



## ANCHORS

Ross Dress for Less  
Conn's HomePlus  
Harbor Freight Tools  
and more!

## LOCATION HIGHLIGHTS

- Excellent visibility from Skibo Rd.
- Well positioned directly across from Cross Creek Mall
- Close proximity to Fort Bragg Military Base
- 2023 estimated population within 5 miles- 149,031\*
- 2023 estimated average household income within 5 miles- \$68,382\*

\* 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 15-17 +/- 4,400 S/F
- 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  
Suite 205  
6350 Quadrangle Drive  
Chapel Hill, NC 27517



**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.





# Cross Creek Plaza Fayetteville, NC



Space BB  
+/- 22,000 - 46,237 S/F  
CAN SUBDIVIDE

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

Space 15-17  
+/- 4,400 S/F

+/- 45,000 S/F

+/- 1,200 -  
10,000 sq ft  
or  
+/- 1.55 acres

+/- 5,020 S/F

AADT: 38,000

ALL AMERICAN FWY  
AADT: 44,000

SKIBO RD

MORGANTON RD

CONN'S

DOLLAR TREE  
COMING SOON

ORANGETHEORY  
FITNESS

ROSS  
DRESS FOR LESS

JOANN

BOOT  
BARN

HARBOR  
FREIGHT

GOLDEN  
CORRAL

STARBUCKS  
COFFEE

RED  
LION  
HOTELS

ROOMS  
TO GO

LONGHORN  
STEAKHOUSE

Bahama  
Breeze  
ISLAND GRILLE

SMOKEY  
BONES

MAIN EVENT  
Together We Play

BR  
baskin  
robbins

★ macy's

Holiday Inn  
Express

Hampton  
Inn

DISCOUNT  
TIRE







# CROSS CREEK PLAZA FAYETTEVILLE, NC

## Tenant List

<u>SPACE</u>	<u>STORE</u>	<u>SQ. FT.</u>
100	Conn's HomePlus	46,588
B	Dollar Tree	11,396
BB	<b>AVAILABLE</b>	46,237
1-4	<b>AVAILABLE</b>	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	<b>AVAILABLE</b>	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	Burnin 99	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**

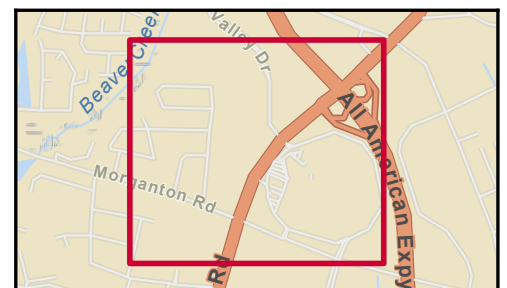
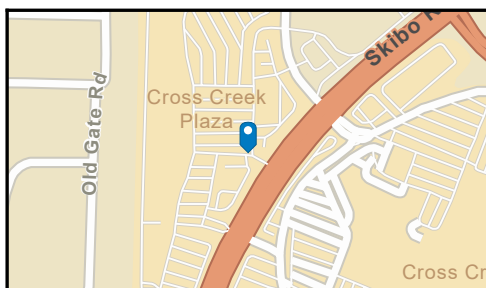
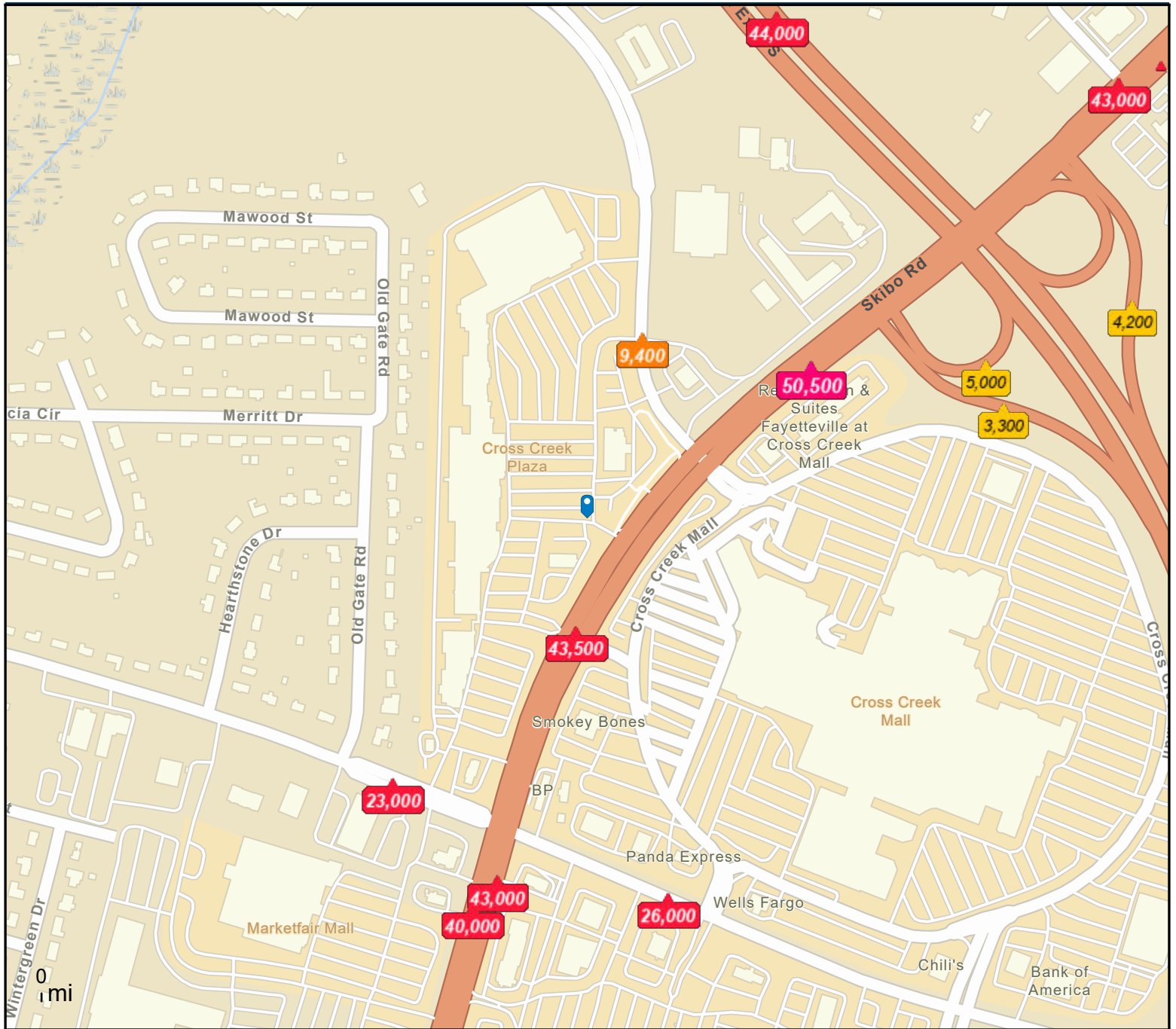
+/- 7,500 SQ. FT A Discount Tire Store

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

## Traffic Count Map - Close Up

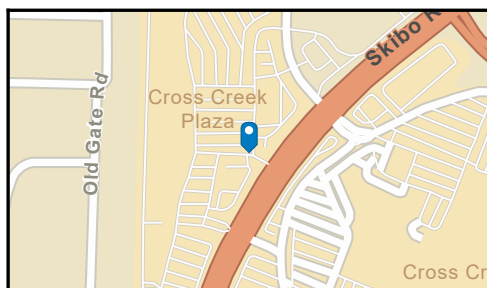
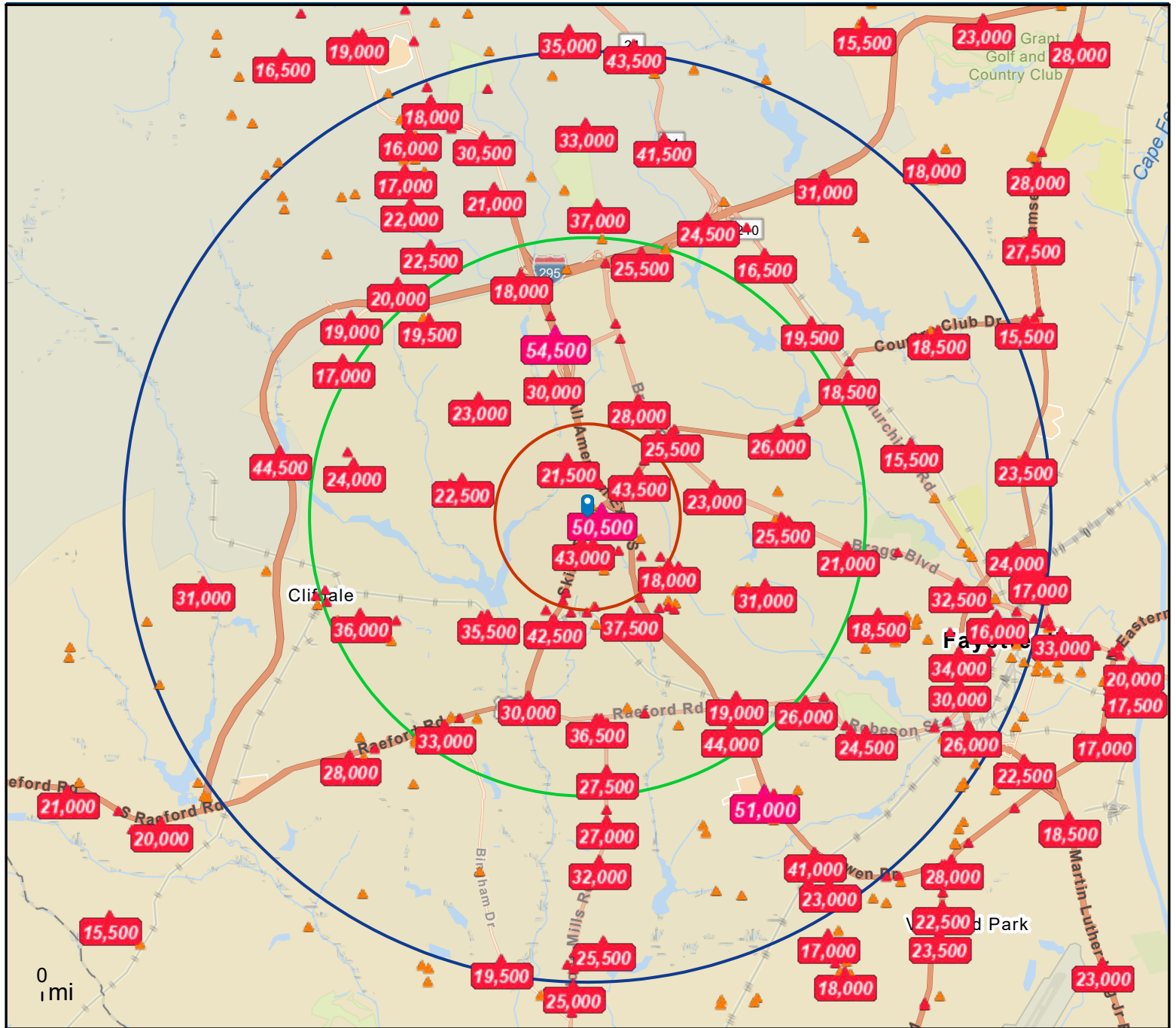
1800-1838 Skibo Rd, Fayetteville, North Carolina, 28303  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.07407  
Longitude: -78.96451



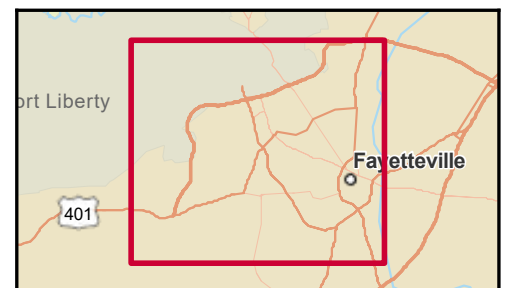
Source: ©2023 Kalibrate Technologies (Q3 2023).

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## 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





## 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	2023	2028
Population	6,697	6,776	6,716	6,576
Households	3,294	3,302	3,289	3,264
Families	1,705	1,792	1,580	1,556
Average Household Size	2.03	2.05	2.04	2.01
Owner Occupied Housing Units	922	875	879	912
Renter Occupied Housing Units	2,373	2,427	2,410	2,352
Median Age	28.2	30.5	31.0	30.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.42%	0.53%	0.30%
Households	-0.15%	0.68%	0.49%
Families	-0.31%	0.60%	0.44%
Owner HHs	0.74%	0.78%	0.66%
Median Household Income	1.95%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	392	11.9%	344	10.5%
\$15,000 - \$24,999	404	12.3%	342	10.5%
\$25,000 - \$34,999	359	10.9%	307	9.4%
\$35,000 - \$49,999	446	13.6%	398	12.2%
\$50,000 - \$74,999	703	21.4%	715	21.9%
\$75,000 - \$99,999	390	11.9%	436	13.4%
\$100,000 - \$149,999	355	10.8%	418	12.8%
\$150,000 - \$199,999	126	3.8%	169	5.2%
\$200,000+	114	3.5%	135	4.1%

Median Household Income	\$50,992	\$56,158
Average Household Income	\$69,866	\$80,123
Per Capita Income	\$33,585	\$39,017

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	588	8.8%	453	6.7%	514	7.7%	522	7.9%
5 - 9	324	4.8%	395	5.8%	436	6.5%	399	6.1%
10 - 14	271	4.0%	348	5.1%	364	5.4%	354	5.4%
15 - 19	395	5.9%	331	4.9%	317	4.7%	384	5.8%
20 - 24	1,116	16.7%	874	12.9%	734	10.9%	800	12.2%
25 - 34	1,594	23.8%	1,537	22.7%	1,639	24.4%	1,351	20.5%
35 - 44	704	10.5%	790	11.7%	981	14.6%	1,030	15.7%
45 - 54	670	10.0%	635	9.4%	534	8.0%	565	8.6%
55 - 64	504	7.5%	702	10.4%	473	7.0%	448	6.8%
65 - 74	317	4.7%	416	6.1%	400	6.0%	385	5.9%
75 - 84	177	2.6%	222	3.3%	265	3.9%	255	3.9%
85+	36	0.5%	72	1.1%	58	0.9%	83	1.3%

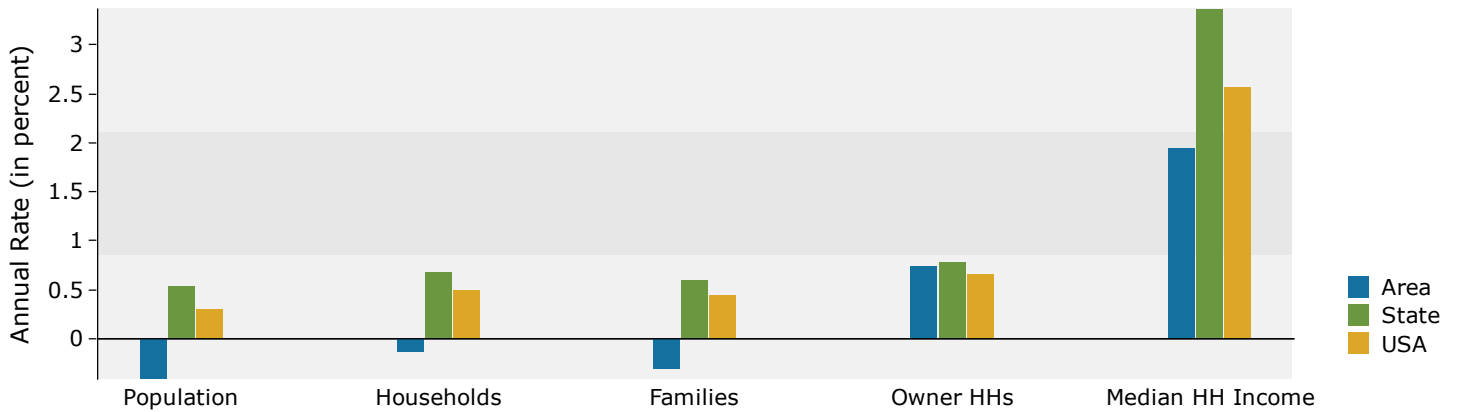
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,172	47.4%	2,331	34.4%	2,244	33.4%	2,069	31.5%
Black Alone	2,455	36.7%	2,957	43.6%	2,920	43.5%	2,844	43.2%
American Indian Alone	60	0.9%	85	1.3%	85	1.3%	84	1.3%
Asian Alone	307	4.6%	346	5.1%	374	5.6%	416	6.3%
Pacific Islander Alone	32	0.5%	35	0.5%	35	0.5%	36	0.5%
Some Other Race Alone	299	4.5%	353	5.2%	366	5.4%	388	5.9%
Two or More Races	371	5.5%	669	9.9%	692	10.3%	740	11.3%
Hispanic Origin (Any Race)	878	13.1%	871	12.9%	907	13.5%	947	14.4%

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

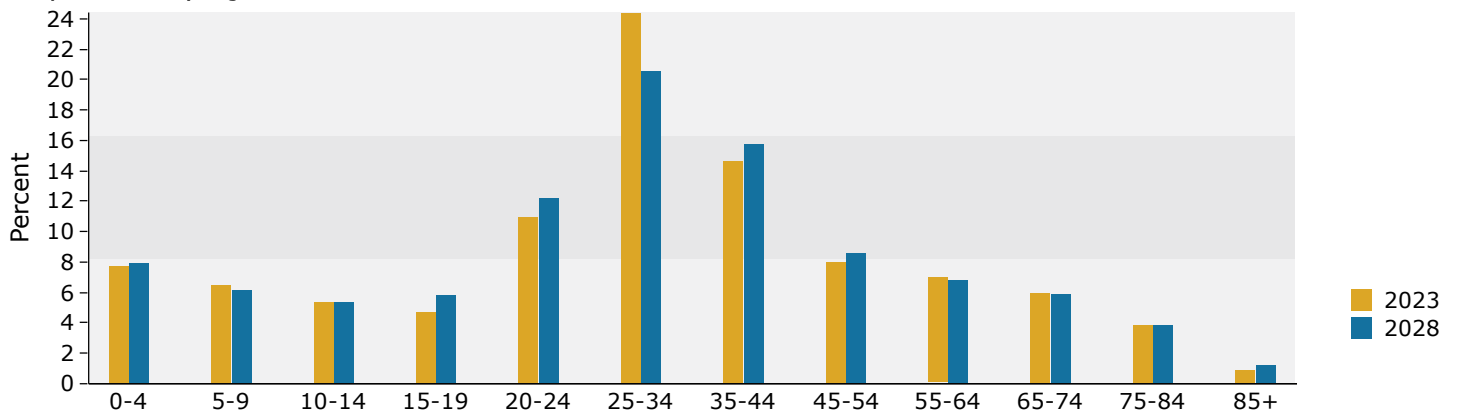
**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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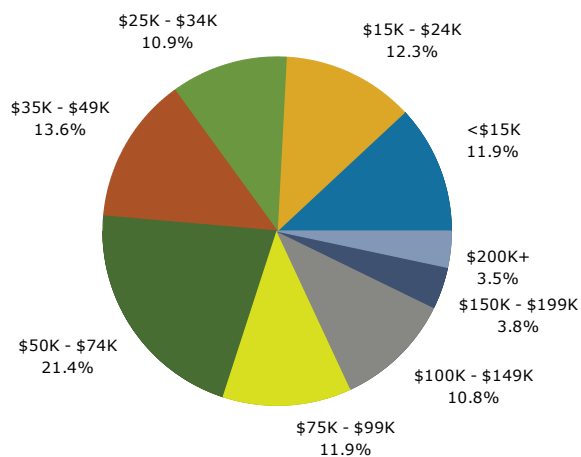
## Trends 2023-2028



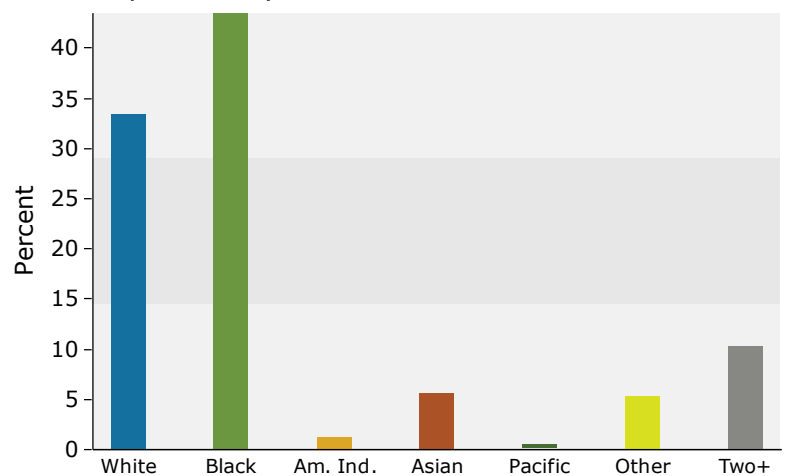
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 13.5%





## 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	2023	2028
Population	67,584	66,784	67,520	67,168
Households	29,278	29,567	29,978	30,183
Families	17,761	17,451	17,190	17,213
Average Household Size	2.29	2.24	2.24	2.21
Owner Occupied Housing Units	13,309	12,110	11,753	12,223
Renter Occupied Housing Units	15,968	17,457	18,225	17,960
Median Age	31.1	33.7	33.9	34.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.10%	0.53%	0.30%
Households	0.14%	0.68%	0.49%
Families	0.03%	0.60%	0.44%
Owner HHs	0.79%	0.78%	0.66%
Median Household Income	1.93%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,788	12.6%	3,370	11.2%
\$15,000 - \$24,999	2,962	9.9%	2,634	8.7%
\$25,000 - \$34,999	3,625	12.1%	3,237	10.7%
\$35,000 - \$49,999	4,975	16.6%	4,571	15.1%
\$50,000 - \$74,999	6,264	20.9%	6,454	21.4%
\$75,000 - \$99,999	3,547	11.8%	3,946	13.1%
\$100,000 - \$149,999	2,892	9.6%	3,507	11.6%
\$150,000 - \$199,999	949	3.2%	1,282	4.2%
\$200,000+	976	3.3%	1,182	3.9%

Median Household Income	\$48,537	\$53,402
Average Household Income	\$68,518	\$78,107
Per Capita Income	\$30,343	\$35,000

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,529	8.2%	4,562	6.8%	4,752	7.0%	4,829	7.2%
5 - 9	4,329	6.4%	3,995	6.0%	4,458	6.6%	4,300	6.4%
10 - 14	3,999	5.9%	3,925	5.9%	4,231	6.3%	4,222	6.3%
15 - 19	4,170	6.2%	3,705	5.5%	3,791	5.6%	3,944	5.9%
20 - 24	7,300	10.8%	6,288	9.4%	5,603	8.3%	5,794	8.6%
25 - 34	12,220	18.1%	12,245	18.3%	12,241	18.1%	10,733	16.0%
35 - 44	7,662	11.3%	7,848	11.8%	8,866	13.1%	9,504	14.1%
45 - 54	8,210	12.1%	6,770	10.1%	6,525	9.7%	6,799	10.1%
55 - 64	6,603	9.8%	7,692	11.5%	6,791	10.1%	6,104	9.1%
65 - 74	4,196	6.2%	5,667	8.5%	5,809	8.6%	5,896	8.8%
75 - 84	2,640	3.9%	3,030	4.5%	3,368	5.0%	3,754	5.6%
85+	726	1.1%	1,057	1.6%	1,087	1.6%	1,290	1.9%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	30,803	45.6%	24,090	36.1%	23,693	35.1%	22,301	33.2%
Black Alone	27,618	40.9%	28,926	43.3%	29,153	43.2%	28,869	43.0%
American Indian Alone	632	0.9%	739	1.1%	758	1.1%	779	1.2%
Asian Alone	2,402	3.6%	2,564	3.8%	2,830	4.2%	3,197	4.8%
Pacific Islander Alone	347	0.5%	341	0.5%	360	0.5%	374	0.6%
Some Other Race Alone	2,441	3.6%	3,504	5.2%	3,728	5.5%	4,032	6.0%
Two or More Races	3,342	4.9%	6,620	9.9%	6,998	10.4%	7,616	11.3%
Hispanic Origin (Any Race)	7,058	10.4%	8,310	12.4%	8,868	13.1%	9,468	14.1%

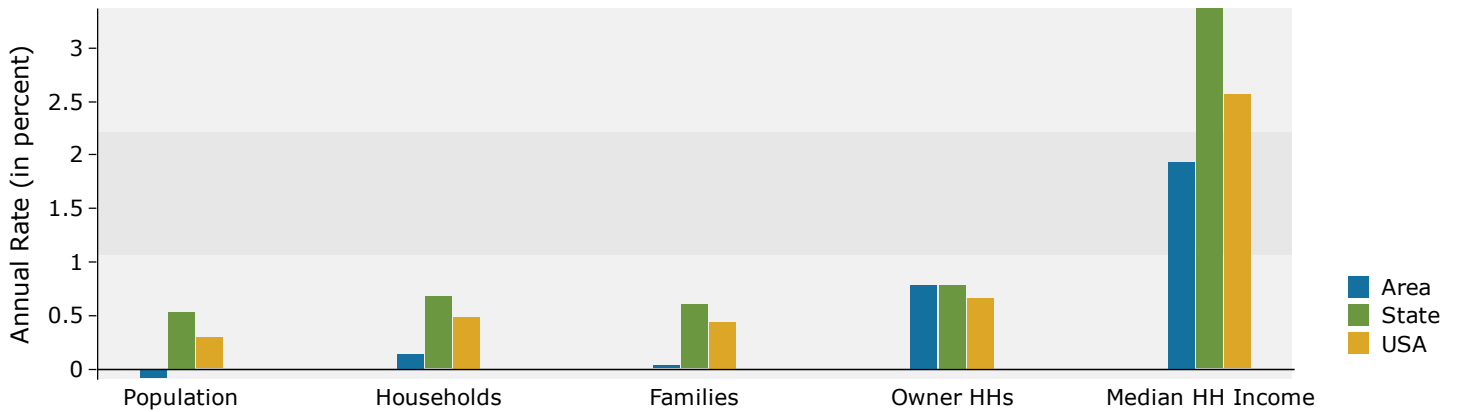
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

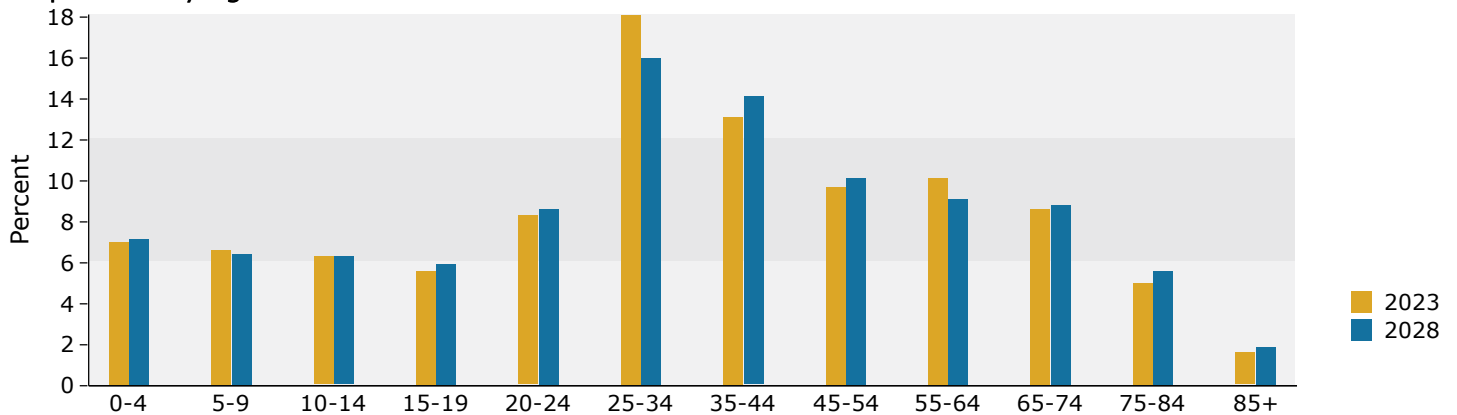
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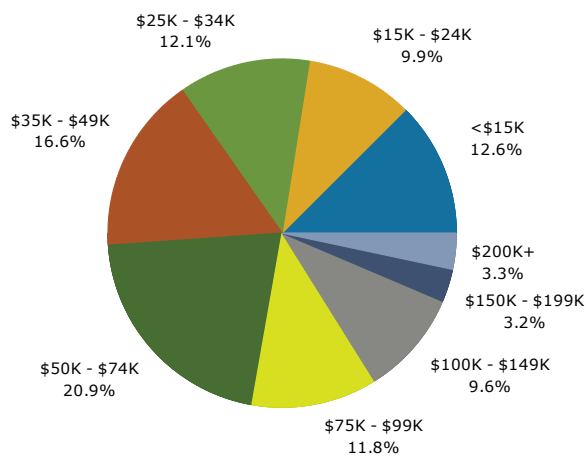
## Trends 2023-2028



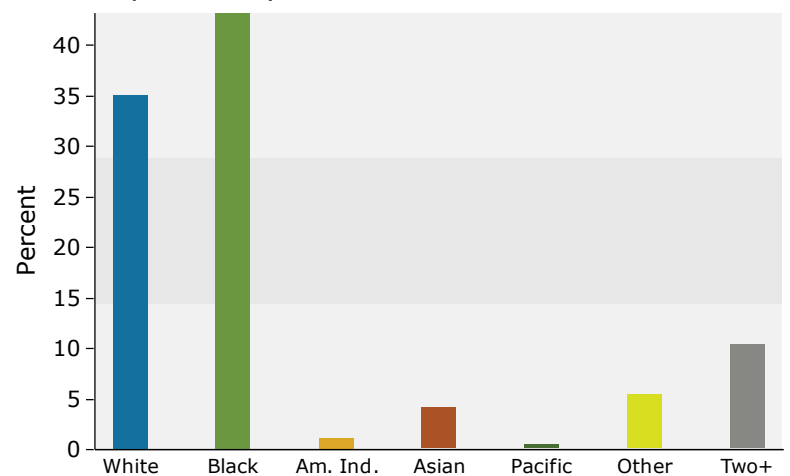
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 13.1%





## 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	2023	2028
Population	150,741	148,415	149,031	148,364
Households	61,533	61,088	61,842	62,416
Families	38,935	37,134	37,142	37,314
Average Household Size	2.38	2.31	2.29	2.26
Owner Occupied Housing Units	29,762	27,244	26,802	27,854
Renter Occupied Housing Units	31,772	33,844	35,040	34,562
Median Age	30.9	33.1	33.4	34.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.09%	0.53%	0.30%
Households	0.18%	0.68%	0.49%
Families	0.09%	0.60%	0.44%
Owner HHs	0.77%	0.78%	0.66%
Median Household Income	1.85%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	8,490	13.7%	7,579	12.1%
\$15,000 - \$24,999	5,970	9.7%	5,259	8.4%
\$25,000 - \$34,999	7,191	11.6%	6,362	10.2%
\$35,000 - \$49,999	9,359	15.1%	8,603	13.8%
\$50,000 - \$74,999	12,855	20.8%	13,149	21.1%
\$75,000 - \$99,999	7,358	11.9%	8,103	13.0%
\$100,000 - \$149,999	6,614	10.7%	8,117	13.0%
\$150,000 - \$199,999	2,121	3.4%	2,932	4.7%
\$200,000+	1,882	3.0%	2,309	3.7%

Median Household Income	\$49,804	\$54,590
Average Household Income	\$68,382	\$78,381
Per Capita Income	\$29,013	\$33,590

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,458	8.3%	10,056	6.8%	10,143	6.8%	10,284	6.9%
5 - 9	10,140	6.7%	8,867	6.0%	9,661	6.5%	9,287	6.3%
10 - 14	9,486	6.3%	8,576	5.8%	9,288	6.2%	9,203	6.2%
15 - 19	10,441	6.9%	9,488	6.4%	9,875	6.6%	10,245	6.9%
20 - 24	15,911	10.6%	15,751	10.6%	14,331	9.6%	14,601	9.8%
25 - 34	25,486	16.9%	25,739	17.3%	25,260	16.9%	22,356	15.1%
35 - 44	17,164	11.4%	16,622	11.2%	19,138	12.8%	20,496	13.8%
45 - 54	18,434	12.2%	14,820	10.0%	14,018	9.4%	14,560	9.8%
55 - 64	14,785	9.8%	17,192	11.6%	15,115	10.1%	13,349	9.0%
65 - 74	9,137	6.1%	12,528	8.4%	12,732	8.5%	13,054	8.8%
75 - 84	5,604	3.7%	6,455	4.3%	7,180	4.8%	8,231	5.5%
85+	1,693	1.1%	2,321	1.6%	2,290	1.5%	2,698	1.8%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	66,949	44.4%	53,681	36.2%	52,573	35.3%	49,691	33.5%
Black Alone	64,923	43.1%	65,625	44.2%	65,639	44.0%	65,079	43.9%
American Indian Alone	1,668	1.1%	1,887	1.3%	1,929	1.3%	1,980	1.3%
Asian Alone	4,048	2.7%	4,725	3.2%	5,198	3.5%	5,871	4.0%
Pacific Islander Alone	657	0.4%	712	0.5%	747	0.5%	785	0.5%
Some Other Race Alone	5,102	3.4%	7,484	5.0%	7,900	5.3%	8,546	5.8%
Two or More Races	7,394	4.9%	14,300	9.6%	15,045	10.1%	16,411	11.1%
Hispanic Origin (Any Race)	15,074	10.0%	18,191	12.3%	19,278	12.9%	20,567	13.9%

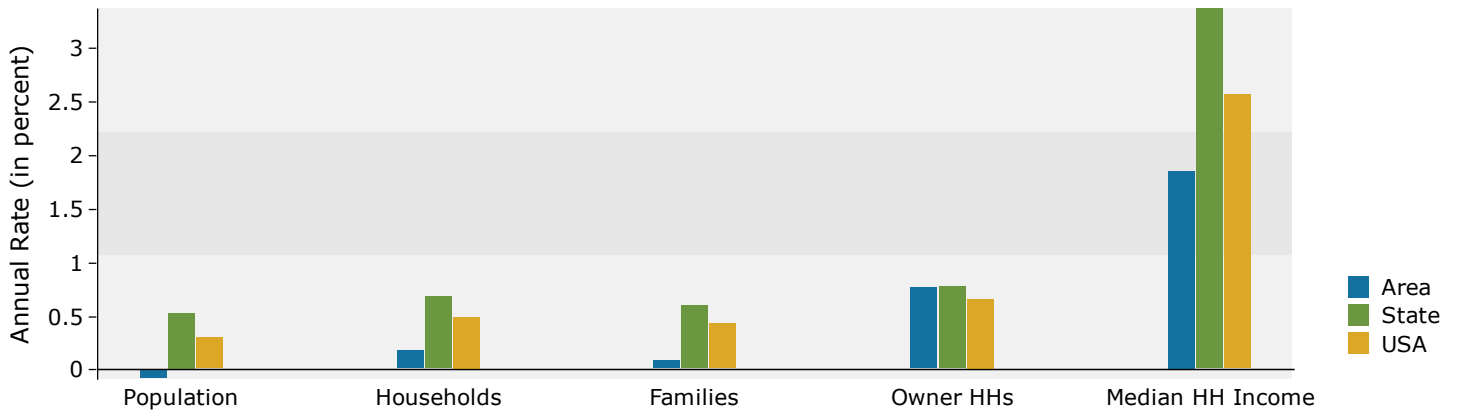
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

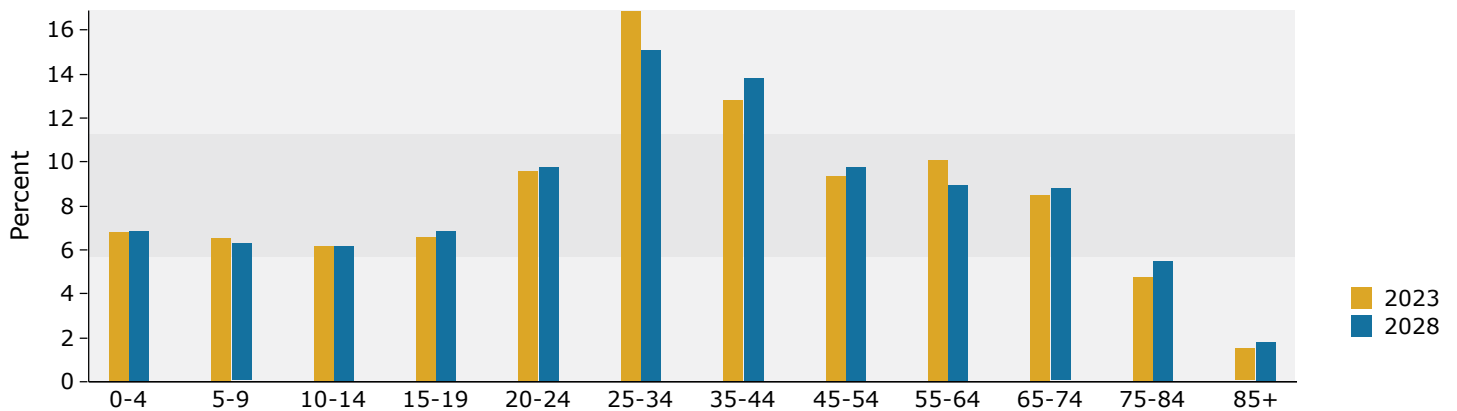
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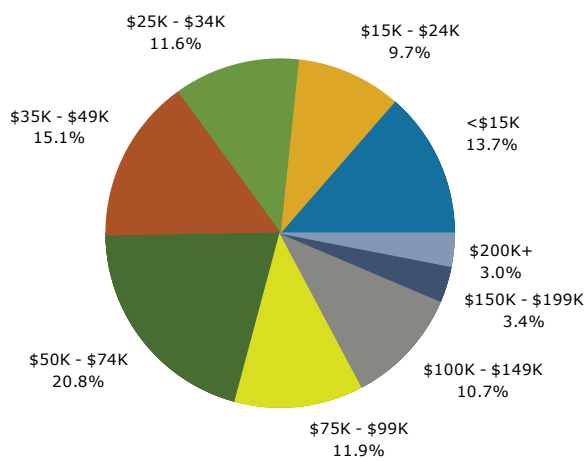
## Trends 2023-2028



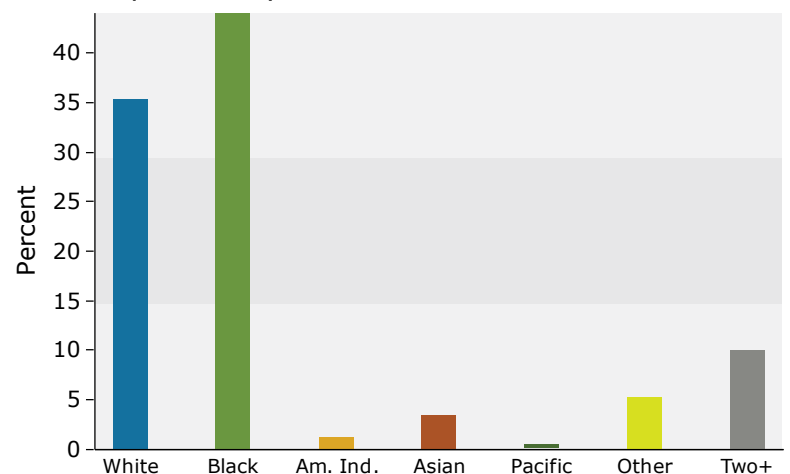
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 12.9%