

GFD

MANAGEMENT INC.

222 CLOISTER COURT CHAPEL HILL, NC 27514

Welcome to

CROSS CREEK PLAZA FAYETTEVILLE, NC



■ LOCATION HIGHLIGHTS

- Excellent visibility from Skibo Rd.
- Well positioned directly across from Cross Creek Mall
- Close proximity to Fort Bragg Military Base
- 2025 estimated population within 5 miles- 148,773*
- 2025 estimated average household income within 5 miles- \$78,980*

* Demographics obtained from Esri

■ CURRENTLY AVAILABLE

- Outparcel +/-1,200- 10,000 S/F or
+/- 0.5 - +/- 1.91 acres Ground Lease



Scan this QR code to learn more about this property as well as others available for lease.

CALL US TODAY :

(919) 636-2351

HENRY CLINE • hcline@gfdinc.com



GET MORE INFO HERE :

WWW.GFDINC.COM

GFD

MANAGEMENT INC.

CROSS CREEK PLAZA
FAYETTEVILLE, NC

AADT: 9,000
LAKE VALLEY DR

ALL AMERICAN FWY
AADT: 44,000



AADT: 50,500



MORGANTON RD
AADT: 26,000



0 0.03 0.05 mi



CROSS CREEK PLAZA
FLOOR DECOR ROSS DRESS FOR LESS
HARDOR FREIGHT BOOT BARN

CROSS POINTE CENTER
TJ-maxx STAPLES
BOB'S FURNITURE Ashley
ULTA

amc Planet Fitness
LIDL

DAVID'S 2ND FLOOR

BI'S THE FRESH MARKET
LOWE'S

BEST BUY THE HOME DEPOT
Durlington
TARGET
Academy

PETSMART FOOD LION
Marshalls BACK ROOM STORES
Party City Michaels
DOLLAR TREE

DSW petco SPROUTS FRESH MARKET
DICK'S HOBBY LOBBY
WORLD MARKET HomeGoods

CROSS CREEK MALL
macy's LANE BRYANT
JCPenney belk
MAIN EVENT

BARNES & NOBLE
OLD NAVY
HAVERTYS

Pet Supermarket
Harris Teeter
Stain Mart

publix

FAMILY DOLLAR

BIG LOTS!

ALDI

Walmart

Sams

FOOD LION

DOLLAR TREE

Office DEPOT

KOHL'S

1400

1400

401

401

401

401

401

87

87

1400

1400

401

MORGANTON RD

YADKIN RD

ALL AMERICAN FWY

LAKE VALLEY DR

BRAGG BLVD
SKIBO RD

FAMALEE DR

BRAGG BLVD

MORGANTON RD

CLIFFDALE RD

CLIFFDALE RD

▶ TENANT LIST

| <u>SPACE</u> | <u>STORE</u> | <u>SQ. FT.</u> |
|--------------|--------------------------------|----------------|
| AA | Floor & Decor | 46,588 |
| B | Dollar Tree | 11,396 |
| BB | Crunch Fitness (coming soon) | 46,237 |
| 1-4 | The Beauty District | 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 Sam's | 1,200 |
| 21-23 | Elizabeth's Pizza | 4,000 |
| 24 | Boot Barn | 10,400 |
| 25 | dd's Discounts (coming soon) | 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

+/- 1,200 - 10,000 SQ. FT. or +/- 0.5 - +/- 1.91 acres Ground Lease AVAILABLE

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

GFD

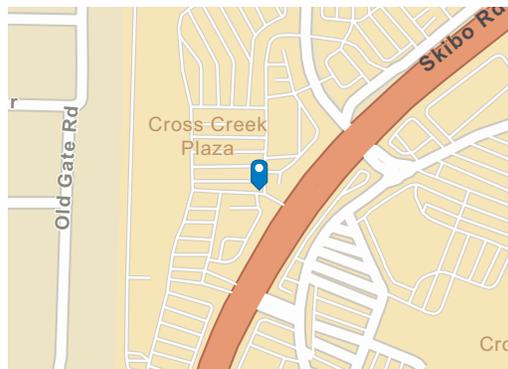
MANAGEMENT INC.

CROSS CREEK PLAZA, FAYETTEVILLE, NORTH CAROLINA

Traffic Count Map - Close Up

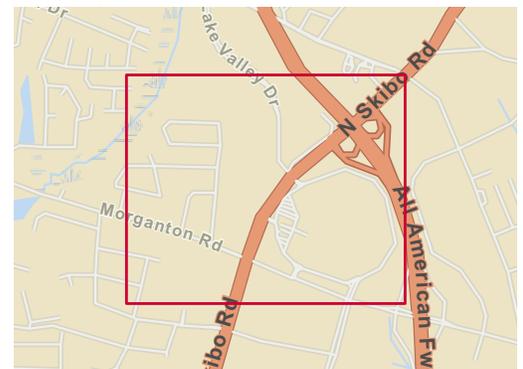
1800-1838 Skibo Rd, Fayetteville, North Carolina, 28303

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

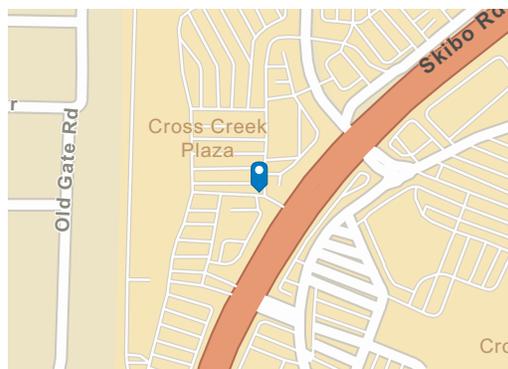
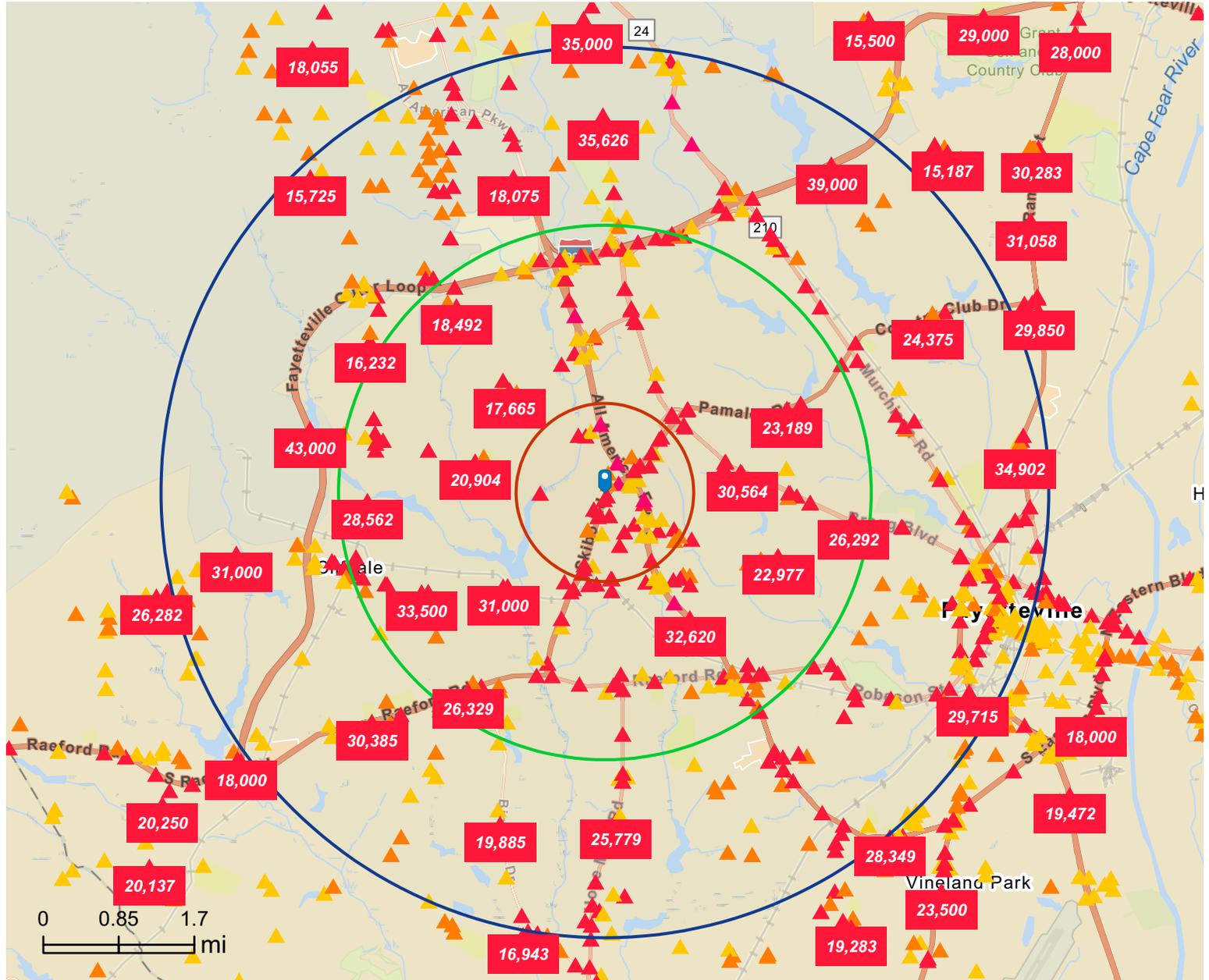
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Traffic Count Map

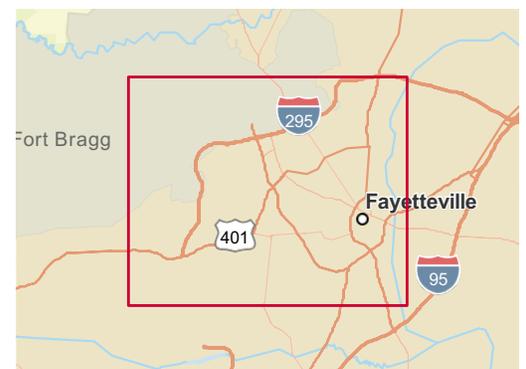
1800-1838 Skibo Rd, Fayetteville, North Carolina, 28303

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



 Source: Traffic Counts (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 | 2025 | 2030 |
|-------------------------------|-------------|-------------|-------|-------|
| Population | 5,941 | 6,028 | 5,976 | 5,915 |
| Households | 2,913 | 2,926 | 2,947 | 2,949 |
| Families | 1,510 | 1,589 | 1,544 | 1,527 |
| Average Household Size | 2.04 | 2.06 | 2.03 | 2.00 |
| Owner Occupied Housing Units | 838 | 779 | 800 | 847 |
| Renter Occupied Housing Units | 2,075 | 2,147 | 2,147 | 2,102 |
| Median Age | 28.4 | 30.6 | 31.9 | 33.3 |

| Trends: 2025-2030 Annual Rate | Area | State | National |
|-------------------------------|--------|-------|----------|
| Population | -0.20% | 0.80% | 0.42% |
| Households | 0.01% | 1.10% | 0.64% |
| Families | -0.22% | 0.94% | 0.54% |
| Owner HHs | 1.15% | 1.21% | 0.91% |
| Median Household Income | 1.67% | 2.61% | 2.53% |

| Households by Income | 2025 | | 2030 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 210 | 7.1% | 192 | 6.5% |
| \$15,000 - \$24,999 | 242 | 8.2% | 189 | 6.4% |
| \$25,000 - \$34,999 | 291 | 9.9% | 243 | 8.2% |
| \$35,000 - \$49,999 | 417 | 14.1% | 385 | 13.1% |
| \$50,000 - \$74,999 | 674 | 22.9% | 690 | 23.4% |
| \$75,000 - \$99,999 | 391 | 13.3% | 408 | 13.8% |
| \$100,000 - \$149,999 | 431 | 14.6% | 491 | 16.6% |
| \$150,000 - \$199,999 | 148 | 5.0% | 176 | 6.0% |
| \$200,000+ | 145 | 4.9% | 175 | 5.9% |

| | | |
|--------------------------|----------|----------|
| Median Household Income | \$60,161 | \$65,359 |
| Average Household Income | \$78,133 | \$85,189 |
| Per Capita Income | \$38,000 | \$41,864 |

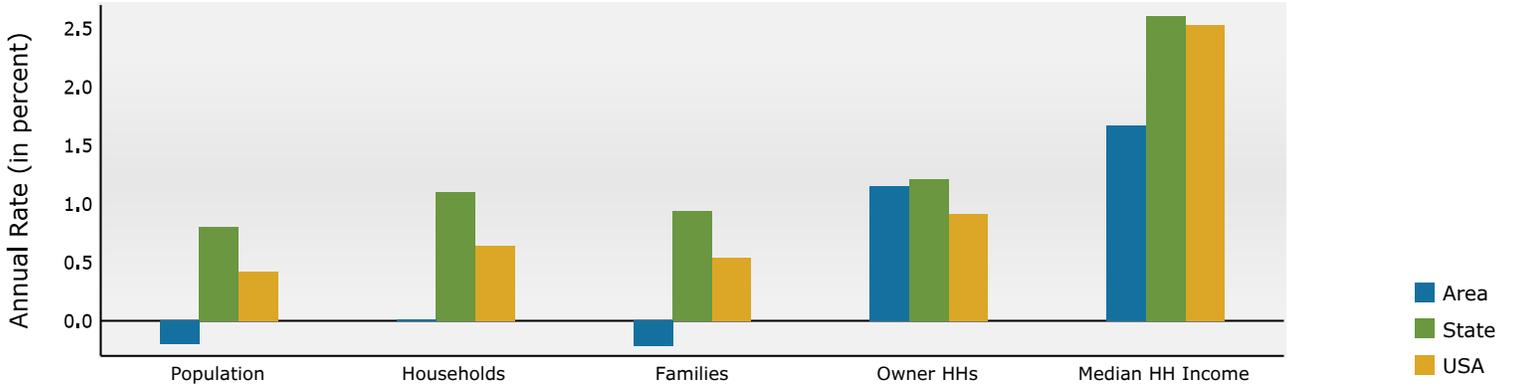
| Population by Age | Census 2010 | | Census 2020 | | 2025 | | 2030 | |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 512 | 8.6% | 404 | 6.7% | 384 | 6.4% | 372 | 6.3% |
| 5 - 9 | 283 | 4.8% | 355 | 5.9% | 354 | 5.9% | 323 | 5.5% |
| 10 - 14 | 244 | 4.1% | 312 | 5.2% | 308 | 5.2% | 310 | 5.2% |
| 15 - 19 | 336 | 5.7% | 285 | 4.7% | 275 | 4.6% | 281 | 4.7% |
| 20 - 24 | 967 | 16.3% | 759 | 12.6% | 610 | 10.2% | 602 | 10.2% |
| 25 - 34 | 1,437 | 24.2% | 1,389 | 23.0% | 1,459 | 24.4% | 1,277 | 21.6% |
| 35 - 44 | 623 | 10.5% | 692 | 11.5% | 737 | 12.3% | 868 | 14.7% |
| 45 - 54 | 586 | 9.9% | 560 | 9.3% | 564 | 9.4% | 567 | 9.6% |
| 55 - 64 | 444 | 7.5% | 625 | 10.4% | 545 | 9.1% | 495 | 8.4% |
| 65 - 74 | 303 | 5.1% | 373 | 6.2% | 409 | 6.8% | 431 | 7.3% |
| 75 - 84 | 172 | 2.9% | 207 | 3.4% | 256 | 4.3% | 304 | 5.1% |
| 85+ | 34 | 0.6% | 70 | 1.2% | 74 | 1.2% | 86 | 1.5% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2025 | | 2030 | |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 2,850 | 48.0% | 2,024 | 33.6% | 1,884 | 31.5% | 1,775 | 30.0% |
| Black Alone | 2,166 | 36.5% | 2,670 | 44.3% | 2,680 | 44.8% | 2,679 | 45.3% |
| American Indian Alone | 53 | 0.9% | 79 | 1.3% | 85 | 1.4% | 85 | 1.4% |
| Asian Alone | 264 | 4.4% | 300 | 5.0% | 307 | 5.1% | 320 | 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% | 346 | 5.8% | 356 | 6.0% |
| Two or More Races | 323 | 5.4% | 605 | 10.0% | 644 | 10.8% | 669 | 11.3% |
| Hispanic Origin (Any Race) | 768 | 12.9% | 781 | 13.0% | 852 | 14.3% | 887 | 15.0% |

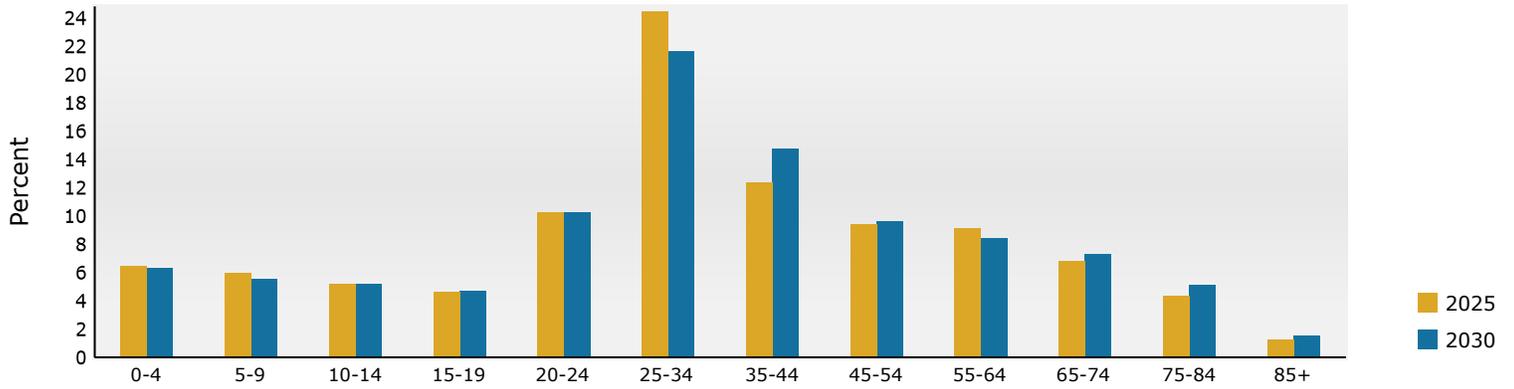
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

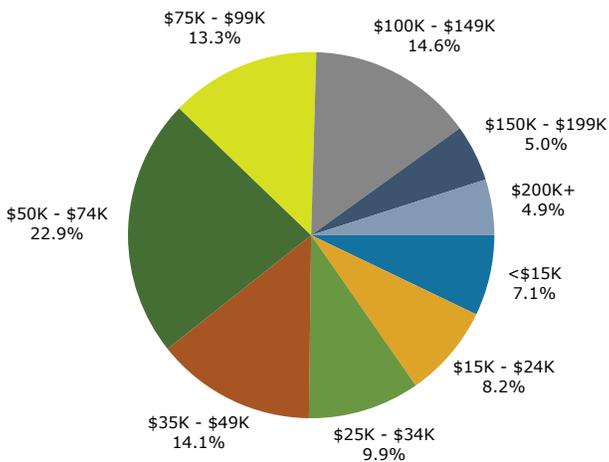
Trends 2025-2030



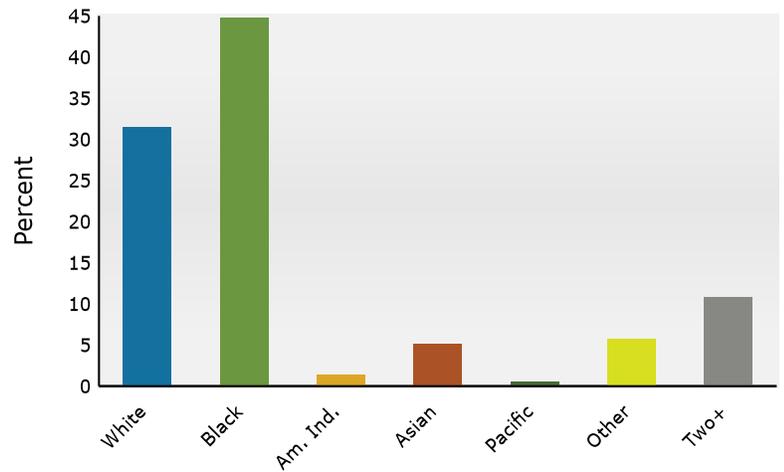
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 14.3%

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 | 2025 | 2030 |
|-------------------------------|-------------|-------------|--------|--------|
| Population | 66,539 | 65,859 | 66,634 | 66,399 |
| Households | 28,832 | 29,139 | 29,985 | 30,322 |
| Families | 17,464 | 17,195 | 17,099 | 17,090 |
| Average Household Size | 2.29 | 2.24 | 2.20 | 2.17 |
| Owner Occupied Housing Units | 13,139 | 11,967 | 12,365 | 12,930 |
| Renter Occupied Housing Units | 15,693 | 17,172 | 17,620 | 17,392 |
| Median Age | 31.3 | 33.8 | 34.6 | 36.2 |

| Trends: 2025-2030 Annual Rate | Area | State | National |
|-------------------------------|--------|-------|----------|
| Population | -0.07% | 0.80% | 0.42% |
| Households | 0.22% | 1.10% | 0.64% |
| Families | -0.01% | 0.94% | 0.54% |
| Owner HHs | 0.90% | 1.21% | 0.91% |
| Median Household Income | 2.08% | 2.61% | 2.53% |

| Households by Income | 2025 | | 2030 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 2,852 | 9.5% | 2,569 | 8.5% |
| \$15,000 - \$24,999 | 2,179 | 7.3% | 1,754 | 5.8% |
| \$25,000 - \$34,999 | 2,641 | 8.8% | 2,246 | 7.4% |
| \$35,000 - \$49,999 | 4,936 | 16.5% | 4,549 | 15.0% |
| \$50,000 - \$74,999 | 6,272 | 20.9% | 6,449 | 21.3% |
| \$75,000 - \$99,999 | 4,110 | 13.7% | 4,365 | 14.4% |
| \$100,000 - \$149,999 | 3,726 | 12.4% | 4,241 | 14.0% |
| \$150,000 - \$199,999 | 1,581 | 5.3% | 1,966 | 6.5% |
| \$200,000+ | 1,688 | 5.6% | 2,183 | 7.2% |
| Median Household Income | \$57,670 | | \$63,934 | |
| Average Household Income | \$79,573 | | \$88,378 | |
| Per Capita Income | \$35,752 | | \$40,289 | |

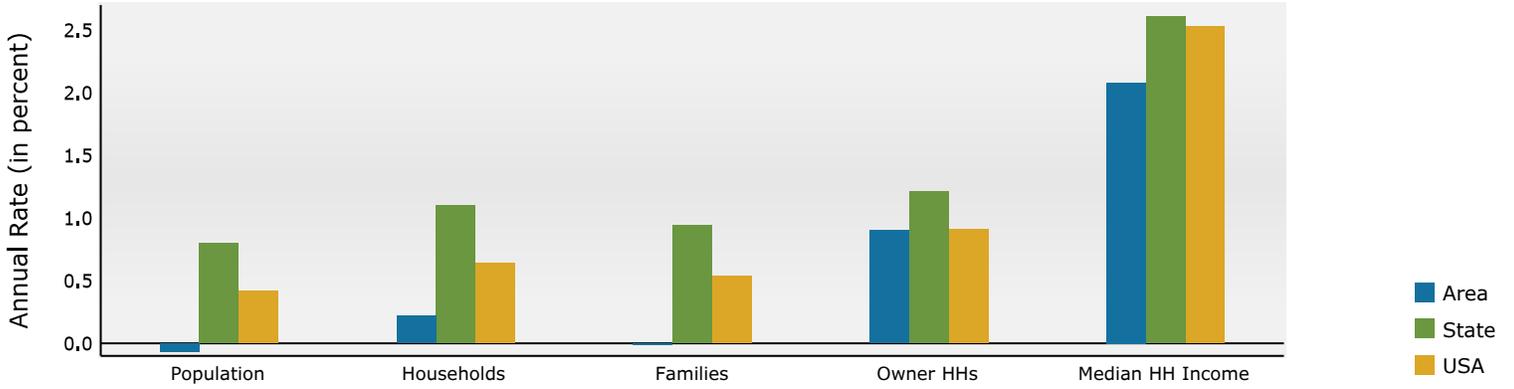
| Population by Age | Census 2010 | | Census 2020 | | 2025 | | 2030 | |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 5,398 | 8.1% | 4,479 | 6.8% | 4,340 | 6.5% | 4,211 | 6.3% |
| 5 - 9 | 4,245 | 6.4% | 3,911 | 5.9% | 4,140 | 6.2% | 3,777 | 5.7% |
| 10 - 14 | 3,930 | 5.9% | 3,861 | 5.9% | 3,607 | 5.4% | 3,791 | 5.7% |
| 15 - 19 | 4,103 | 6.2% | 3,646 | 5.5% | 3,754 | 5.6% | 3,497 | 5.3% |
| 20 - 24 | 7,162 | 10.8% | 6,206 | 9.4% | 5,208 | 7.8% | 5,509 | 8.3% |
| 25 - 34 | 11,967 | 18.0% | 12,053 | 18.3% | 12,764 | 19.2% | 11,163 | 16.8% |
| 35 - 44 | 7,532 | 11.3% | 7,721 | 11.7% | 8,748 | 13.1% | 9,680 | 14.6% |
| 45 - 54 | 8,092 | 12.2% | 6,675 | 10.1% | 6,617 | 9.9% | 7,172 | 10.8% |
| 55 - 64 | 6,566 | 9.9% | 7,596 | 11.5% | 6,731 | 10.1% | 5,926 | 8.9% |
| 65 - 74 | 4,178 | 6.3% | 5,627 | 8.5% | 6,025 | 9.0% | 6,161 | 9.3% |
| 75 - 84 | 2,640 | 4.0% | 3,031 | 4.6% | 3,532 | 5.3% | 4,170 | 6.3% |
| 85+ | 726 | 1.1% | 1,053 | 1.6% | 1,167 | 1.8% | 1,342 | 2.0% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2025 | | 2030 | |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 30,467 | 45.8% | 23,895 | 36.3% | 22,878 | 34.3% | 21,865 | 32.9% |
| Black Alone | 27,064 | 40.7% | 28,378 | 43.1% | 28,979 | 43.5% | 29,067 | 43.8% |
| American Indian Alone | 630 | 0.9% | 725 | 1.1% | 784 | 1.2% | 793 | 1.2% |
| Asian Alone | 2,378 | 3.6% | 2,549 | 3.9% | 2,672 | 4.0% | 2,823 | 4.3% |
| Pacific Islander Alone | 340 | 0.5% | 337 | 0.5% | 325 | 0.5% | 329 | 0.5% |
| Some Other Race Alone | 2,390 | 3.6% | 3,447 | 5.2% | 3,857 | 5.8% | 4,022 | 6.1% |
| Two or More Races | 3,271 | 4.9% | 6,527 | 9.9% | 7,138 | 10.7% | 7,501 | 11.3% |
| Hispanic Origin (Any Race) | 6,938 | 10.4% | 8,175 | 12.4% | 9,159 | 13.7% | 9,610 | 14.5% |

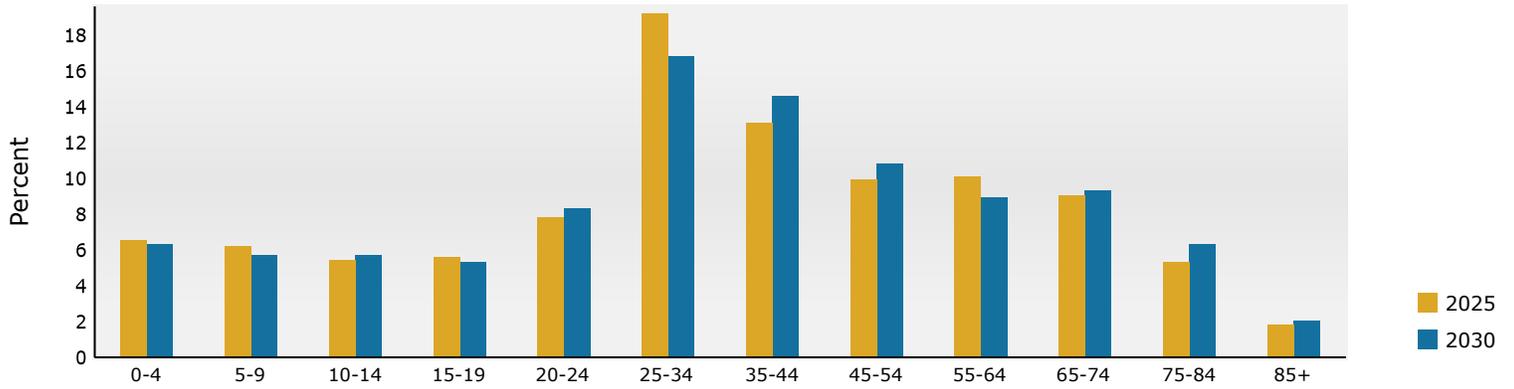
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

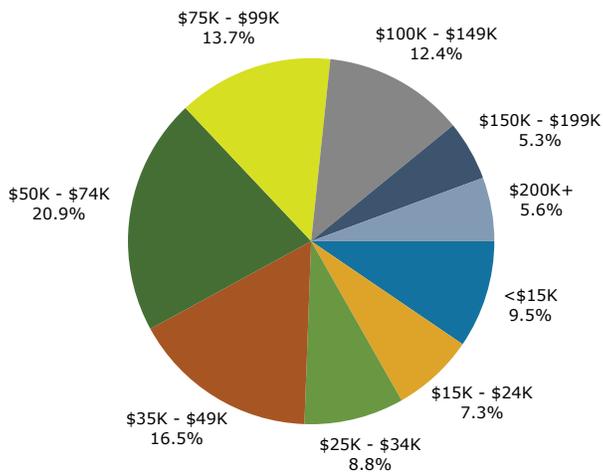
Trends 2025-2030



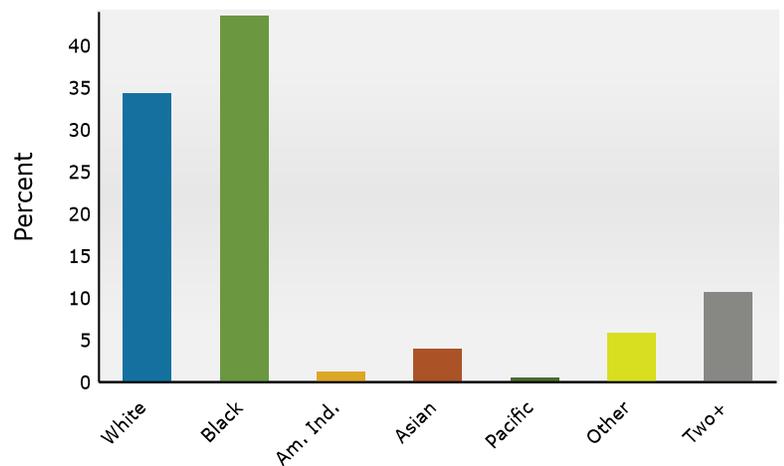
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 13.7%

Source: Esri forecasts for 2025 and 2030. 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 | 2025 | 2030 |
|-------------------------------|-------------|-------------|---------|---------|
| Population | 150,093 | 147,980 | 148,773 | 148,426 |
| Households | 61,259 | 60,916 | 62,349 | 63,099 |
| Families | 38,734 | 37,006 | 36,703 | 36,743 |
| Average Household Size | 2.38 | 2.31 | 2.25 | 2.22 |
| Owner Occupied Housing Units | 29,602 | 27,103 | 28,038 | 29,314 |
| Renter Occupied Housing Units | 31,657 | 33,813 | 34,311 | 33,785 |
| Median Age | 31.0 | 33.1 | 33.9 | 35.5 |

| Trends: 2025-2030 Annual Rate | Area | State | National |
|-------------------------------|--------|-------|----------|
| Population | -0.05% | 0.80% | 0.42% |
| Households | 0.24% | 1.10% | 0.64% |
| Families | 0.02% | 0.94% | 0.54% |
| Owner HHs | 0.89% | 1.21% | 0.91% |
| Median Household Income | 2.13% | 2.61% | 2.53% |

| Households by Income | 2025 | | 2030 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 6,648 | 10.7% | 6,011 | 9.5% |
| \$15,000 - \$24,999 | 4,480 | 7.2% | 3,663 | 5.8% |
| \$25,000 - \$34,999 | 5,591 | 9.0% | 4,787 | 7.6% |
| \$35,000 - \$49,999 | 9,527 | 15.3% | 8,801 | 13.9% |
| \$50,000 - \$74,999 | 12,507 | 20.1% | 12,663 | 20.1% |
| \$75,000 - \$99,999 | 8,772 | 14.1% | 9,233 | 14.6% |
| \$100,000 - \$149,999 | 8,094 | 13.0% | 9,344 | 14.8% |
| \$150,000 - \$199,999 | 3,401 | 5.5% | 4,286 | 6.8% |
| \$200,000+ | 3,327 | 5.3% | 4,309 | 6.8% |

| | | |
|--------------------------|----------|----------|
| Median Household Income | \$58,400 | \$64,892 |
| Average Household Income | \$78,980 | \$87,603 |
| Per Capita Income | \$33,577 | \$37,714 |

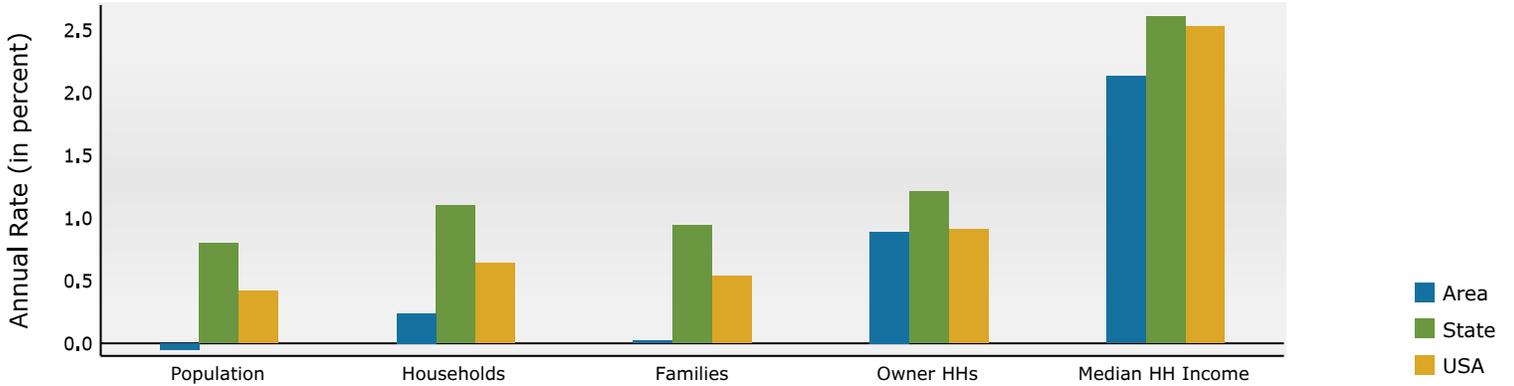
| Population by Age | Census 2010 | | Census 2020 | | 2025 | | 2030 | |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 12,405 | 8.3% | 10,020 | 6.8% | 9,611 | 6.5% | 9,353 | 6.3% |
| 5 - 9 | 10,080 | 6.7% | 8,826 | 6.0% | 9,225 | 6.2% | 8,446 | 5.7% |
| 10 - 14 | 9,426 | 6.3% | 8,540 | 5.8% | 7,911 | 5.3% | 8,362 | 5.6% |
| 15 - 19 | 10,391 | 6.9% | 9,440 | 6.4% | 9,727 | 6.5% | 9,192 | 6.2% |
| 20 - 24 | 15,851 | 10.6% | 15,765 | 10.7% | 14,305 | 9.6% | 14,690 | 9.9% |
| 25 - 34 | 25,345 | 16.9% | 25,680 | 17.4% | 26,329 | 17.7% | 23,127 | 15.6% |
| 35 - 44 | 17,076 | 11.4% | 16,541 | 11.2% | 18,408 | 12.4% | 20,376 | 13.7% |
| 45 - 54 | 18,345 | 12.2% | 14,777 | 10.0% | 14,464 | 9.7% | 15,416 | 10.4% |
| 55 - 64 | 14,741 | 9.8% | 17,123 | 11.6% | 14,956 | 10.1% | 13,340 | 9.0% |
| 65 - 74 | 9,135 | 6.1% | 12,492 | 8.4% | 13,640 | 9.2% | 13,954 | 9.4% |
| 75 - 84 | 5,609 | 3.7% | 6,456 | 4.4% | 7,709 | 5.2% | 9,206 | 6.2% |
| 85+ | 1,690 | 1.1% | 2,322 | 1.6% | 2,490 | 1.7% | 2,963 | 2.0% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2025 | | 2030 | |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 66,804 | 44.5% | 53,641 | 36.2% | 51,173 | 34.4% | 49,057 | 33.1% |
| Black Alone | 64,540 | 43.0% | 65,317 | 44.1% | 66,189 | 44.5% | 66,471 | 44.8% |
| American Indian Alone | 1,659 | 1.1% | 1,880 | 1.3% | 2,016 | 1.4% | 2,038 | 1.4% |
| Asian Alone | 4,028 | 2.7% | 4,714 | 3.2% | 4,949 | 3.3% | 5,248 | 3.5% |
| Pacific Islander Alone | 655 | 0.4% | 705 | 0.5% | 675 | 0.5% | 691 | 0.5% |
| Some Other Race Alone | 5,063 | 3.4% | 7,457 | 5.0% | 8,314 | 5.6% | 8,682 | 5.8% |
| Two or More Races | 7,342 | 4.9% | 14,265 | 9.6% | 15,457 | 10.4% | 16,239 | 10.9% |
| Hispanic Origin (Any Race) | 14,962 | 10.0% | 18,140 | 12.3% | 20,216 | 13.6% | 21,217 | 14.3% |

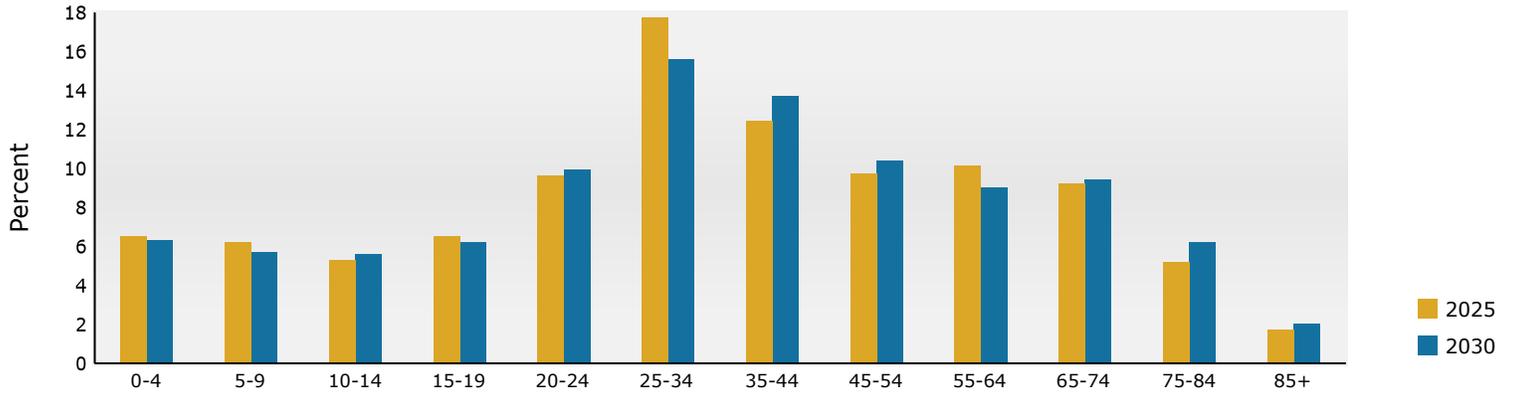
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

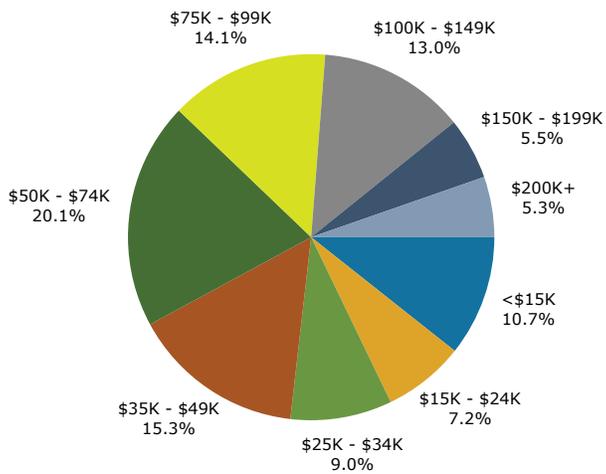
Trends 2025-2030



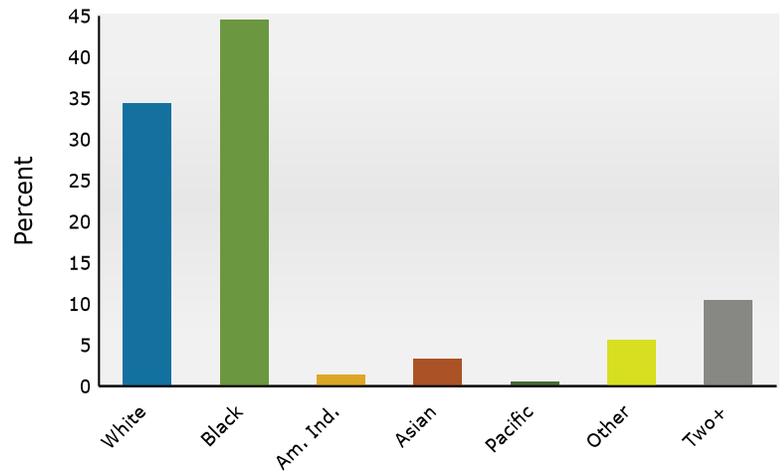
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 13.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.