

# RIVER LANDING SHOPPING CENTER

3616 - 3650 Ramsey Street  
Fayetteville, NC 28311

Strategically located and highly visible along Ramsey Street, one of Fayetteville's major thoroughfares, River Landing presents a unique opportunity for retailers to capture market share in one of Fayetteville's well-established retail corridors. Given its location, the center is easily accessible and benefits from the area's strong market drivers, including nearby Methodist University and Fort Liberty military base.

## PROPERTY HIGHLIGHTS

- » Positioned at the signalized intersection of Ramsey Street (38,000 VPD) and Law Road (17,500 VPD)
- » Large parking field with multiple access points on Ramsey Street and Law Road
- » Co-tenants include Dollar Tree, It's Fashion Metro, Total by Verizon, Metro by T-Mobile, and Cricket Wireless
- » Area retailers include Lowe's Home Improvement, Walmart Supercenter, Chick-fil-A, Starbucks, Ross, Walgreens, and CVS, among others



**JUNIOR ANCHOR OPPORTUNITY**  
±16,616 SF Available



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**XTEAM**  
RETAIL ADVISORS

# SITE PLAN Shopping Center



| Suite        | Tenant             | Size (SF)      |
|--------------|--------------------|----------------|
| 3650         | It's Fashion Metro | 13,691         |
| 3646         | Dollar Tree        | 10,748         |
| 3642         | AVAILABLE          | ±16,616        |
| 3636-A       | Cricket Wireless   | 1,317          |
| 3636-B       | Total by Verizon   | 1,400          |
| 3624         | Avail Vapor        | 2,800          |
| 3620         | Metro by T-Mobile  | 1,400          |
| 3616         | NY Hero Deli       | 1,503          |
| <b>TOTAL</b> |                    | <b>±52,000</b> |

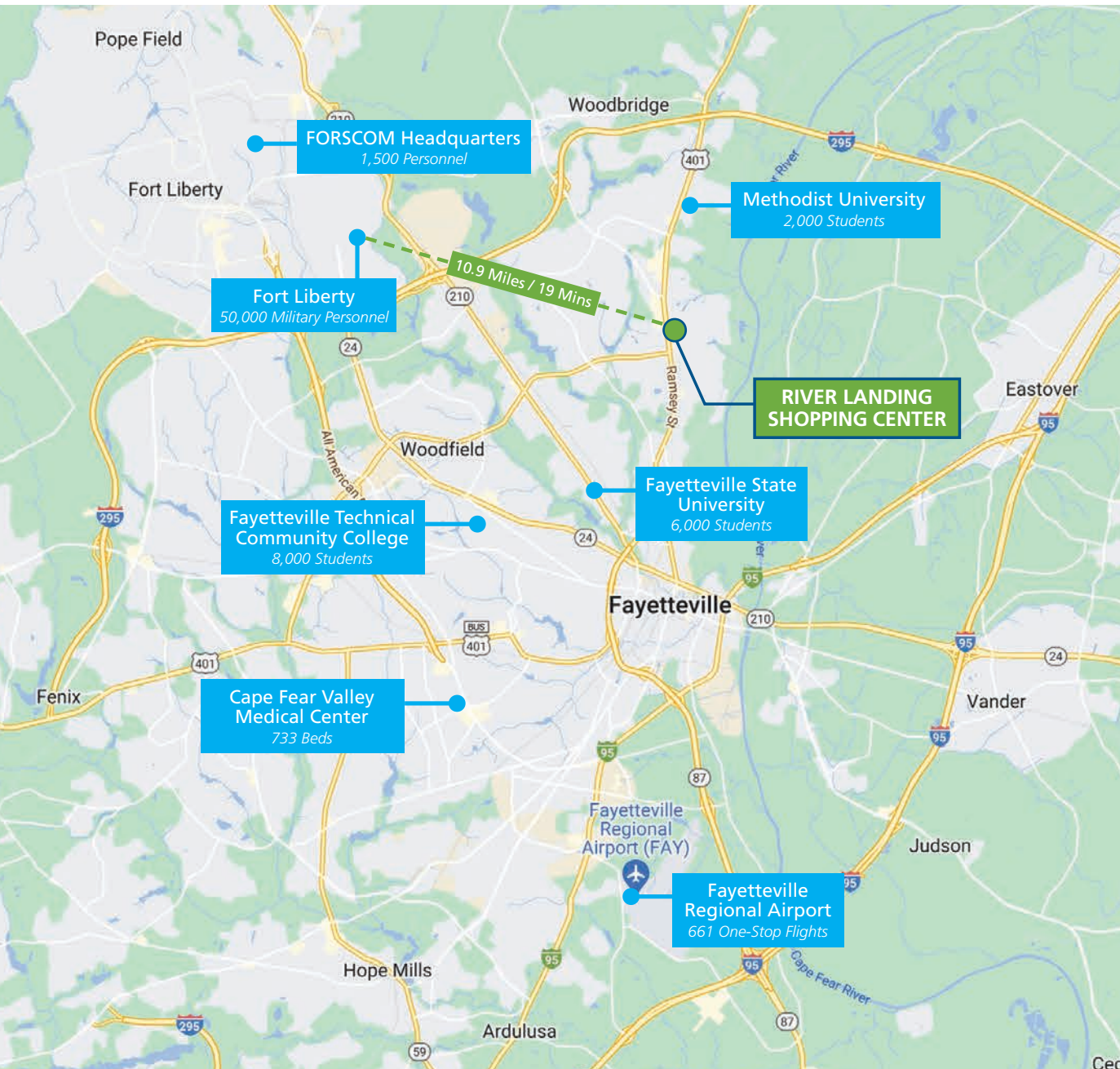


# SURROUNDING AREA Bustling Fayetteville Retail Corridor



| DEMOGRAPHICS (2024)     | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------------|----------|----------|----------|
| POPULATION              | 5,926    | 40,067   | 78,154   |
| AVERAGE HH INCOME       | \$61,592 | \$63,592 | \$71,175 |
| MEDIAN HH INCOME        | \$51,291 | \$48,937 | \$52,510 |
| BUSINESS ESTABLISHMENTS | 285      | 1,259    | 4,188    |
| DAYTIME POPULATION      | 1,817    | 10,919   | 36,348   |

# TRADE AREA Fayetteville Market Drivers



## Military Presence

Home to Fort Liberty, one of the largest military installations in the world and headquarters of US Army Forces Command (FORSCOM). The disposable income from the significant military presence drives local economic activity and creates a steady demand for goods and services.



## Healthcare

Based in Fayetteville, Cape Fear Valley Health System employs approximately 7,000 people and has grown into North Carolina's eighth largest health system.



## Higher Education

Fayetteville is home to several educational institutions, including Fayetteville State University, part of the University of North Carolina system.

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