



**FOR LEASE**

# FUQUAY VARINA RETAIL FOR LEASE



## LEASE PRICE

**\$28 PSF NNN**



725 & 727 E Broad St.  
Fuquay Varina, NC 27526



**DIEGO MUNOZ**

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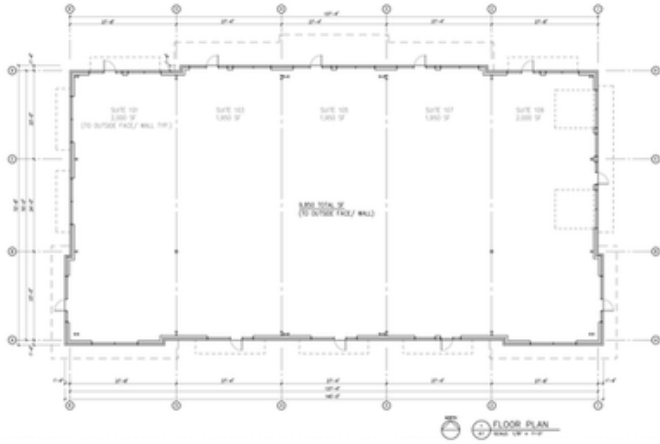
252.292.9242

## ABOUT THE PROPERTY

- Phase 1: 9,360 SF
- Phase 2: 6,000 SF
- Parking Phase 1: 64 Spaces
- Parking Phase 1: 28 Spaces
- Lot Size: 4.26 AC
- Zoning: CC-CZD
- Uses: Retail, restaurant, office, medical, personal services



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each Office Independently Owned and Operated kwcommercial.com

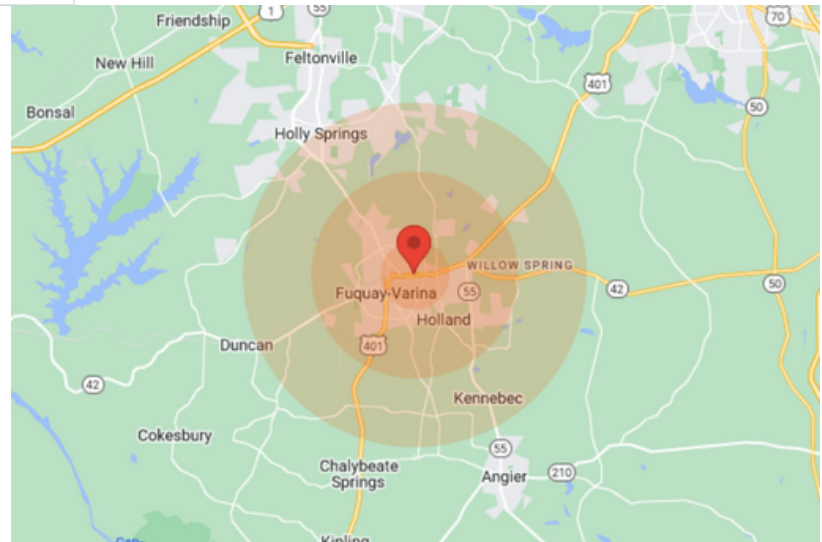


## PROPERTY OVERVIEW

We are excited to announce the pre-leasing of 9,360 SF of Street Front Retail space on Broad Street in Fuquay Varina. The two parcels total 4.26 Acres and will be developed for commercial retail purposes, including a restaurant with an outdoor patio as well as personal services. Two phases are anticipated with the second phase adding 6,000 SF and 34 additional parking spaces.

## LOCATION OVERVIEW

This property is located directly beside the Main St Center Shopping Center anchored by Home Depot, Pet Smart and Walmart at the intersection of Broad and Judd Parkway. The location is in the northeast division of Fuquay Varina, and the property is only 1 mile from HWY 401 and a 30-minute drive to RDU. It is surrounded by several established residential communities and schools, and boasts a significant high traffic volume.





Population	1 Mile	3 Miles	5 Miles
Male	1,310	15,251	31,748
Female	1,504	15,667	31,808
Total Population	2,814	30,918	63,556

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	612	6,939	15,000
Ages 15-24	347	4,769	9,976
Ages 55-64	307	3,679	7,177
Ages 65+	463	4,220	7,604

Race	1 Mile	3 Miles	5 Miles
White	2,087	24,617	51,338
Black	547	4,616	8,321
Am In/AK Nat	4	58	90
Hawaiian	N/A	N/A	N/A
Hispanic	334	2,623	5,577
Multi-Racial	328	2,942	6,722

Income	1 Mile	3 Miles	5 Miles
Median	\$45,311	\$69,386	\$72,517
< \$15,000	252	897	1,464
\$15,000-\$24,999	214	941	1,576
\$25,000-\$34,999	40	864	1,689
\$35,000-\$49,999	143	1,238	2,545
\$50,000-\$74,999	243	2,505	4,548
\$75,000-\$99,999	113	2,012	3,820
\$100,000-\$149,999	102	1,894	4,594
\$150,000-\$199,999	46	774	1,532
> \$200,000	35	212	753

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,263	12,231	23,808
Occupied	1,151	11,321	22,169
Owner Occupied	628	8,970	18,146
Renter Occupied	523	2,351	4,023
Vacant	112	910	1,639

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