FOR LEASE



PRIME RETAIL & OFFICE SPACE FOR LEASE

Up to 30,000 SF Available Across 3 Floors

~ BUILD TO SUIT ~

PROPERTY DESCRIPTION

GoodHomes Bordeaux is a brand new, 255-unit apartment community, launched in 2025 (www.goodhomesbordeaux.com).

GoodHomes is seeking a selection of tenants or a single tenant that would compliment this community in this highly desirable location.

Located on a high traffic intersection with great visibility. Across from Cape Fear Valley Medical Center, 7 miles from Fort Liberty, and surrounded by national retailers and restaurants. Plenty of onsite parking available.

OFFERING SUMMARY

Lease Price:	$15.00 - $20.00 PSF
Retail Size:	+/- 30,000 SF

HIGHLIGHTS

- Signage & billboard opportunities available
- 15’7” ceilings
- Great natural light
- High traffic intersection with excellent visibility
- Opportunity to build/lease 1,400 SF outparcel retail

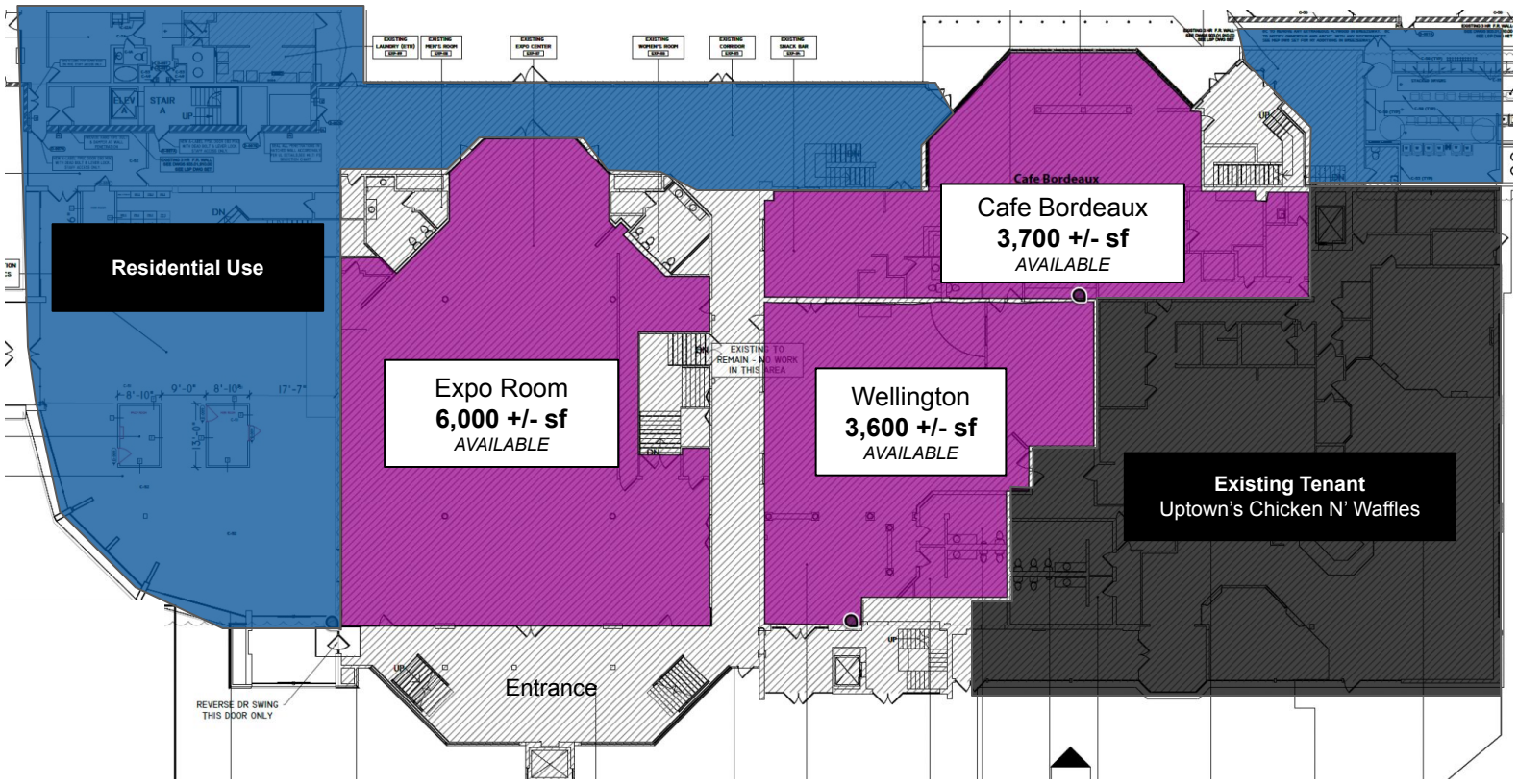
SUGGESTED USES

- Fitness
- Entertainment
- Self Storage
- Child Care Center
- Food & Beverage
- Medical
- Events & Catering
- Office

1707 OWEN DRIVE

FAYETTEVILLE, NC 28304

FLOOR PLAN - GROUND FLOOR



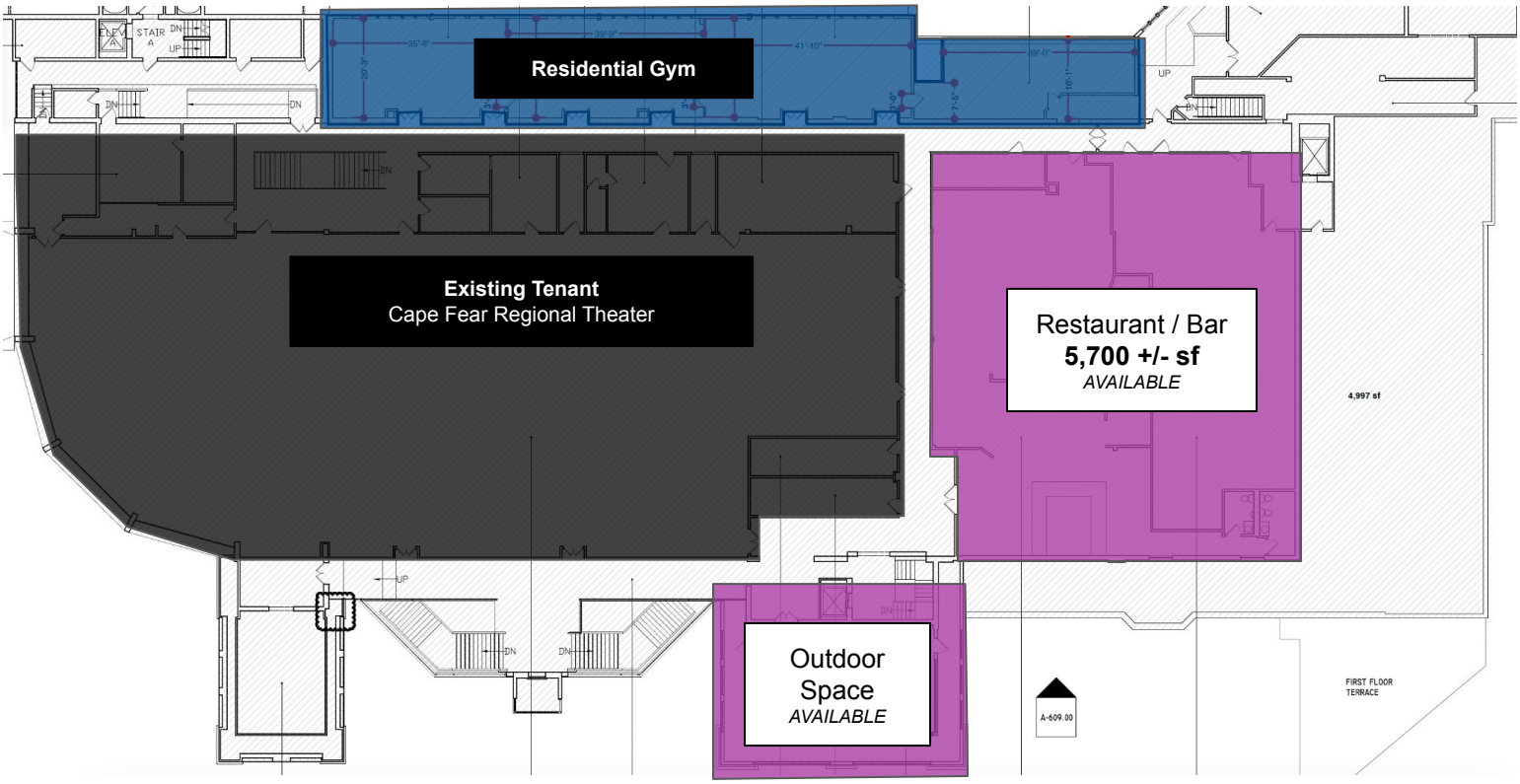
SPACE HIGHLIGHTS

- Spaces can be combined and rented together, or separately
- Cafe Bordeaux features commercial kitchen and dining area
- Spaces were previously used for events and meetings

1707 OWEN DRIVE

FAYETTEVILLE, NC 28304

FLOOR PLAN - SECOND FLOOR



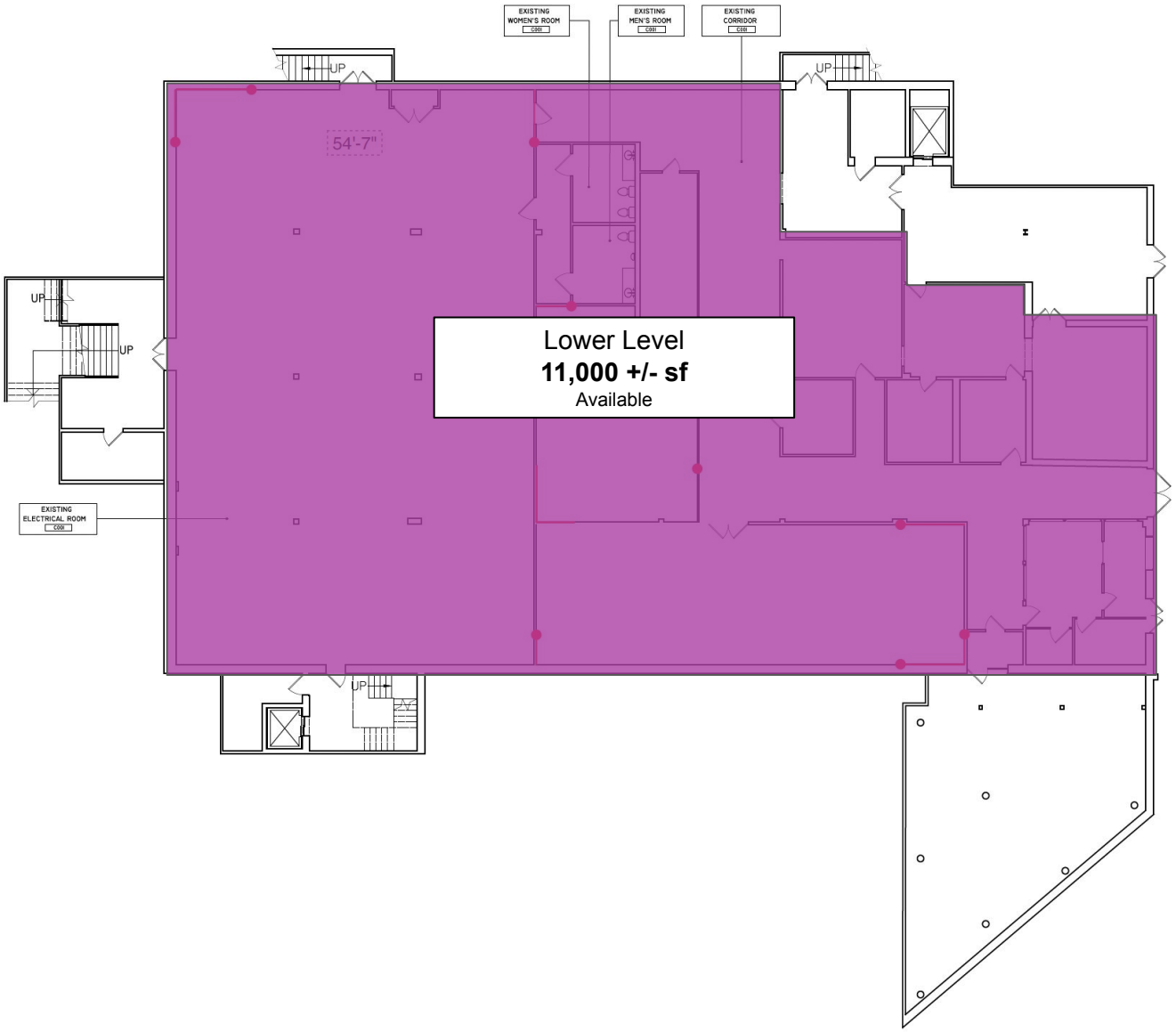
SPACE HIGHLIGHTS

- Fully built out restaurant & bar, with commercial kitchen
- Outdoor space can be rented together with restaurant

1707 OWEN DRIVE

FAYETTEVILLE, NC 28304

FLOOR PLAN - LOWER LEVEL



SPACE HIGHLIGHTS

- Open ballroom space with back office space
- Previously used for events and meetings

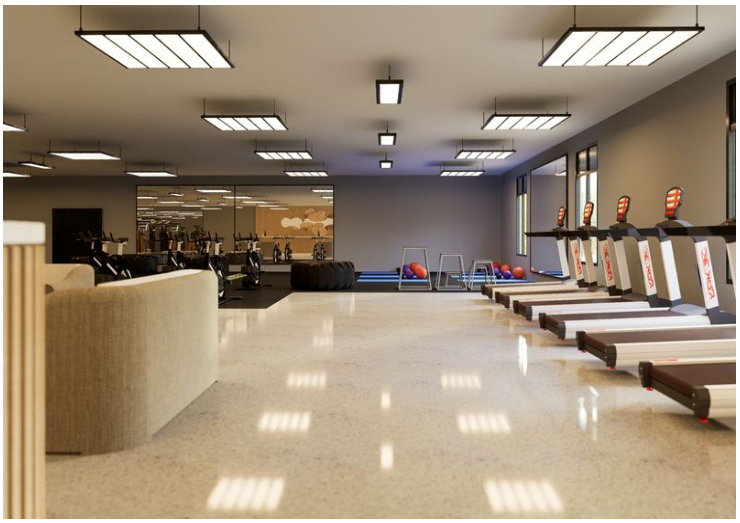
1707 OWEN DRIVE

FAYETTEVILLE, NC 28304

RENDERINGS

OPTION 1: Professional Gym





OPTION 2: Office / Call Center





1707 OWEN DRIVE

FAYETTEVILLE, NC 28304

OUTPARCEL - PROPOSED PLAN

Opportunity to build/lease ground-up retail

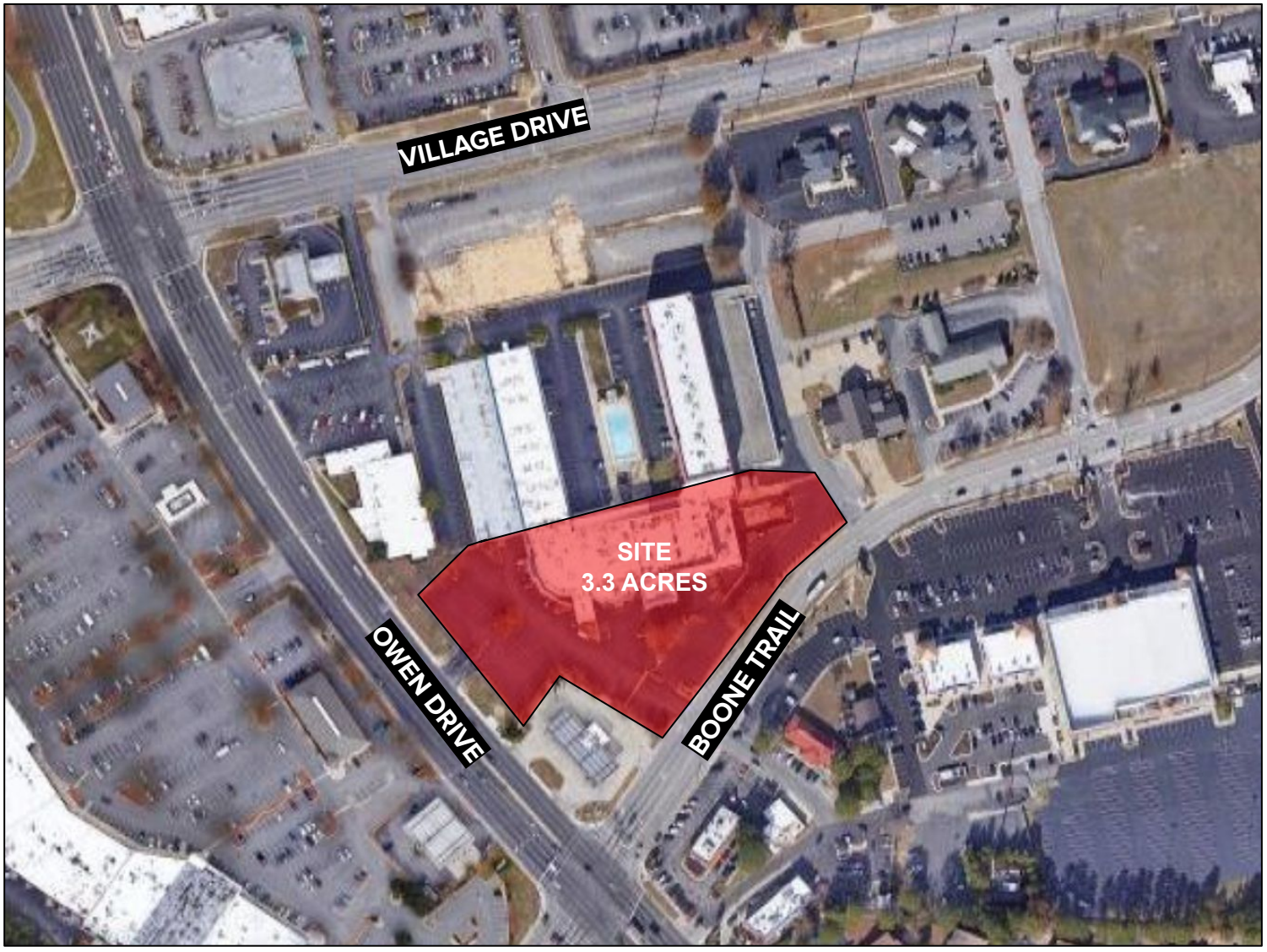
Site is approved for an additional 1,400 SF outparcel drive-thru restaurant over excess parking lot.



1707 OWEN DRIVE

FAYETTEVILLE, NC 28304

AERIAL VIEW



1707 OWEN DRIVE

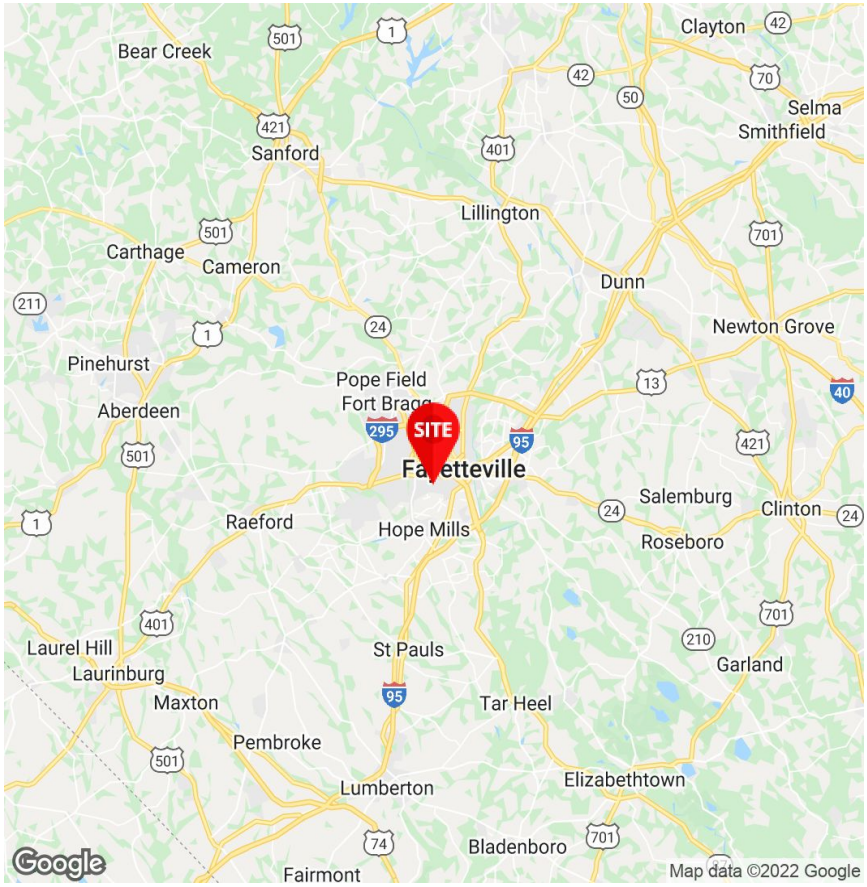
FAYETTEVILLE, NC 28304

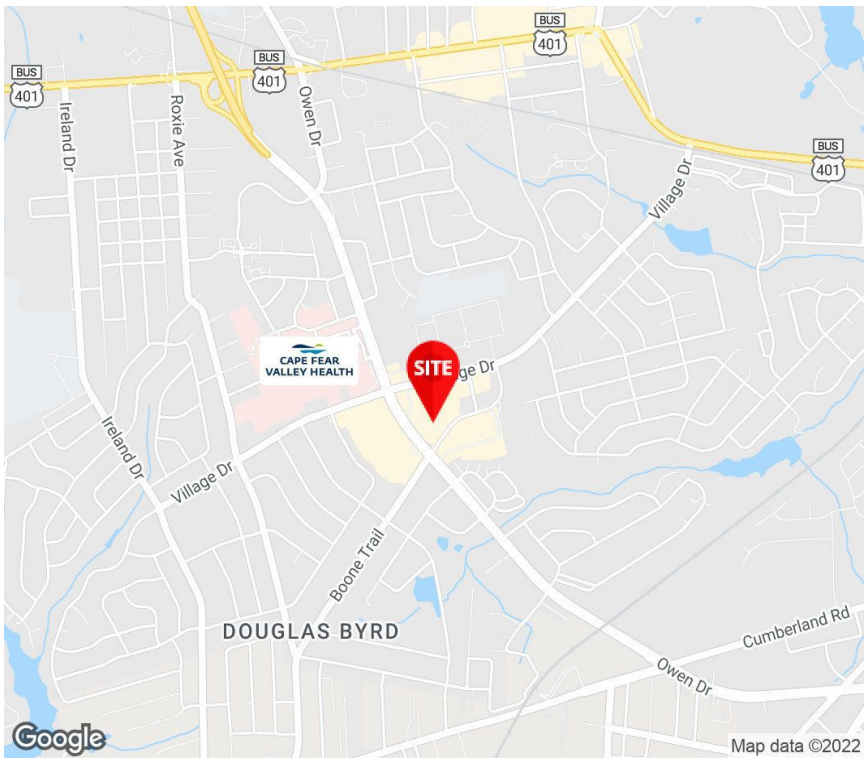
RETAIL MAP



1707 OWEN DRIVE

FAYETTEVILLE, NC 28304





CONTACT

Leila Feldman

GoodHomes Communities

917-921-0853

lfeldman@goodhomesco.com

The information contained herein should be considered confidential and remains the sole property of GoodHomes Communities at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions.Disclosure of any information contained herein is prohibited except with the express written permission of GoodHomes Communities.

FOR LEASE



PRIME RETAIL & OFFICE SPACE FOR LEASE

~ BUILD TO SUIT ~

GOODHOMES CEDAR CREEK

1944 Cedar Creek Road

FAYETTEVILLE, NC 28312

GOODHOMES

1944 CEDAR CREEK

FAYETTEVILLE, NC 28312

PROPERTY SUMMARY



PROPERTY DESCRIPTION

GoodHomes Cedar Creek is a brand new, 201 unit apartment community, launched in 2025 (www.goodhomescedarcreek.com).

GoodHomes is seeking a selection of tenants or a single tenant that would compliment this community in this highly desirable location.

Centrally located off of I-95 and Cedar Creek Road, the property sits in an affluent, residential neighborhood in Fayetteville, North Carolina.

OFFERING SUMMARY

Lease Price:	$15.00 - $20.00 PSF
Retail Size:	+/- 14,000 SF

SUGGESTED USES

- Fitness
- Entertainment
- Self Storage
- Child Care Center
- Food & Beverage
- Medical
- Events & Catering
- Office

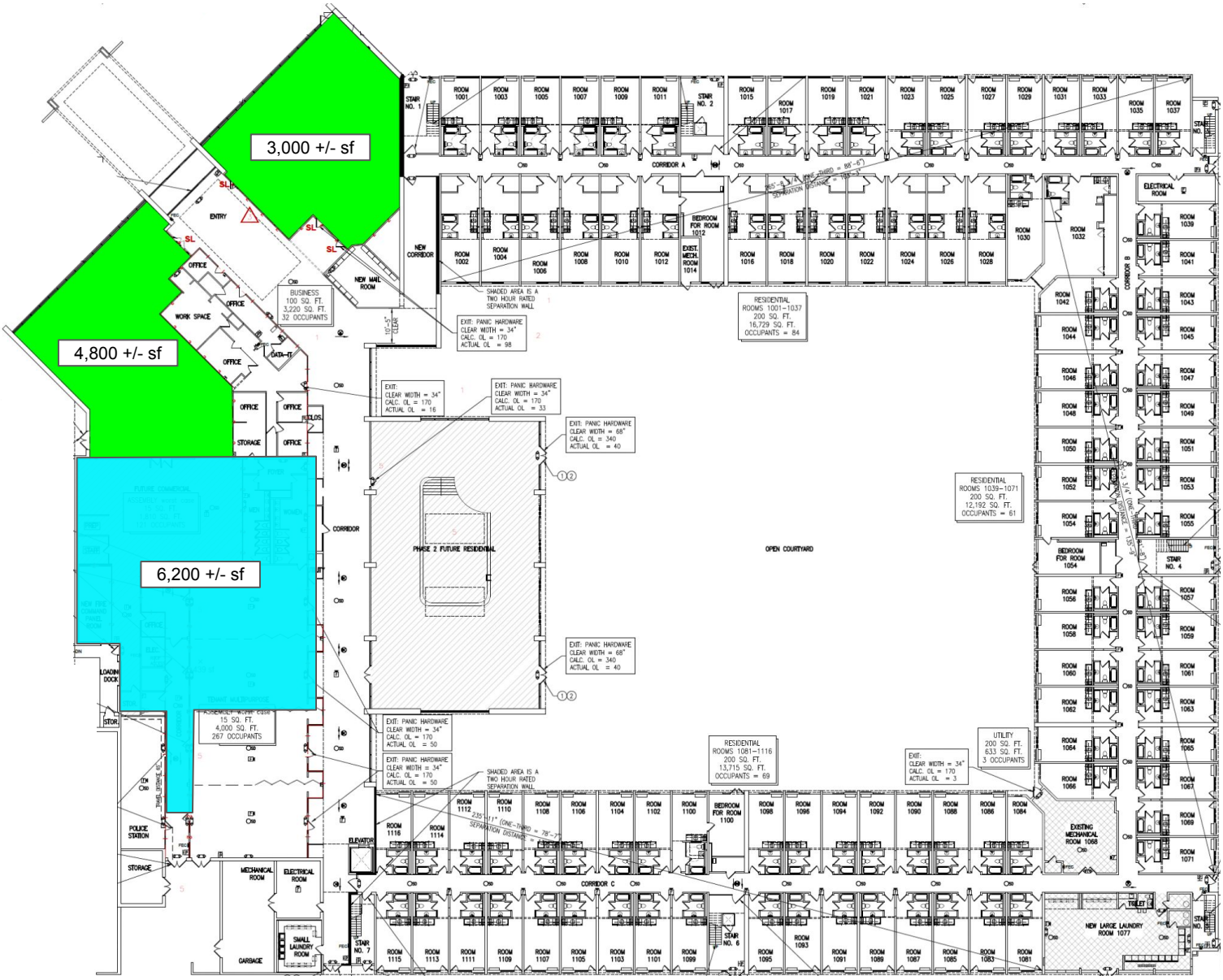
PROPERTY HIGHLIGHTS

- Approximately 14,000 SF of commercial space for lease, including storefront retail space with double height ceilings and tons of natural light.
- Seperate entrances available for each space.
- Space features commercial kitchen.
- Abundant onsite parking available for any use.
- Attached to brand new, 201-unit multifamily community, GoodHomes Cedar Creek.
- High visibility directly off of I-95 and Cedar Creek Road, with available signage and billboard space.
- Situated in affluent, family-friendly residential neighborhood, Cedar Creek, with direct access to I-95.
- High traffic counts of 13,600 VPD on Cedar Creek Road and 55,000 VPD on I-95.

1944 CEDAR CREEK

FAYETTEVILLE, NC 28312

FLOOR PLANS



SPACE HIGHLIGHTS

- Features two storefront retail spaces with high ceilings and lots of natural light.
- Includes commercial kitchen and event space.
- Can be demised and combined into one space, or leased separately.
- Tenant can utilize main entrance or private entrance on either side of the property.

1944 CEDAR CREEK

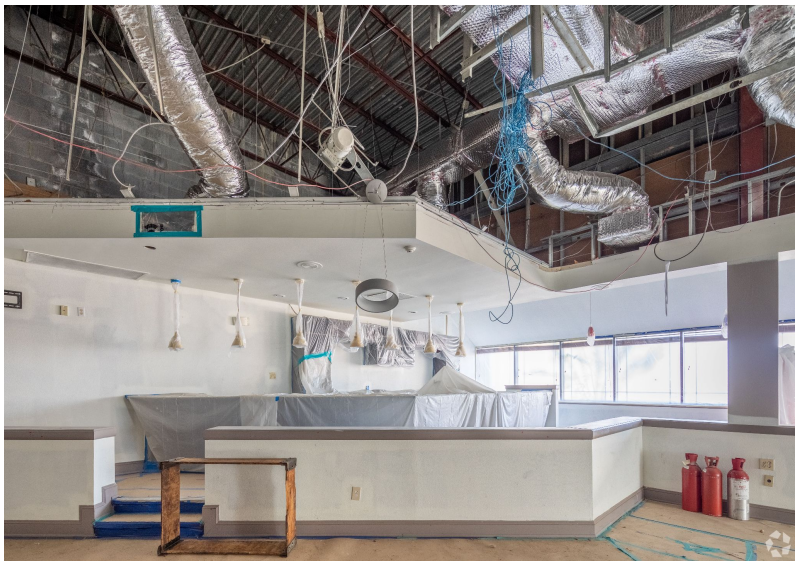
FAYETTEVILLE, NC 28312

EXISTING PHOTOS

OPPORTUNITY 1
(Approx. 3,000 SF)



OPPORTUNITY 2
(Approx. 4,000+ SF)





1944 CEDAR CREEK

FAYETTEVILLE, NC 28312

EXISTING PHOTOS

EVENT / CATERING SPACE
(Approx. 7,000 SF)



MAIN ENTRANCE
(Under Renovation)





1944 CEDAR CREEK

FAYETTEVILLE, NC 28312

EXTERIOR RENDERINGS

**Renderings below are representative of final product (facade, landscaping, etc.)*



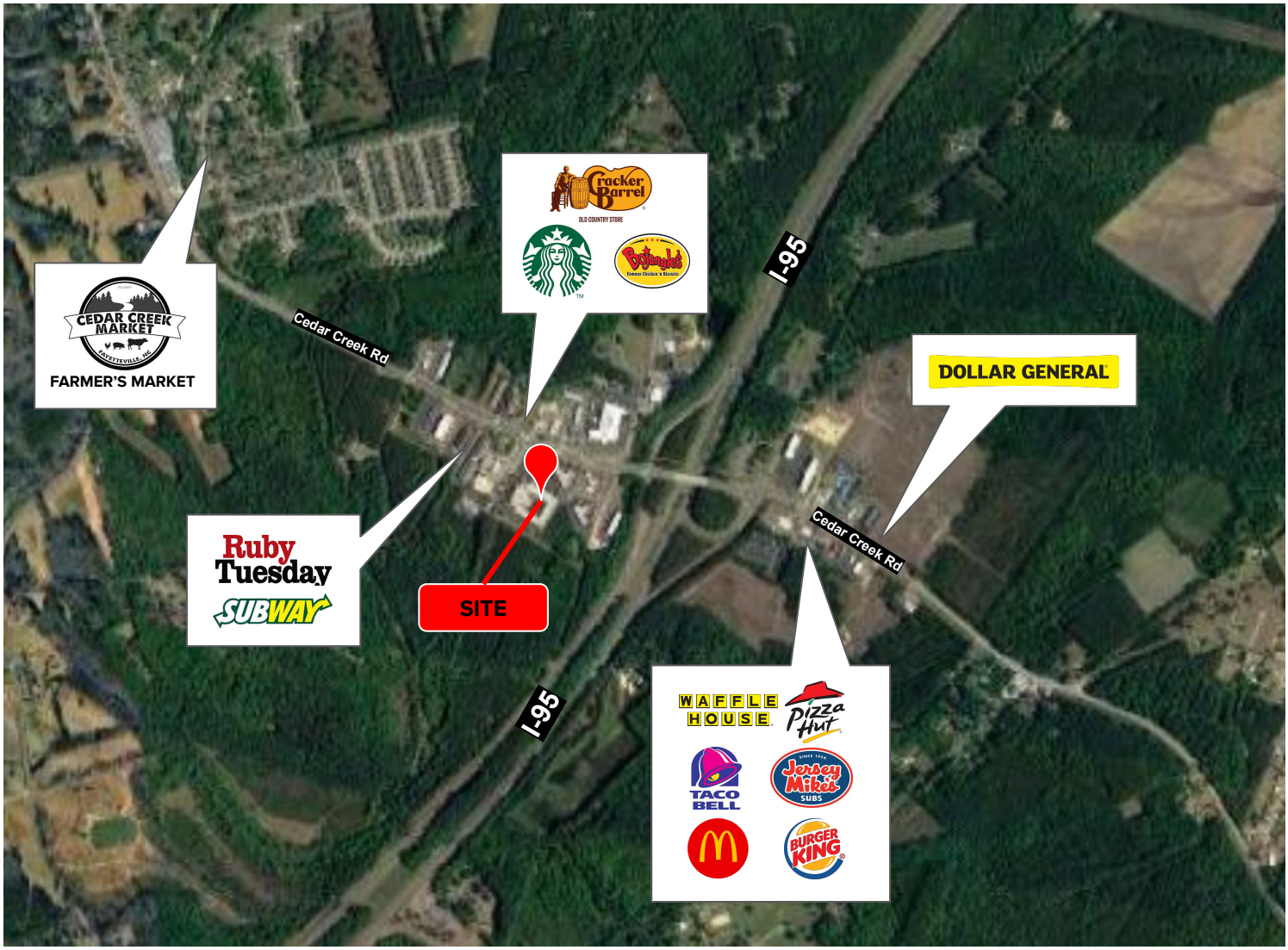




1944 CEDAR CREEK

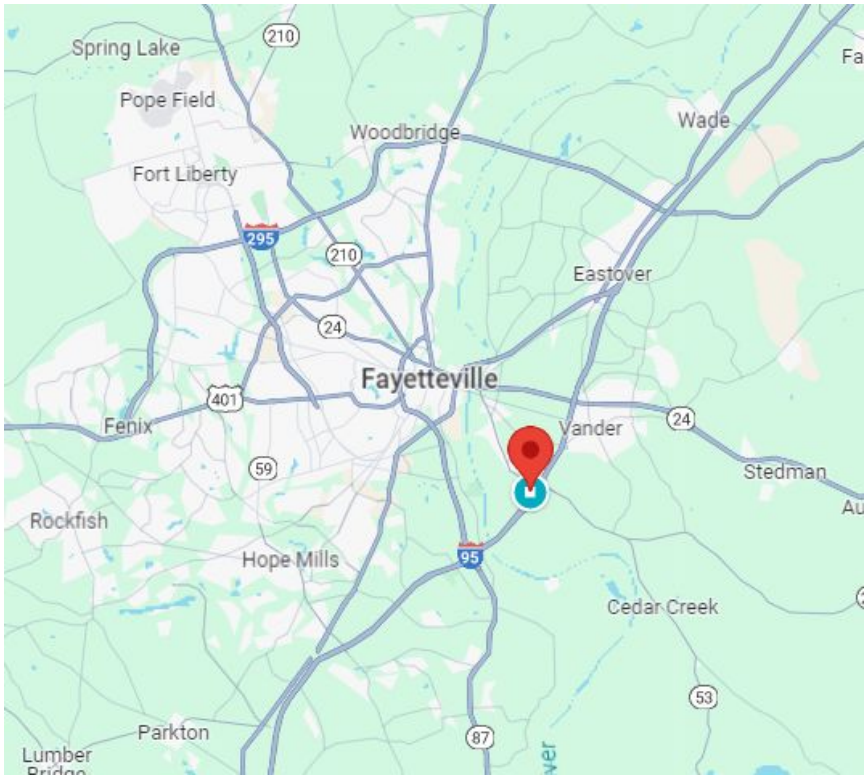
FAYETTEVILLE, NC 28312

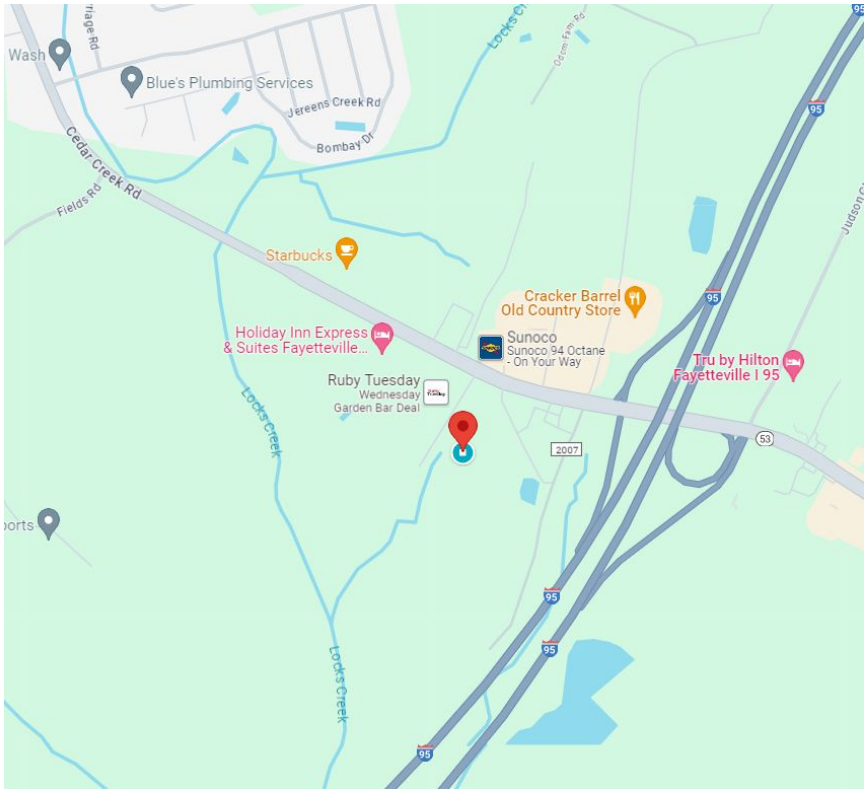
RETAIL MAP



1944 CEDAR CREEK

FAYETTEVILLE, NC 28312





CONTACT

Leila Feldman

GoodHomes Communities

917-921-0853

lfeldman@goodhomesco.com

The information contained herein should be considered confidential and remains the sole property of GoodHomes Communities at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions.Disclosure of any information contained herein is prohibited except with the express written permission of GoodHomes Communities.