



# The Q

Office Condo for Sale or Lease  
145 South Main Street  
Fuquay-Varina, NC 27526



# The Q

145 South Main Street, Fuquay-Varina, NC 27526

The Q is a premier Class A mixed-use development located in historic downtown Fuquay-Varina. The property is walkable to numerous restaurants, cafes, parks, and other attractions. Fuquay-Varina is a suburb of Raleigh in southwest Wake County, and one of the fastest growing municipalities in the state of North Carolina.

## OFFICE SPACE AVAILABLE

2,496 RSF (Second floor)

## OFFICE LEASE RATE

\$40.00 SF/yr, Full Service

## OFFICE CONDO SALE PRICE

\$975,000 (390.63/SF)

## DELIVERY

All new buildout will include conference room/office, coffee bar with sink, common restrooms, drop ceiling, lights, painted walls, and carpet

## PARKING

Surface parking on site with additional street parking and public parking lots nearby

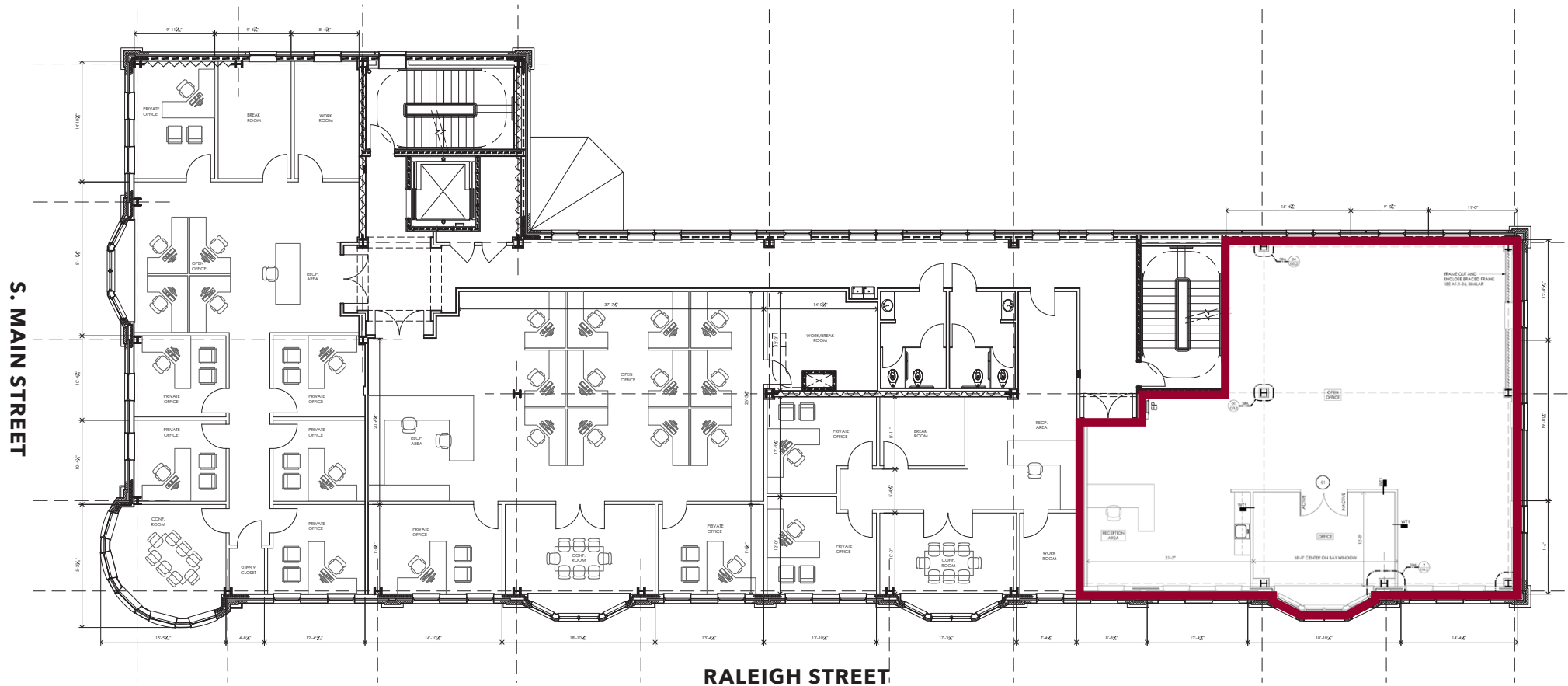


## SECOND FLOOR OFFICE

Karah Jennings McConnell  
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**Moss Withers, SIOR, MBA**  
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# The Q



**Suite 220**  
**±2,496 RSF**  
Lease: \$40.00/SF FS  
Sale: \$975,000

## CONCEPTUAL FLOOR PLAN



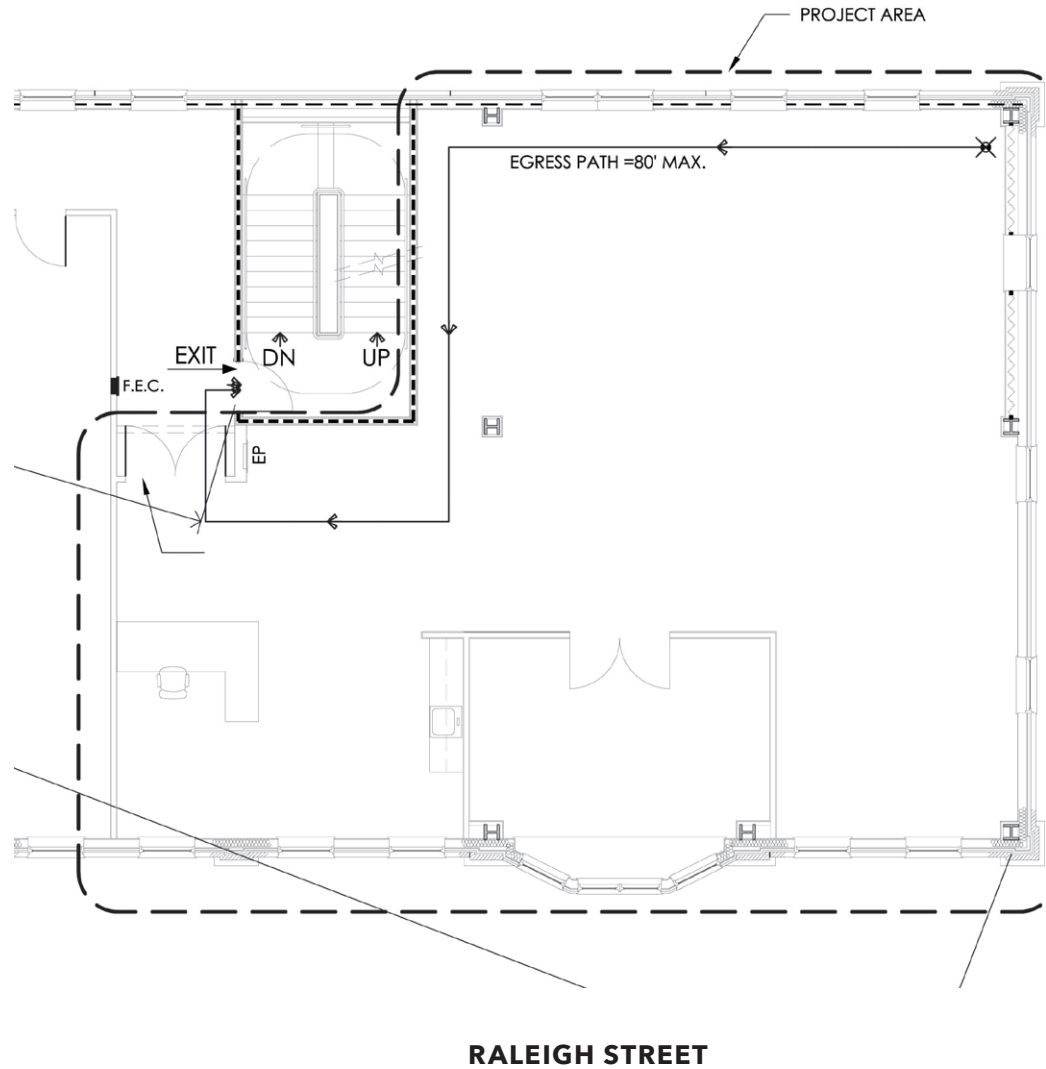
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# The Q

S. MAIN STREET



CONCEPTUAL FLOOR PLAN

# DOWNTOWN FUQUAY-VARINA

Amenities and services within a  
five-minute walk of **The Q**

## RESTAURANTS, CAFES & BREWERIES

1. The Fainting Goat Brewery
2. The Mason Jar Tavern
3. The Mill
4. Anna's Pizzeria
5. Brus on Main
6. Stick Boy Bread Co.
7. Joyce & Family Restaurant
8. Cultivate
9. Vicious Fishes

## RETAIL & SERVICES

- |                                  |                                       |
|----------------------------------|---------------------------------------|
| 1. Piedmont Pottery              | 12. Revelry Barber                    |
| 2. Shoppes on Main               | 13. Fidelity Bank                     |
| 3. Ashworth's                    | 14. Adorn Home Furnishings            |
| 4. Merle Norman                  | 15. Fuquay-Varina Chamber of Commerce |
| 5. Colonial Barber               | 16. Fuquay-Varina Government          |
| 6. Lights Unlimited              | 17. Fuquay Works Coworking            |
| 7. Abshire Realty Group          | 18. DMV                               |
| 8. The Hair Gallery              | 19. Family Optical                    |
| 9. Annie's African Hair Braiding | 20. KnB's Marketplace                 |
| 10. State Farm - Garion Bunn     |                                       |
| 11. Bostic & Wilson Antiques     |                                       |

## FITNESS

1. Jazzercise
2. OS Institute
3. Center Stage Performing Arts
4. Arts Inspired Dance Academy

## ENTERTAINMENT & VENUES

1. Fuquay Mineral Springs Park
2. Fuquay-Varina Arts Center
3. Library Park
4. Inner Beast Hatchet House
5. Centennial Square





# AREA AMENITIES

# The Q





# ACCOLADES & DEMOGRAPHICS

# The Q

**#1 Safest Small Town in North Carolina**  
MoneyGeek, 2022

**#1 Best Cities and Towns for First-Time Homebuyers**  
Apartment Therapy, 2021

**#6 Best Suburb in the Country to Move to in 2021**  
Homes.com, 2021

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2027 Projection	8,976	47,319	88,423
2022 Estimate	8,327	41,086	78,481
Growth 2010-2022	7.8%	15.2%	12.7%
<b>DAYTIME POPULATION</b>			
	8,123	35,331	62,831
<b>AVERAGE HOUSEHOLD INCOME</b>			
2022 Estimate	\$86,676	\$107,478	\$119,288
<b>MEDIAN AGE</b>			
	37.7	36.7	36.7
<b>EDUCATION</b>			
High School Graduate	93.8%	94.7%	95.3%
Bachelor's Degree or Higher	37.0%	43.1%	46.3%





# The Q

## FIRST FLOOR RETAIL LEASING

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## SECOND FLOOR OFFICE LEASING & SALES

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