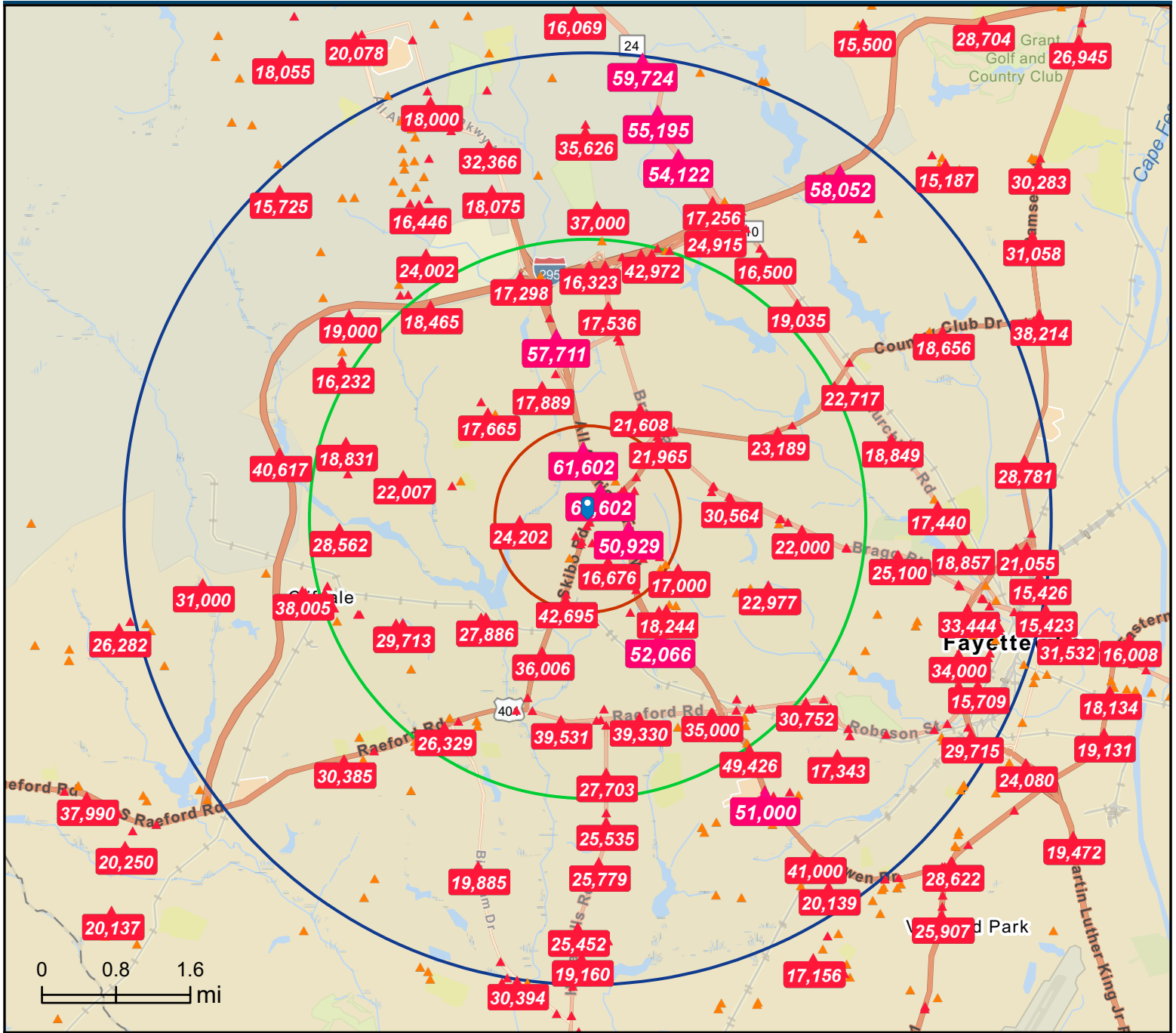


Source: ©2024 Kalibrate Technologies (Q3 2024).

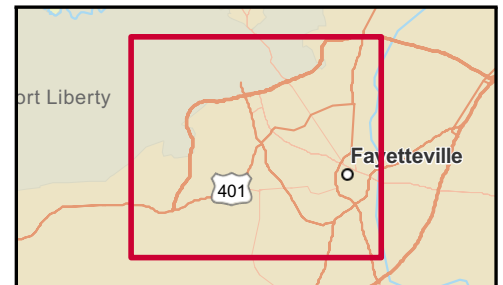
# Traffic Count Map

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  
Longitude: -78.96451

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

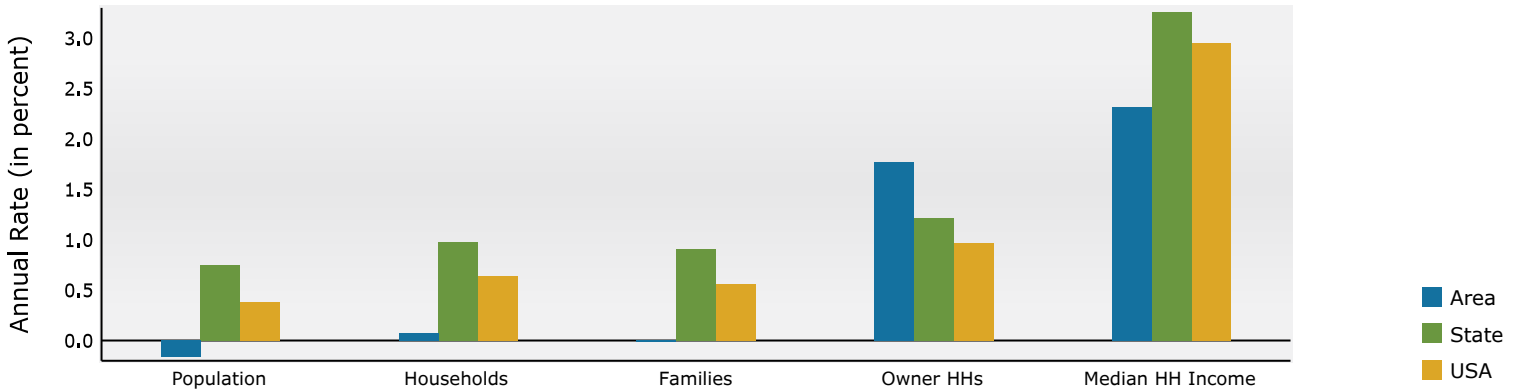
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	512	8.6%	404	6.7%	399	6.6%	380	6.3%
5 - 9	283	4.8%	355	5.9%	358	5.9%	348	5.8%
10 - 14	244	4.1%	312	5.2%	297	4.9%	320	5.3%
15 - 19	336	5.7%	285	4.7%	284	4.7%	317	5.3%
20 - 24	967	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%

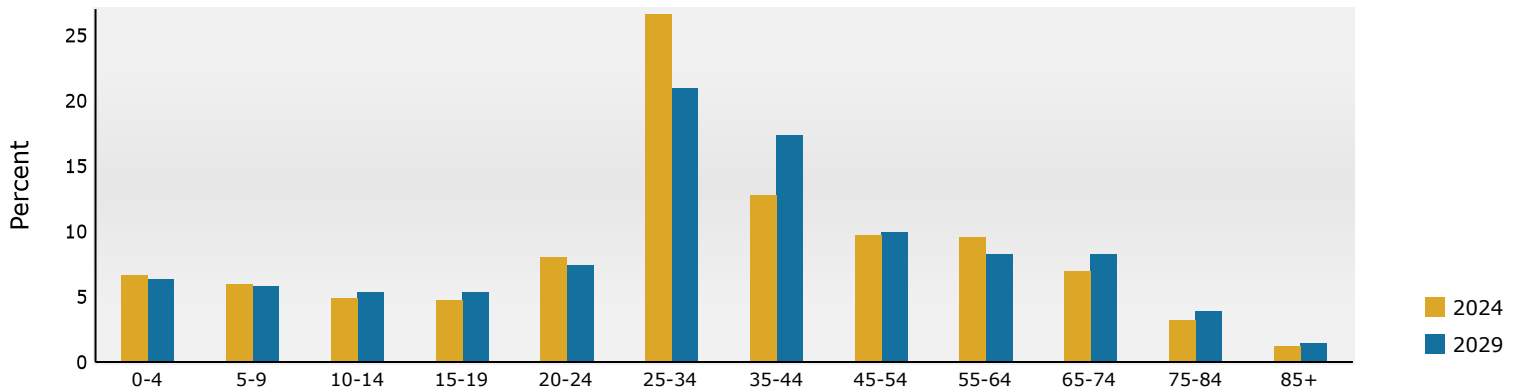
**Data Note:** Income is expressed in current dollars.

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

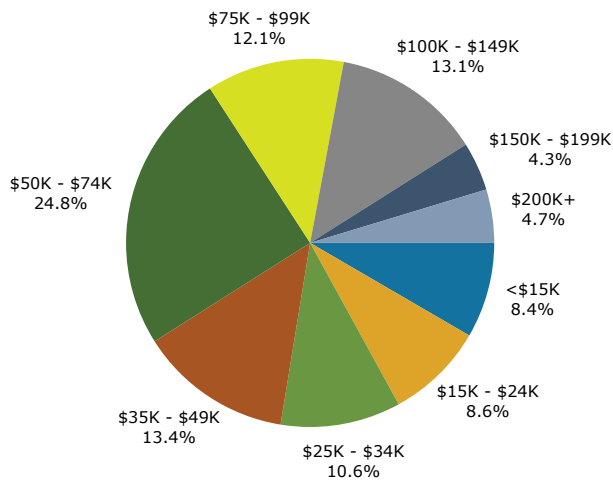
## Trends 2024-2029



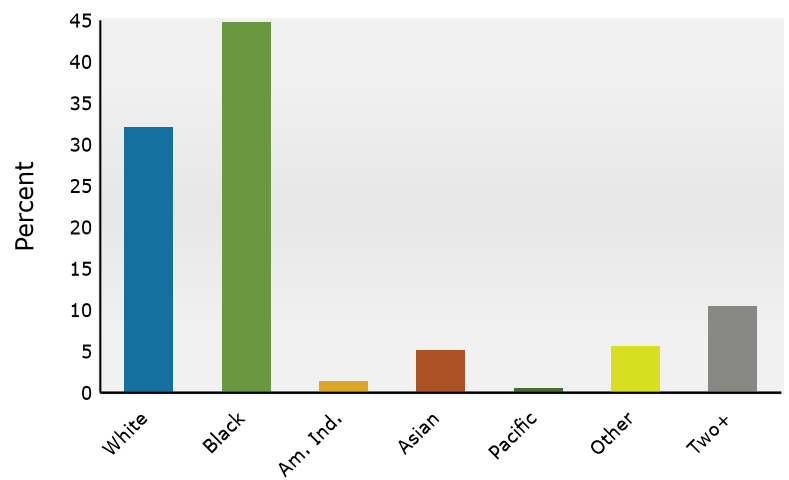
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 13.7%

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



# 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	National
Population	0.09%	0.75%	0.38%
Households	0.33%	0.98%	0.64%
Families	0.21%	0.91%	0.56%
Owner HHs	1.26%	1.22%	0.97%
Median Household Income	2.38%	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

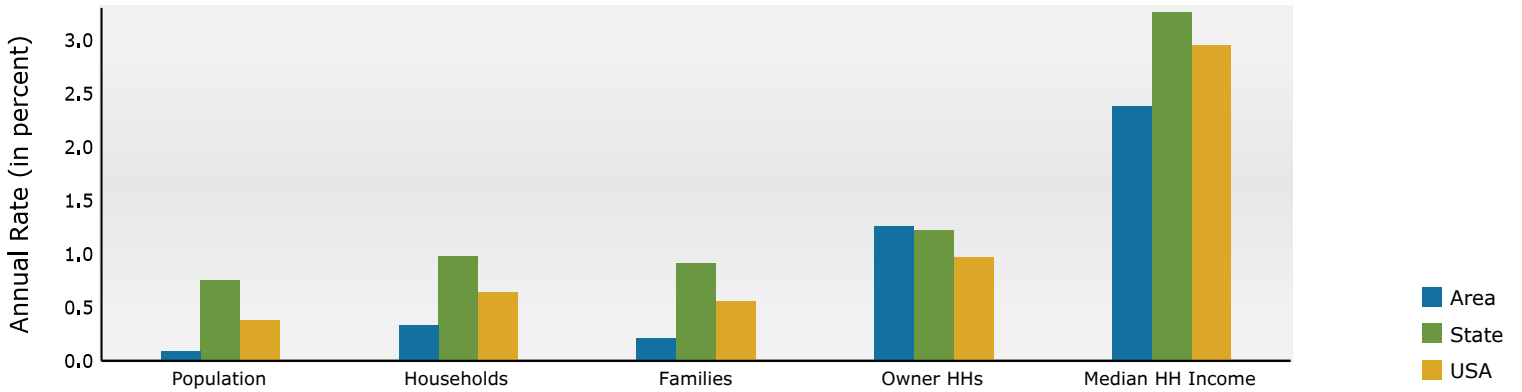
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,398	8.1%	4,479	6.8%	4,492	6.7%	4,365	6.5%
5 - 9	4,245	6.4%	3,911	5.9%	4,116	6.1%	3,948	5.9%
10 - 14	3,930	5.9%	3,861	5.9%	3,632	5.4%	3,857	5.7%
15 - 19	4,103	6.2%	3,646	5.5%	3,566	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%

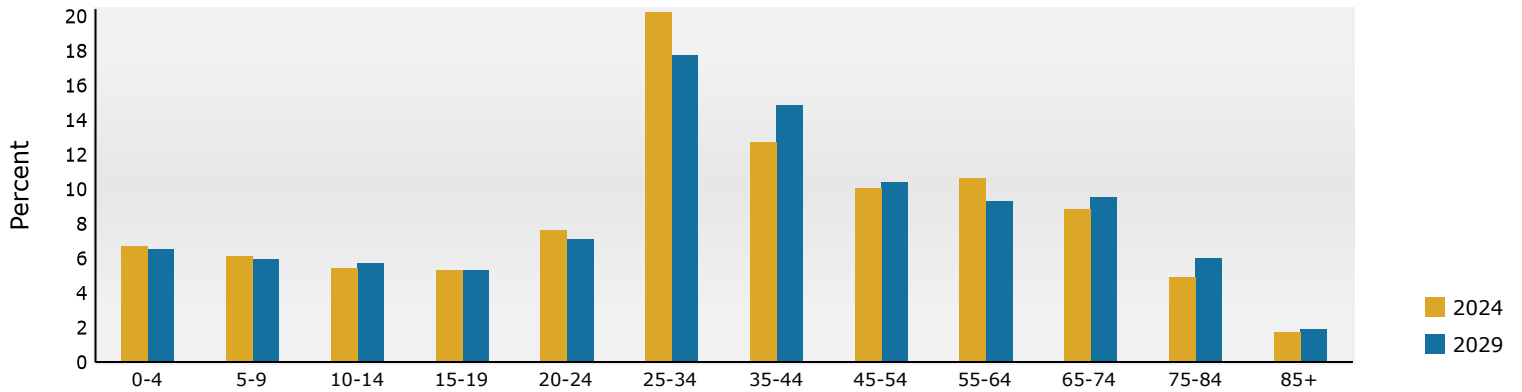
**Data Note:** Income is expressed in current dollars.

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

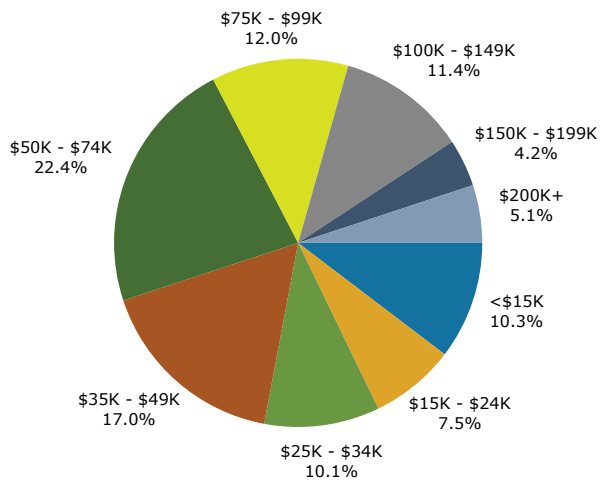
## Trends 2024-2029



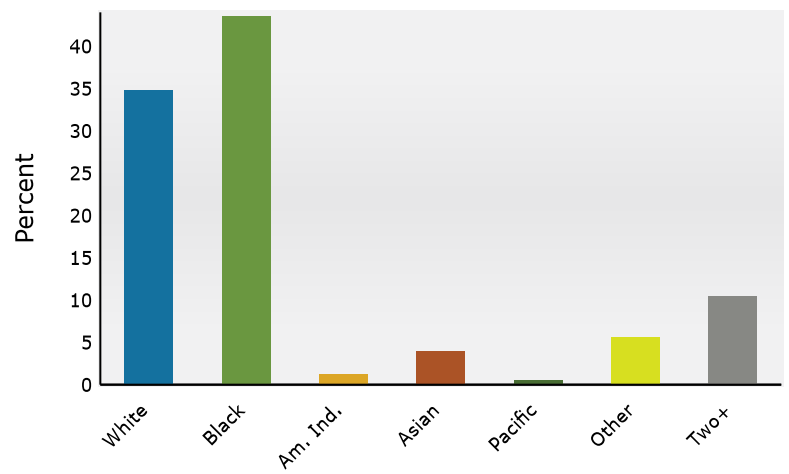
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 13.2%

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

# 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

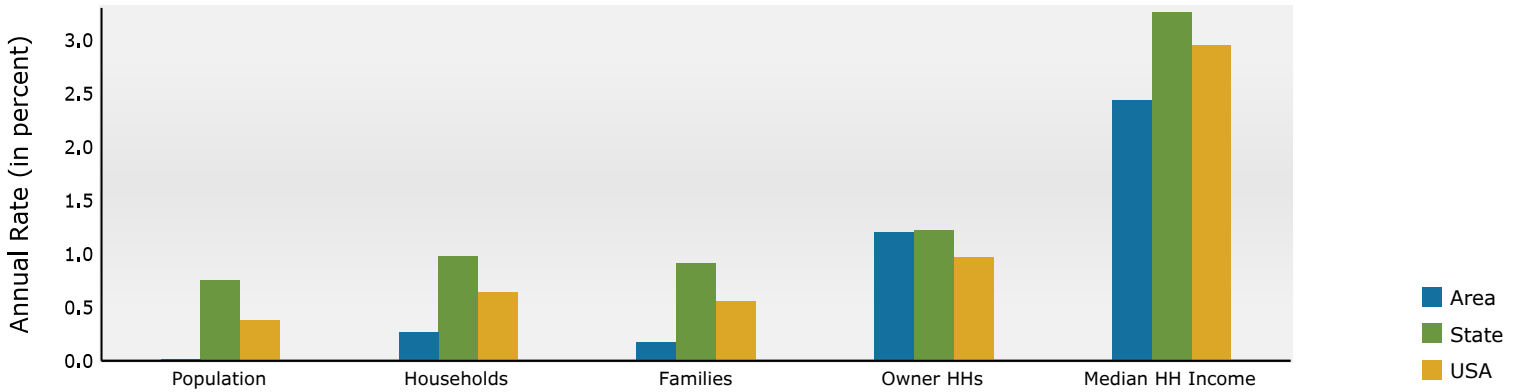
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,405	8.3%	10,020	6.8%	9,930	6.6%	9,648	6.4%
5 - 9	10,080	6.7%	8,826	6.0%	9,129	6.1%	8,606	5.7%
10 - 14	9,426	6.3%	8,540	5.8%	8,008	5.4%	8,300	5.5%
15 - 19	10,391	6.9%	9,440	6.4%	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%

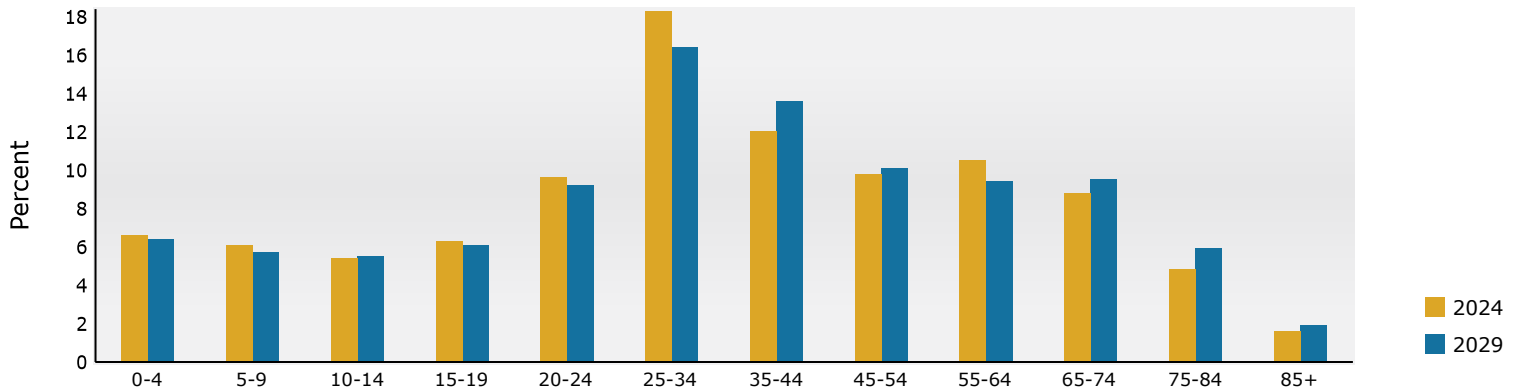
**Data Note:** Income is expressed in current dollars.

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

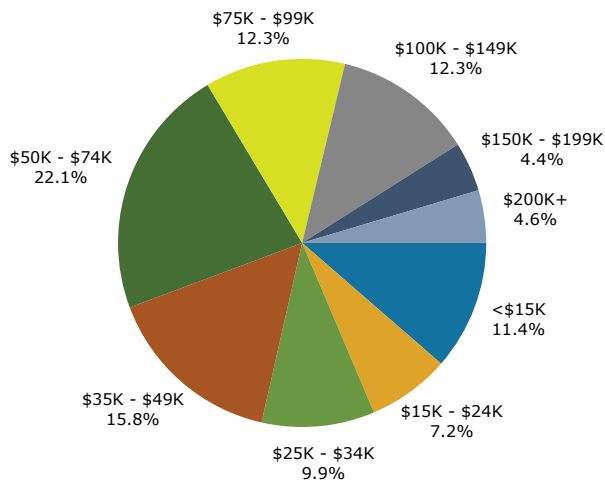
## Trends 2024-2029



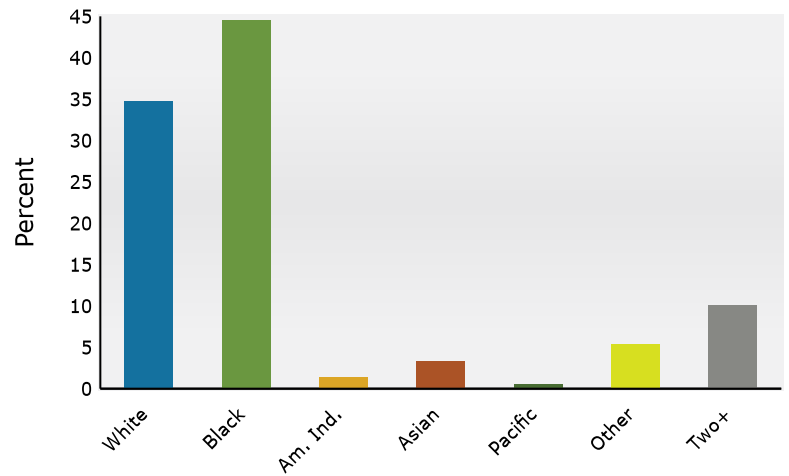
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 13.1%

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