



# McKnight Professional Center

742 McKnight Drive  
Knightdale, NC 27545

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Vice President

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## PROPERTY DETAILS

- › Total Building SF: 16,509
- › Available Suite: 225 | 1,940 SF, \$3,070/mo
- › Parking Ratio: 3.33 per 1,000
- › Located in close proximity to numerous restaurants in the growing Eastern Wake County area
- › Acreage: 1.23
- › On-site Property Management
- › Zoning: NMX
- › Year built: 2001
- › Monument Signage is available

## HIGHLIGHTS

- › Beautiful two-story medical and “general” office building with professional tenant mix
- › Great connectivity to Bus 64 and Smithfield Rd. Minutes from I-540
- › Anchor tenant: Knightdale Eye Care

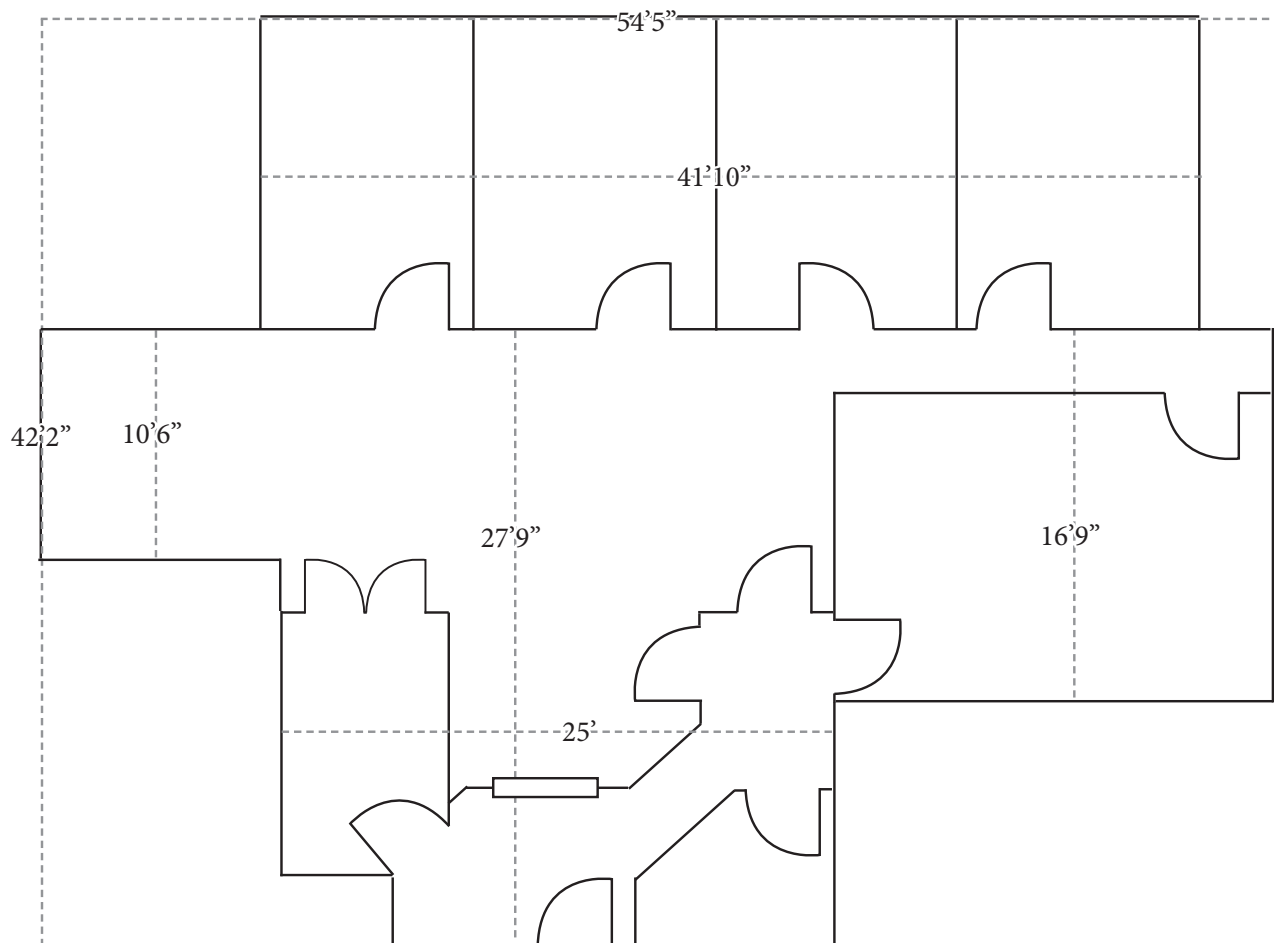
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## SUITE 225

> ± 1,940 SF

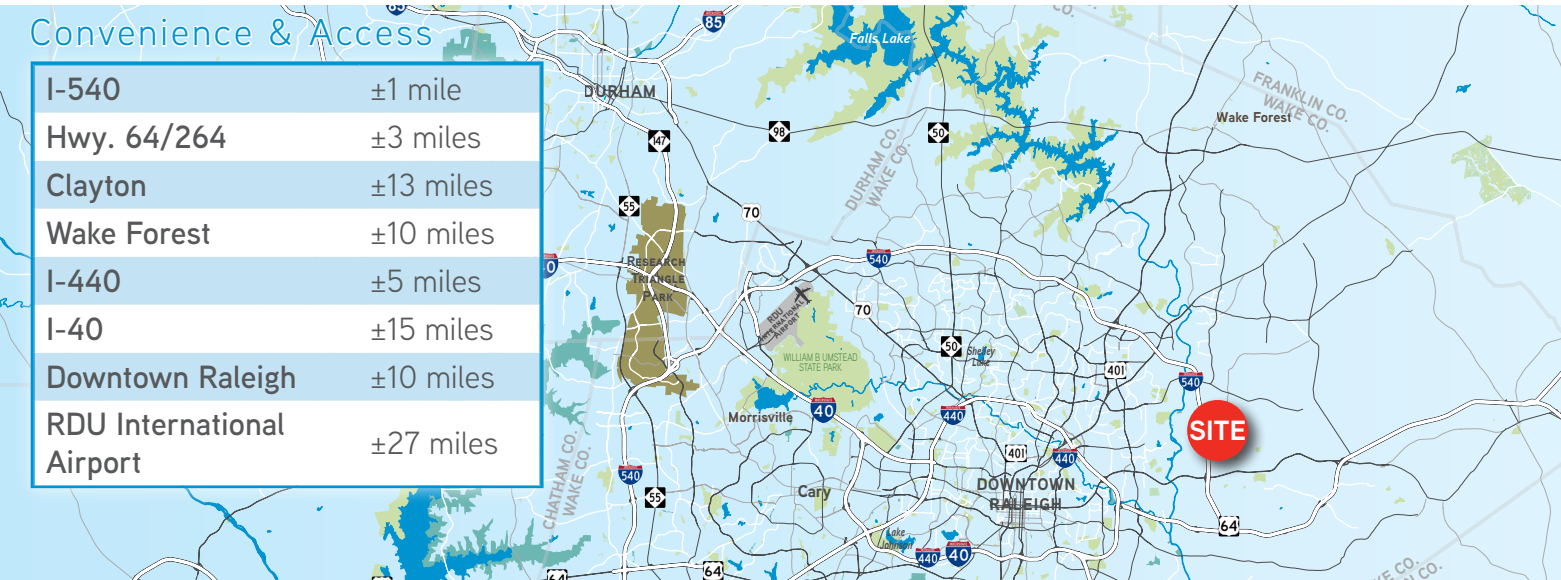
### Suite Floor Plan





# LOCATION

From its beginnings as a small railroad town dating back to the early 1900's, Knightdale continues to this very day to be one of Eastern North Carolina's fastest growing and prosperous towns. With its rich and storied history leaving a lasting imprint on the town's cultural, architectural, and physical landscape, its people and events both past and present have molded Knightdale into a town emitting a warm lively feeling that truly is the embodiment of the term "Southern Charm." The development of Knightdale Station is a direct result of these characteristics that make the town the hidden gem that it is, borrowing elements from their historic past and helping evolve through the present and into the future, adding value to the town while continuing to build on the tradition of the community. Knightdale Station is a 300-acre community that will host a mix of Townhome and single-family homesites. The first of three building phases is complete, with a 25-acre park, athletic fields, a dog park, and walking trails, and the second phase is underway featuring open air structures and an amphitheater. There is also an on-site YMCA Aquatics Center and Thales Academy K-5 elementary school is set to open in the community in 2016.





## TRAFFIC COUNTS AND DEMOGRAPHICS

TRAFFIC COUNTS	
KNIGHTDALE BLVD	20,000 AADT
I-540	44,000 AADT
N SMITHFIELD ROAD	11,000 AADT
SOUTH 1ST AVENUE	7,100 AADT
MCKNIGHT DRIVE	6,300 AADT
NORTH 1ST AVENUE	3,700 AADT



DEMOGRAPHICS			
2017 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	7,080	28,080	81,670
AVERAGE HOUSEHOLD INCOME	\$67,391	\$73,604	\$75,144
# OF HOUSEHOLDS	2,751	10,545	29,220
PER CAPITA INCOME	\$25,744	\$27,487	\$27,061
MEDIAN AGE	33.7	35.0	34.8
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
HIGH SCHOOL GRADUATE	20.0%	19.4%	19.5%
ASSOCIATE DEGREE	7.2%	8.2%	9.1%
BACHELOR'S DEGREE	26.7%	26.1%	23.7%
GRADUATE DEGREES	10.5%	9.3%	9.6%



### CONTACT US

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