



**4012 Village Park Dr, Knightdale NC, 27804**

**Asking per sq ft = \$42 sq ft + TICAM**

**Listing Details**

**Lease Type:** Triple NNN  
**Property Type:** Office/Medical  
**GLA:** 13,800  
**Floors:** 2  
**TIA:** Varies

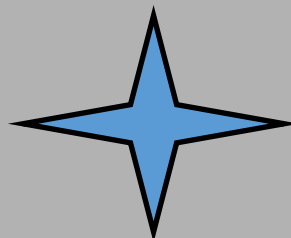
**Highlights**

- .Offers high visibility from 2 streets
- .Build to suit
- .Less than 2 min drive from national retail
- .5 min straight drive from I-540
- .Elevator will be present
- .9 min straight drive to Wake Med
- .TIA offered
- .Will contain 2 floors

Located in Knightdale NC, this future medical office building is expected to be completed by early 2027. The building will consist of a total of 13,800 sq ft which will be broken down into 2 floors that contain 6900 sq ft each. The units will be offered in shell form and a tenant improvement allowance is offered. The property itself is highly visible from 2 different streets. The property is also less than a 2 min drive to national retail such as Sheetz, Taco Bell, Wendys, KFC and more. Inquiry today before this opportunity leaves the market.



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 Rocky Mount NC, 27804

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West View



Knightdale Blvd

Village Park Dr Average VPD= 38,000



Knightdale Blvd

Village Park Dr

Average VPD= 34,000



Village Park Dr



East View

FOOD LION

COOK-OUT

DUNKIN'

POPEYES

Walmart

BURGER KING

TACO BELL

Wendy's

Knightsdale Blvd

Village Park Dr

Average VPD= 34,000

JUST TIRES  
LOW PRICES... FAST SERVICE



Knightsdale Blvd

Village Park Dr

Average VPD= 34,000