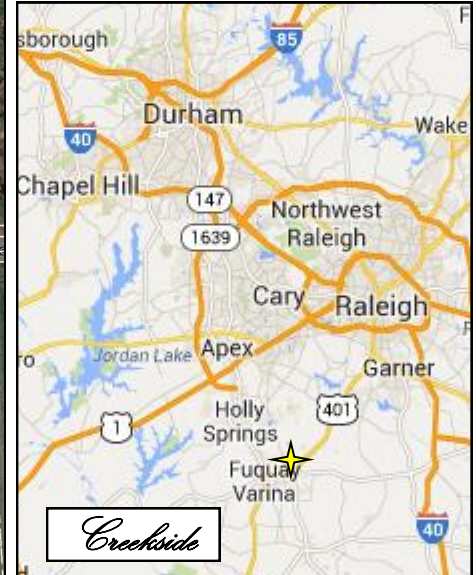




**at FUQUAY-VARINA, NC
7335 Sunset Lake Rd**

A WEST & WOODALL COMPANY



Link to video

<https://youtu.be/Q-KGhIwOLkY>

Creekside at Fuquay-Varina is a collection of nine commercial lots in a ±34 acre mixed use development. Lots in *Creekside* are ideal for restaurants, retail shops, big box or grocery stores or a multi-business retail center.

LOCATION: Fuquay-Varina, Wake County, North Carolina between North Judd Parkway and Sunset Lake Road north of East Broad Street and US 401 (Main Street).

THE LAND: The lots range in size from 1.39 acres to 3.11 acres and can be combined to create larger parcels from 3 acres up to 10 acres. Utilities are available.

ZONING: Fuquay-Varina commercial CDFII zoning permitting office, retail, restaurant, medical offices, or mixed use retail and office; call for details.

DEMOS: Call for Demographics package.

REMARKS: Lot 5 has potential to be developed as a mixed use commercial-apartment complex.

PRICE LIST ON FOLLOWING PAGES

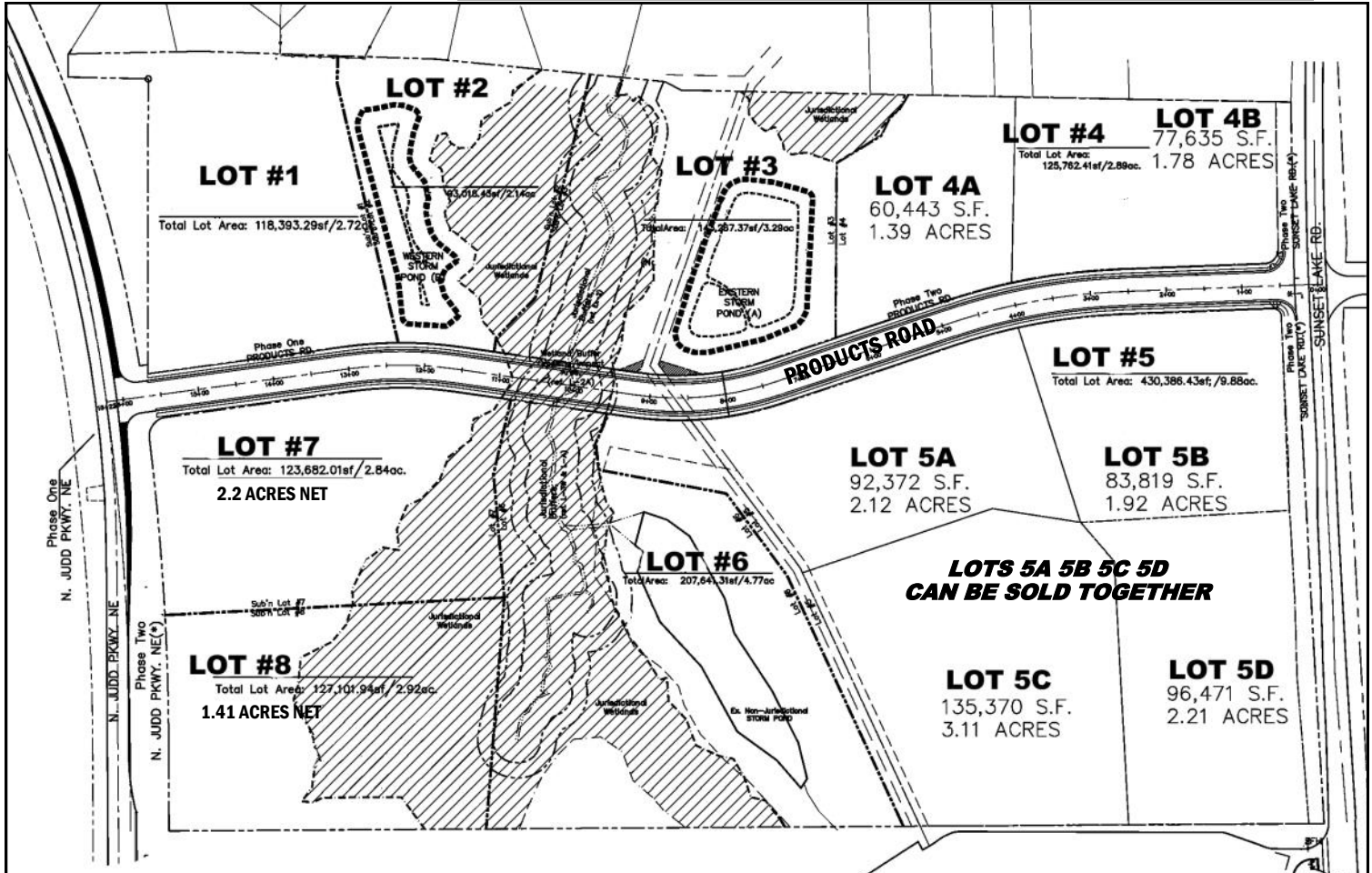
Please contact:
JERRY GAMBILL
jgambill@pickett-sprouse.com
(919)287-3047
Visit us at pickett-sprouse.com
Search our Commercial Land



Creekside
at **FUQUAY-VARINA, NC**
7335 Sunset Lake Rd

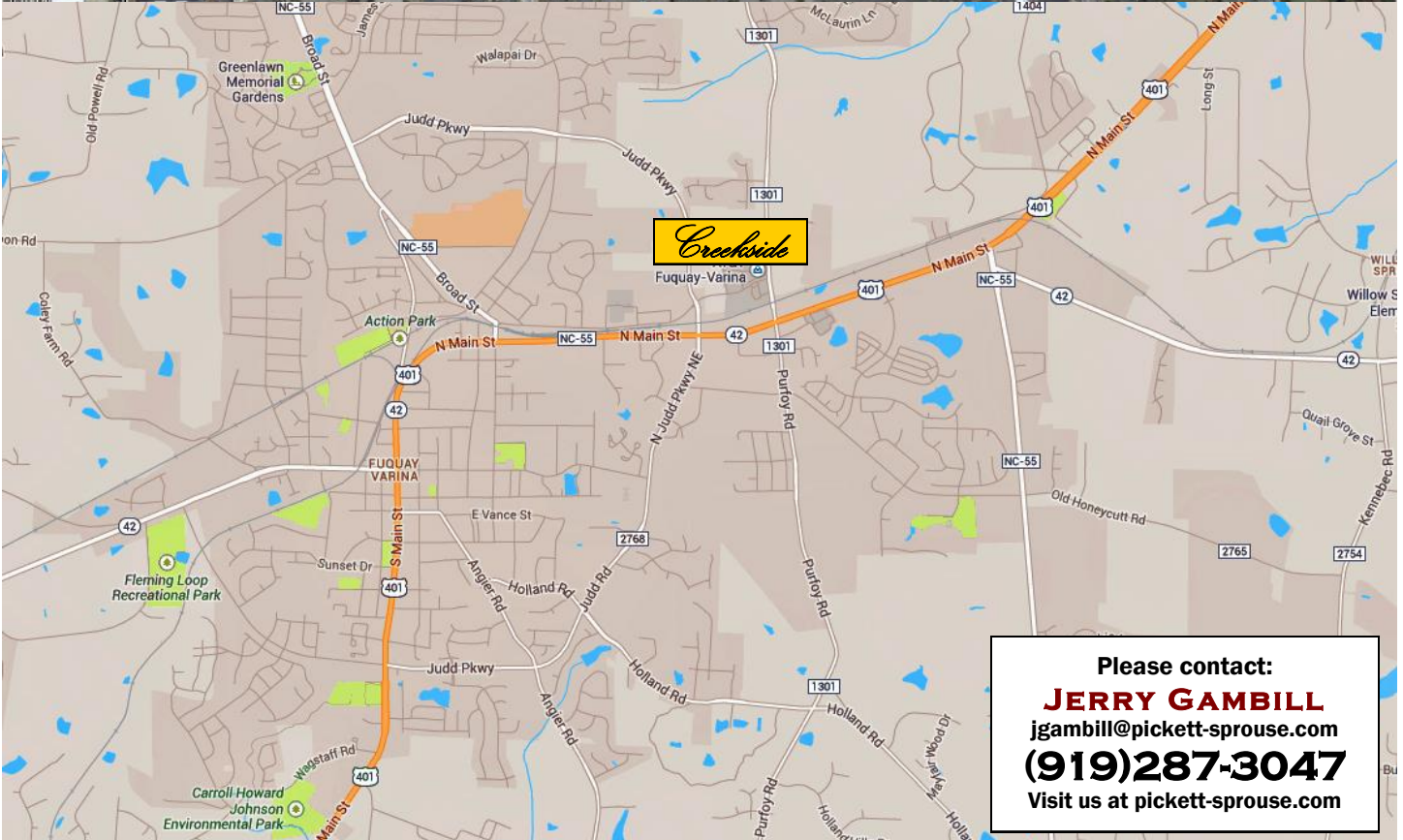
Please contact:
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PRICE LIST



ADDRESS	LOT #	SIZE	PRICE / SF	PRICE
N Judd Parkway	1	2.72 ac 118,393 SF	REDUCED \$11.50	\$1,362,000
Sunset Lake Road	4A	1.39 ac 60,443 SF	\$9.50	\$575,000
Sunset Lake Road	4B	1.78 ac 77,635 SF	\$11.50	\$893,000
Sunset Lake Road	5—package	9.88 ac 430,386 SF	\$6.74	\$2,900,000
Sunset Lake Road	5B*	1.92 ac 83,819 SF	\$12.50	\$1,048,000
Sunset Lake Road	5A*	2.12 ac 92,372 SF	\$11.50	\$1,062,000
Sunset Lake Road	5C*	3.11 ac 135,370 SF	\$9.50	\$1,286,000
Sunset Lake Road	5D*	2.21 ac 96,471 SF	\$12.50	\$1,205,000
N Judd Parkway	7	2.20 ac 95,679 SF	\$11.50	\$1,100,000
N Judd Parkway	8	1.41 ac 61,483 SF	\$11.50	\$707,000

* Lots 5A 5B 5C and 5D can be purchased together as Lot 5 or separately as shown



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Creekside
at FUQUAY-VARINA, NC

PICKETT SPROUSE
COMMERCIAL REAL ESTATE

A WEST & WOODALL COMPANY



DEMOGRAPHICS

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	9,241		42,445		80,643	
2019 Estimate	8,267		37,953		72,702	
2010 Census	6,043		27,625		56,983	
Growth 2019 - 2024	11.78%		11.84%		10.92%	
Growth 2010 - 2019	36.80%		37.39%		27.59%	
2019 Population by Hispanic Origin	839		3,277		6,361	
2019 Population	8,267		37,953		72,702	
White	6,655	80.50%	29,902	78.79%	58,595	80.60%
Black	1,148	13.89%	5,959	15.70%	10,190	14.02%
Am. Indian & Alaskan	101	1.22%	305	0.80%	529	0.73%
Asian	171	2.07%	837	2.21%	1,633	2.25%
Hawaiian & Pacific Island	5	0.06%	17	0.04%	35	0.05%
Other	186	2.25%	933	2.46%	1,719	2.36%
U.S. Armed Forces	27		66		180	
Households						
2024 Projection	3,383		15,640		28,947	
2019 Estimate	3,024		13,971		26,072	
2010 Census	2,175		9,995		20,136	
Growth 2019 - 2024	11.87%		11.95%		11.03%	
Growth 2010 - 2019	39.03%		39.78%		29.48%	
Owner Occupied	2,432	80.42%	10,987	78.64%	21,281	81.62%
Renter Occupied	592	19.58%	2,983	21.35%	4,790	18.37%
2019 Households by HH Income						
Income: <\$25,000	349	11.54%	1,652	11.82%	2,744	10.52%
Income: \$25,000 - \$50,000	527	17.43%	2,302	16.48%	4,052	15.54%
Income: \$50,000 - \$75,000	618	20.44%	2,728	19.53%	4,905	18.81%
Income: \$75,000 - \$100,000	576	19.05%	2,509	17.96%	4,470	17.14%
Income: \$100,000 - \$125,000	354	11.71%	1,946	13.93%	3,771	14.46%
Income: \$125,000 - \$150,000	273	9.03%	1,109	7.94%	2,130	8.17%
Income: \$150,000 - \$200,000	216	7.14%	1,004	7.19%	2,297	8.81%
Income: \$200,000+	111	3.67%	721	5.16%	1,703	6.53%
2019 Avg Household Income	\$87,117		\$91,217		\$97,506	
2019 Med Household Income	\$75,781		\$78,024		\$82,466	