

OFFICE/RETAIL

PRELEASING

304 E. BROAD STREET
FUQUAY-VARINA, NC 27526

BRAND NEW CONSTRUCTION



THOMAS GOODWIN | VICE PRESIDENT

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PHOENIX
COMMERCIAL PROPERTIES

LEASE BROCHURE

PROPERTY OVERVIEW

BUILDING SIZE ±13,405 SF

SPACE AVAILABLE
 1ST FLOOR - ±4,000 SF
 2ND FLOOR- ±5,500 SF (CAN BE DEMISED)

PARKING 50 SPACES

ZONING DC-2

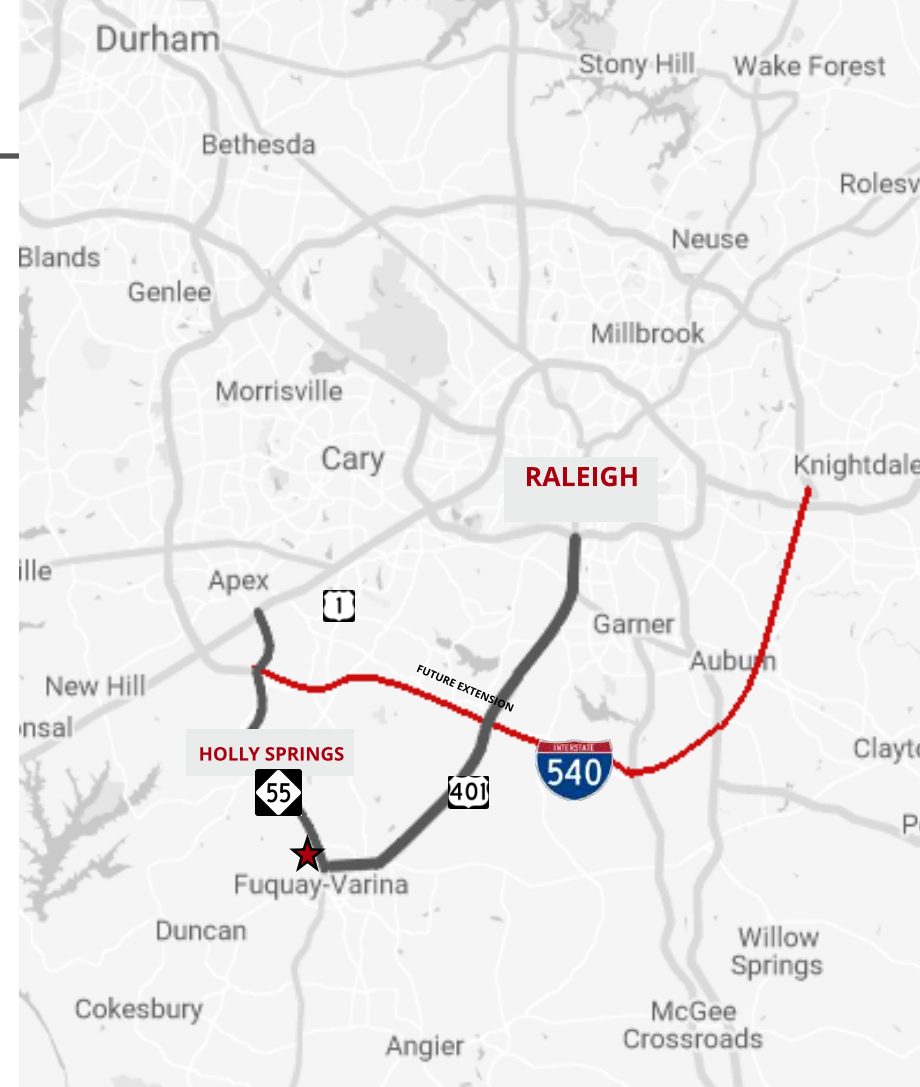
LEASE PRICE \$26.00 FULL SERVICE

TENANT IMPROVEMENT ALLOWANCE CONTACT BROKER(S)

SIGNAGE EXTERIOR BUILDING SIGNAGE AVAILABLE

EXPECTED DELIVERY DATE Q4 -2021

AMENITIES ELEVATOR



LOCATION

- ▶ PROPERTY BOASTS EXCELLENT ACCESS TO HWY 55
- ▶ CONVENIENT AND WALKABLE TO NEARBY RETAIL, DINING & ENTERTAINMENT OPTIONS IN DOWNTOWN FUQUAY-VARINA, NC
- ▶ ACCESS TO HWY 1 - APPROX 6.5 MILES
- ▶ ACCESS TO HWY 401 - APPROX 4.3 MILES
- ▶ ACCESS TO FUTURE 540 EXTENSION - APPROX 6 MILES

FLOOR PLAN

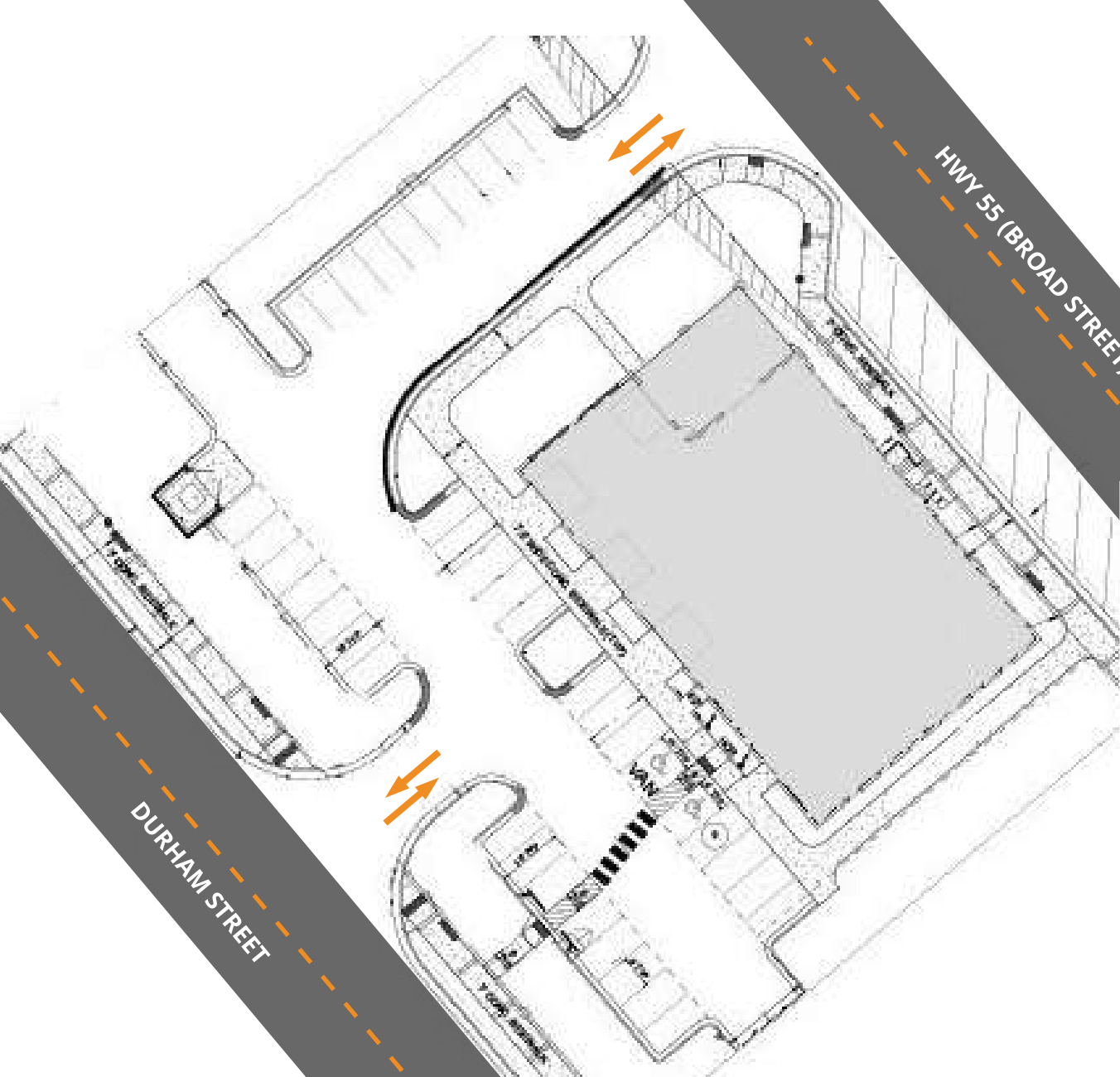


FIRST FLOOR



SECOND FLOOR

SITE PLAN



SPACE AVAILABLE*	±SQ. FT.
FIRST FLOOR	±4,000
SECOND FLOOR	±5,500



ELEVATIONS



MAP & AREA BUSINESSES



TRANSPORTATION DISTANCES

- ▶ RDU AIRPORT - 31 MIN.
- ▶ DT RALEIGH - 35 MIN.
- ▶ RTP - 33 MIN.

OTHER NEARBY BUSINESSES (WITHIN 5 MILES)

IHOP	SHOPPES AT HOLLY SPRINGS	HOLLY SPRINGS TOWNE CENTERS	THE UPS STORE
MCDONALDS	HARRIS TEETER	US POST OFFICE	DADDY D'S BBQ

LOCATION & MARKET OVERVIEW

FUQUAY-VARINA

NORTH CAROLINA

Fuquay-Varina is one of North Carolina's fastest growing communities and is well positioned for investment, growth, and development. Strategically located nearby the world famous Research Triangle Park, Raleigh, Durham, and Chapel Hill, Fuquay-Varina is a prime location for businesses looking to expand or relocate.

NOTABLE FUQUAY-VARINA CORPORATIONS

- Apex Instruments
- Aviator Brewing Company
- Berk-Tek
- Bob Barker Company
- Column & Post
- Freight Handlers Inc.
- Fidelity Bank
- InServ
- Integrated Industrial Services, Inc.
- John Deere Turf Care
- King Canopy
- Mason Jar Lager Company
- Southbend
- Super Droid Robots
- TE Connectivity

DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
2020 POPULATION	20,368	85,229	217,387
2025 PROJECTED POPULATION	22,640	94,121	237,637
ANNUAL GROWTH (2020-2025)	2.2%	2.1%	1.9%
MEDIAN AGE	37.5	36.9	38
2020 HOUSEHOLDS	7,777	30,512	78,617
AVG. HOUSEHOLD INCOME	\$88,155	\$112,070	\$116,236

**Demographic data derived from 2020 CoStar*

TRANSPORTATION



29 MILES/32 MINUTES

Drive time to RDU Airport from Fuquay-Varina



±6 MILES TO



RANKED #1 SAFEST TOWNS IN NORTH CAROLINA
(Money Geek, 2021)

"Fuquay-Varina remains an ideal destination for visitors looking for a day-trip adventure or weekend getaway. The town, located just 15 minutes south of Raleigh, has flourished into a vibrant, family-friendly community...With 2 beautiful downtown districts, an abundance of charm, a rich history and plenty to see and do, Fuquay-Varina offers a dash more to those seeking an adventure." (fuquayvarina.org)

