

RETAIL / OFFICE MIXED USE FOR LEASE

# 101 & 103 RALEIGH STREET

FUQUAY-VARINA, NC 27526

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM





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#### Location Description

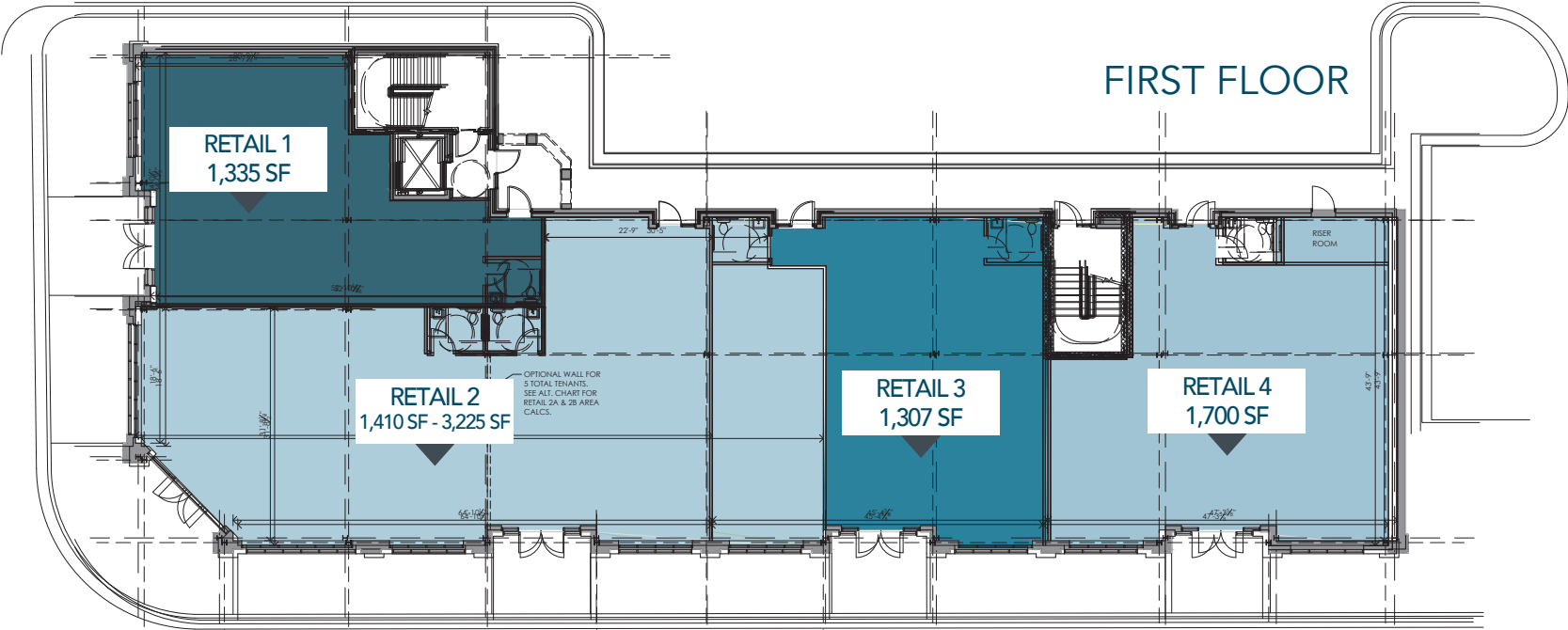
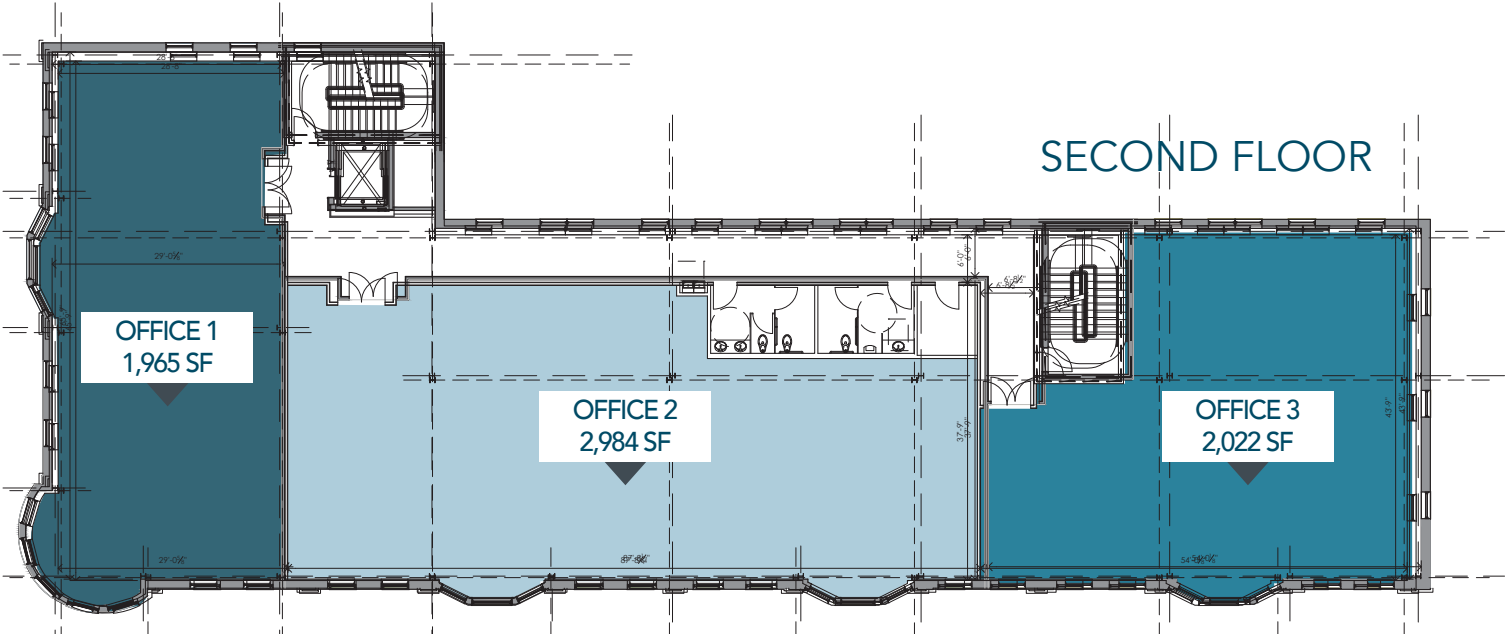
Located in Downtown Fuquay-Varina just minutes from both Raleigh and Durham and a quick walk to local restaurants, bakeries, parks and art venues. Mid-Town Square 15 minutes from Research Triangle Park and Raleigh-Durham International Airport.

#### Property Highlights

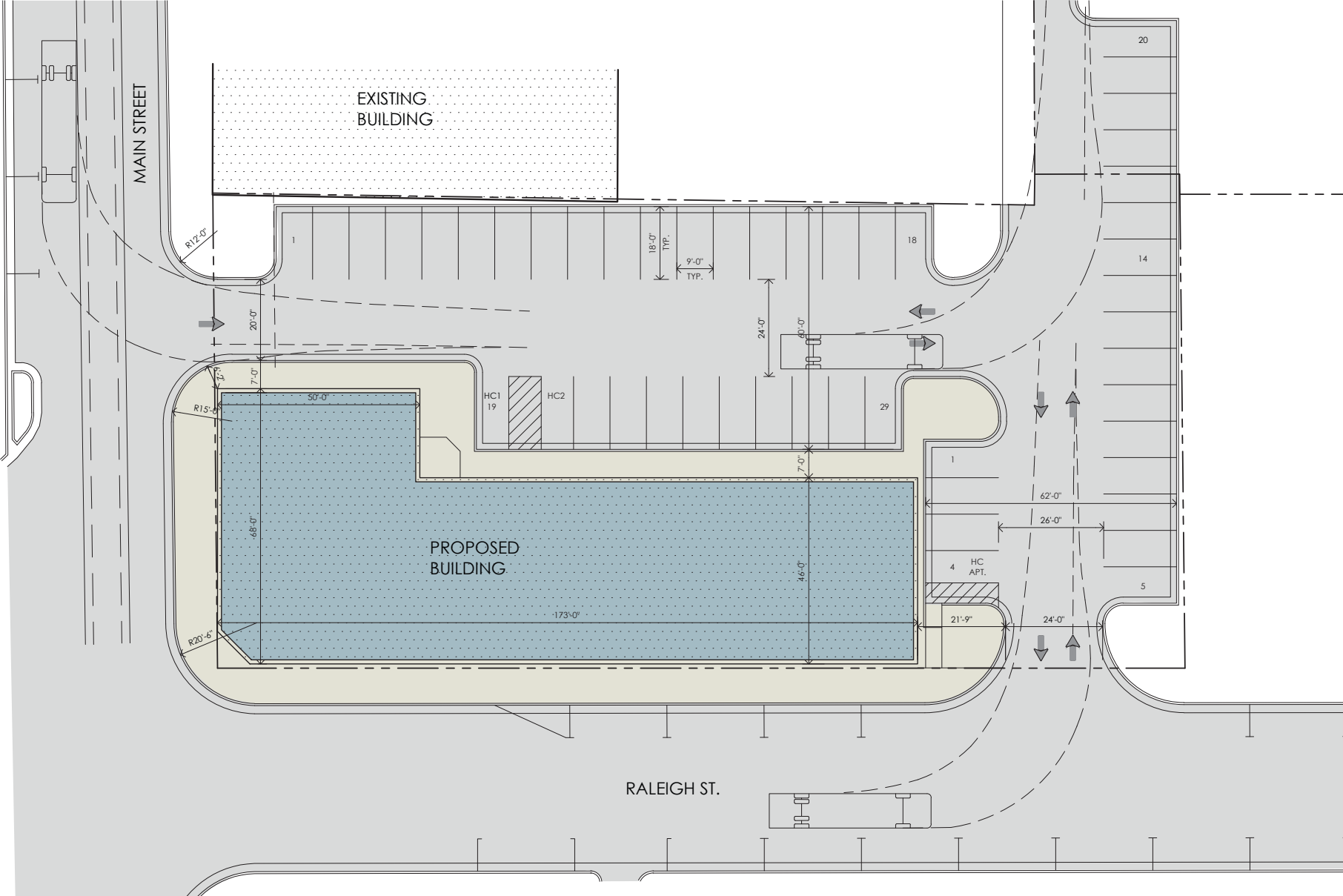
- 1,355 SF up to 8,844 SF of retail space available
- 1,965 USF up to 9,058 USF of office space available
- Q1 2021 anticipated shell delivery
- Tenant improvement allowance available
- Mixed use development with retail, office, and apartments
- In the heart of downtown Fuquay-Varina
- Amenities within walking distance
- Public parking available nearby
- Easy access to Hwy 401, Hwy 55, I-540, I-40 & US1
  
- Retail Lease Rate: \$25.00/SF, NNN
- TICAM (Estimate): \$5.00/SF
  
- Office Lease Rate: \$28.00/SF, Full Service



# RALEIGH STREET | FLOOR PLANS



# RALEIGH STREET | SITE PLAN



# AREA AMENITIES

DISTANCES	
Downtown Holly Springs:	5.4 miles
I-540:	8.2 miles
Downtown Raleigh:	19.0 miles
Research Triangle Park:	28.1 miles
RDU International Airport:	28.7 miles
Downtown Durham:	33.8 miles



1,223 Homes Under Const.

Carolina Springs  
396 Ac  
Mixed-Use Commercial & Residential  
Approved

Woodcreek  
871 Single Family & Townhomes  
Under Const.

55

Holly Springs

REX  
UNC HEALTH CARE

2018 Market  
344 Single Family & Townhomes  
Under Const.

12 Homes Under Const.

46 Homes Under Const.

200 Homes Under Const.

24 Homes Under Const.

114 Homes Under Const.

33 Townhomes Under Const.

Chick-fil-A  
HICKORY  
pharmacy  
Harris Teeter  
Neighborhood Food & Pharmacy

292 Townhomes Approved

157 Homes Under Const.

174 Apartments Under Const.

126 Homes Under Const.

399 Homes Under Const.

26,000 VPD (2017)

126 Homes Under Const.

59 Homes Under Const.

239 Homes Under Const.

129 Homes Under Const.

677 Homes Under Const.

210 Townhomes Under Const.

392 Homes Under Const.

Future Development

LOWE'S Wegmans

216 Apartments Under Const.

53 Townhomes Under Const.

25,000 VPD (2017)

432 Apartments Under Const.

21,000 VPD (2015)

23,000 VPD (2017)

Fuquay-Varina

52 Homes Under Const.

Walmart  
PETSMART  
Staples  
SUNTRUST  
BB&T  
NTB  
BURGER KING  
Pizza Hut  
jiffy lube  
ALDI  
WELLS FARGO  
Smoothie King  
Meats  
McDonald's  
PNC BANK  
FIREHOUSE SUBS  
BOOK-OUT  
Panera  
Walgreens  
ZAXBY'S

2,688 Homes Under Const.

66 Homes Under Const.

201 Homes Under Const.

92 Homes Under Const.

FOOD LION  
Starbucks  
SUBWAY  
Wendy's  
TRACTOR SUPPLIES

# DT FUQUAY-VARINA AMENITIES

FIRST BANK

FUQUAY-VARINA  
a dash more

FUQUAY-VARINA  
MIDDLE SCHOOL

F-V POLICE DEPT



W Academy St



42 1107

1st St



THE MUSEUMS OF F-V

LIBRARY PARK



RALEIGH STREET



F-V FIRE STATION

WALTER AIKEN HOUSE



Ballentine-Spence House

401

401



RALEIGH STREET



Spring Ave

Spring Ave

S Main St

S Fuquay Ave

Spring St

Angier Rd

E Hillside Dr

S Ennis St

E Sp

Bay Tree St

Ellis St

Jones Ave

E Jones St

N Aiken St

East St

S Woodrow St

W York St

N Main St

Fuquay Ave

E Sp

**#4**  
**MOST EDUCATED CITIES IN AMERICA**  
Raleigh/Durham/Chapel Hill  
Wallet Hub | 2019

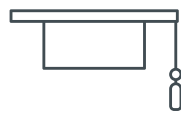
**BEST PLACES FOR YOUNG PROFESSIONALS IN RALEIGH AREA**  
Fuquay-Varina  
Nicee | 2019

**#9**  
**TOP 10 SAFEST CITIES IN NC**  
Home Security Advisor | 2019

## QUICK FACTS



POPULATION GROWTH  
FUQUAY-VARINA  
267%  
(2000-2018)



EDUCATION  
41% HAVE A BACHELOR'S  
DEGREE OR HIGHER



MEDIAN HOUSEHOLD  
INCOME  
\$70,226



UNEMPLOYMENT  
3.6%  
(Wake County, June 2019)



21 PARKS WITH  
OVER 300 ACRES



AVERAGE HOUSE VALUE  
\$213,765





COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM

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