

RECENTLY
REDUCED

LEASE EXPIRING SEPTEMBER 2020 > ±11,212 SF WALGREENS

816 N. Main Street
Fuquay-Varina, NC 27526

PROPERTY AVAILABLE FOR LEASE/SALE



PROPERTY DETAILS

- Building SF: 11,212
- Acreage: 1.13 Acres
- Year Built: 1996
- Parking Spaces: 55
- Parking Ratio: 5:1000 SF
- Lease Type: Absolute Net Lease
- Zoning: Corridor Commercial District
- Allowed Uses: Retail, Restaurant, Fitness, Automotive, Medical, Office
- Asking Rate: \$19 PSF
- Sales Price: **\$2,950,000**
- Property Taxes: \$3.08 PSF



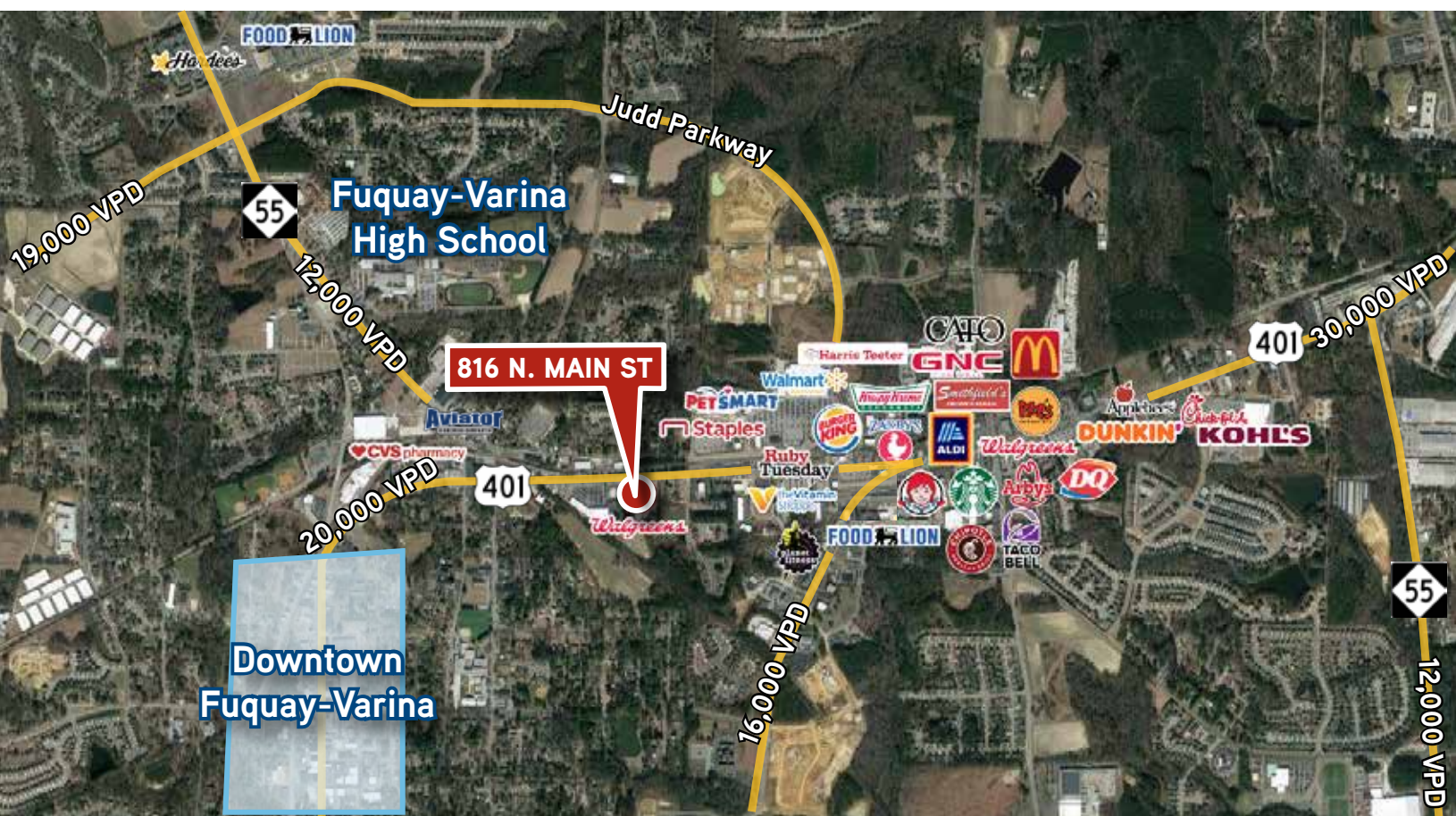
Click Here for Zoning Ordinance Details: <https://www.fuquay-varina.org/DocumentCenter/View/1679/Land-Development-Ordinance-LDO-PDF?bidId=>

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2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,177	36,642	75,017
DAYTIME POP	9,471	31,006	57,085
AVG. HOUSEHOLD INCOME	\$80,033	\$94,461	\$102,197
HOUSEHOLDS	2,062	13,237	26,349

DRIVE TIMES

RDU Airport	34 minutes
RTP	33 minutes
Downtown Raleigh	31 minutes
Downtown Durham	39 minutes

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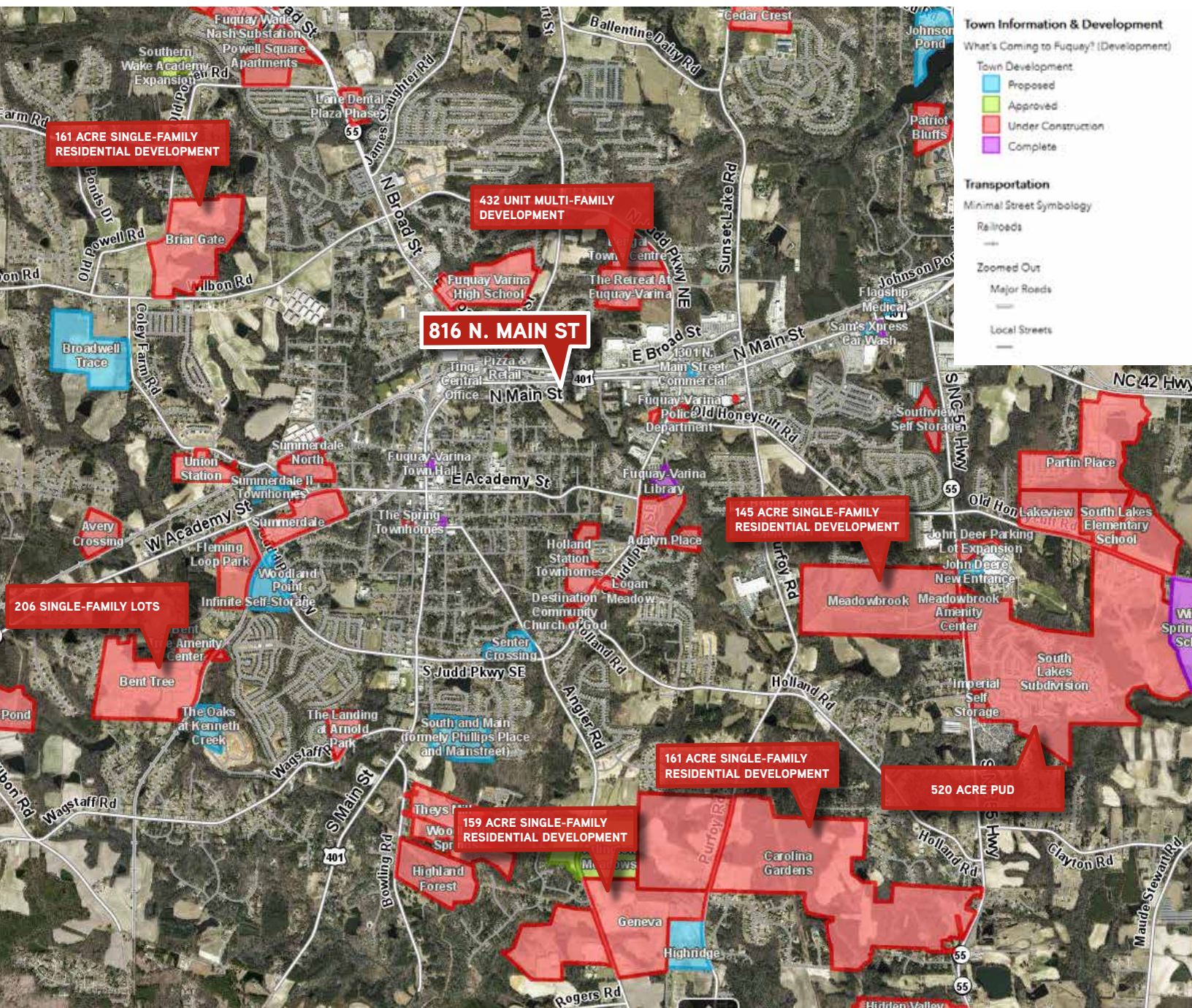
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FUQUAY-VARINA | GROWTH MAP



To View Interactive map: <https://arcgis.fuquay-varina.org/portal/apps/webappviewer/index.html?id=e0a1d82437614069a98881ca098c7241>

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DEMOGRAPHICS

1, 3, 5 MILES

POPULATION	1-MILE	3-MILE	5-MILE
2000 Population	3,088	14,056	31,058
2010 Population	4,522	25,591	55,305
2019 Population	5,177	36,642	75,017
2024 Population	5,999	43,248	86,421
2019 Median Age	37.9	36.8	36.7

HOUSEHOLDS			
2000 Households	1,215	5,276	11,349
2010 Households	1,810	9,369	19,546
2019 Total Households	2,062	13,237	26,349
2024 Total Households	2,374	15,563	30,282
2019 Average Household Size	2.51	2.77	2.84

HOUSING			
2019 Total Housing Units	2,214	14,110	28,008
2019 Owner Occupied Housing Units	68.7%	76.4%	78.5%
2019 Renter Occupied Housing Units	24.5%	17.4%	15.6%
2019 Vacant Housing Units	6.9%	6.2%	5.9%

DAYTIME POPULATION			
2019 Daytime Population	9,471	31,006	57,085
Workers	6,754	11,926	18,862
Residents	2,717	19,080	38,223

MEDIAN HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2019 Median Household Income	\$67,479	\$78,805	\$84,341
2024 Median Household Income	\$79,890	\$90,809	\$96,954

AVERAGE HOUSEHOLD INCOME			
2019 Average Household Income	\$80,033	\$94,461	\$102,197
2024 Average Household Income	\$94,977	\$109,702	\$116,717

PER CAPITA INCOME			
2019 Per Capita Income	\$31,193	\$34,224	\$35,796
2024 Per Capita Income	\$36,836	\$39,620	\$40,788

EDUCATION			
Associate's Degree	12.3%	11.1%	10.3%
Bachelor's Degree	24.5%	28.5%	30.7%
Graduate/Professional Degree	12.2%	13.5%	15.5%

RACE/ETHNICITY			
White Alone	74.7%	75.6%	78.8%
Black Alone	18.0%	16.7%	13.6%
Hispanic Origin	9.6%	8.8%	8.7%

AGE			
18+	74.4%	72.8%	71.9%
55+	25.6%	27.2%	28.1%

