



# FOR LEASE

## KNIGHTDALE CROSSING

817 N SMITHFIELD RD | KNIGHTDALE, NC 27545

**4,000 SF OF RETAIL  
AND OUTPARCEL  
AVAILABLE**

### LISTING BROKERS:

**SHELLEY BHATIA, CCIM**  
910.273.8474 (M)

[SBHATIA@TRADEMARKPROPERTIES.COM](mailto:SBHATIA@TRADEMARKPROPERTIES.COM)

**JACK PRUDEN**

919.645.1426 (D) | 919.619.7293 (M)

[JPRUDEN@TRADEMARKPROPERTIES.COM](mailto:JPRUDEN@TRADEMARKPROPERTIES.COM)



**KNIGHTDALE CROSSING**  
817 N SMITHFIELD RD | KNIGHTDALE, NC 27545

## PROPERTY HIGHLIGHTS

- Knightdale Crossing is a ±33,280 SF Community Center
- Availability:
  - Suite 3: 4,000 SF (Former Knightdale Pawn Shop)
  - 0.3 - 0.5 acre outparcel for ground lease
- High visibility and easy access from US 64 Business and I-540, with strong daily traffic
- Located at the intersection of US 64 Business (26,000 AADT) and N Smithfield Rd (13,000 AADT)
- Surrounded by residential neighborhoods including Knightdale Station, a master-planned residential community with a over 800 residents. 285 of the 611 single family homes have been built with an additional 192 multi-family homes planned.
- Tenants include Raleigh Orthopedic, H&R Block, and Grand Street Pizza

**LEASE RATE:**  
**\$24.00 - \$25.00/SF**



**SHELLEY BHATIA, CCIM**  
910.273.8474 (M)  
SBHATIA@TRADEMARKPROPERTIES.COM

**JACK PRUDEN**  
919.645.1426 (D) | 919.619.7293 (M)  
JPRUDEN@TRADEMARKPROPERTIES.COM

# KNIGHTDALE CROSSING

817 N SMITHFIELD RD | KNIGHTDALE, NC 27545

STE	TENANT	SF	AVAILABILITY
1	Raleigh Ortho	-	Leased
2	Knightdale Apothacary	-	Leased
3	<b>FORMER KNIGHTDALE PAWN</b>	<b>4,000</b>	<b>IMMEDIATE</b>
4	H&R Block	-	Leased
5	Gracie Barra - Raleigh	-	Leased
6	Boba Tea	-	Leased
7	Salon	-	Leased
8	Amy's Cellular	-	Leased
9	Sportspage	-	Leased
10	Grand Street Pizza	-	Leased
11	Cake Town	-	Leased
12	Crystal Cleaners	-	Leased
13	Knightdale Laundromat	-	Leased

*\*\*Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.*



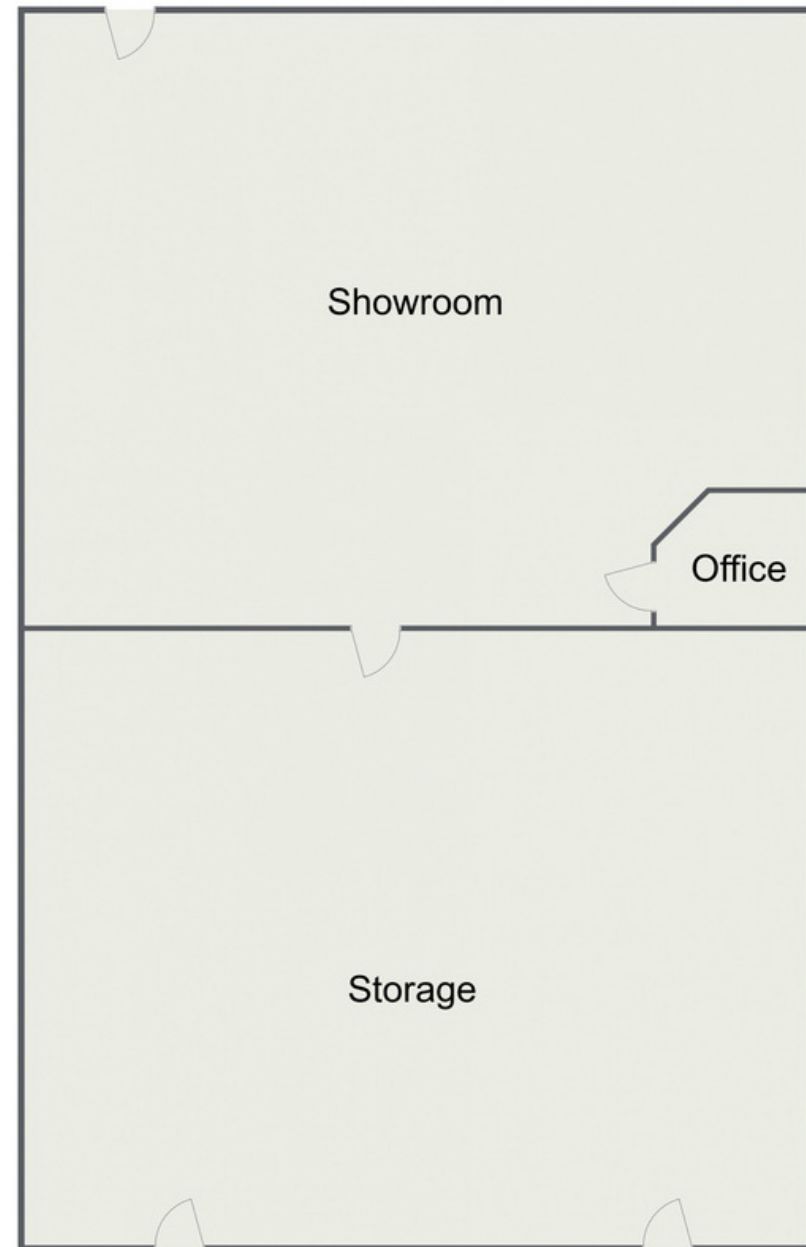
**SHELLEY BHATIA, CCIM**  
**910.273.8474 (M)**  
**SBHATIA@TRADEMARKPROPERTIES.COM**

**JACK PRUDEN**  
**919.645.1426 (D) | 919.619.7293 (M)**  
**JPRUDEN@TRADEMARKPROPERTIES.COM**

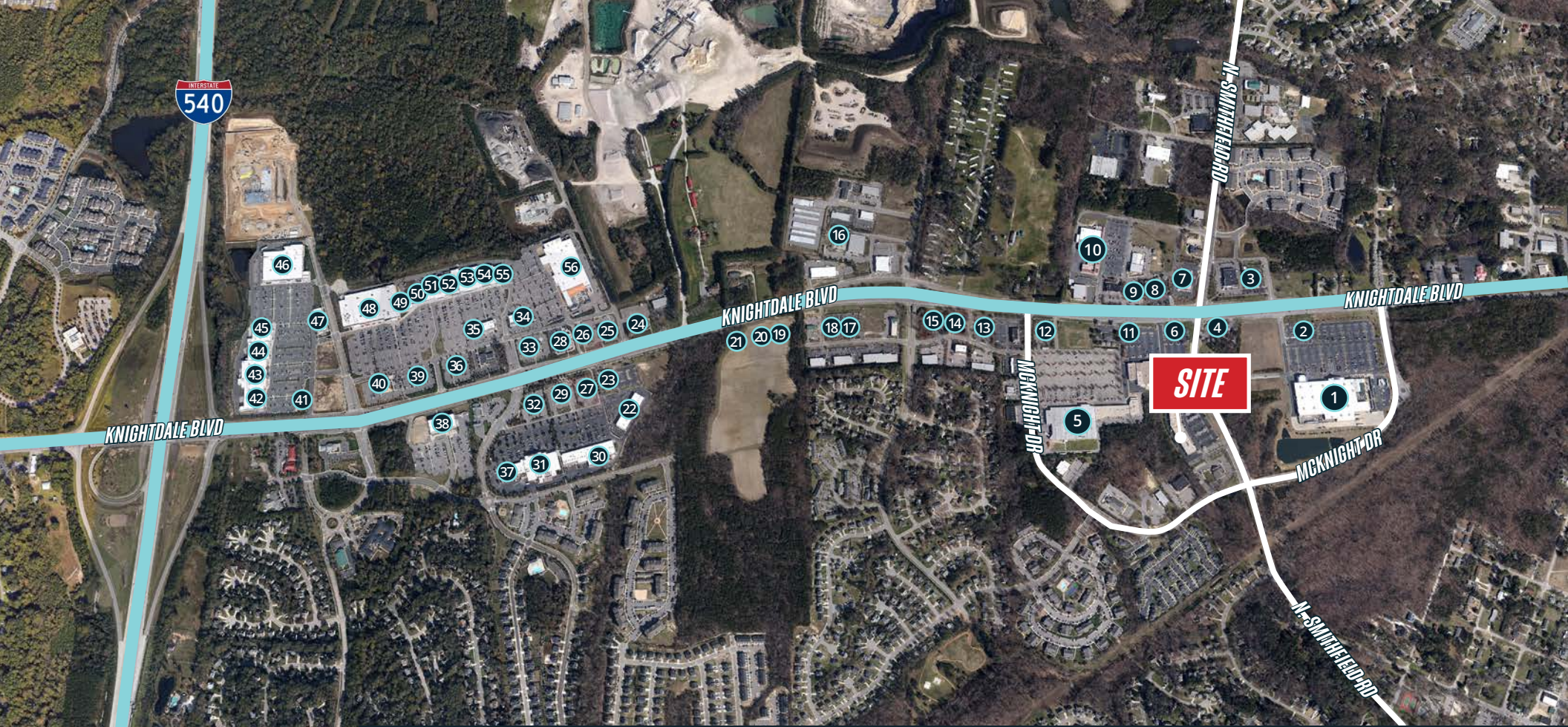
**KNIGHTDALE CROSSING**  
817 N SMITHFIELD RD | KNIGHTDALE, NC 27545

## FLOOR PLAN

- Suite 3
- Former Knightdale Crossing Pawn Shop
- 4,000 SF







## LEGEND

- |                                   |                                      |                              |                           |
|-----------------------------------|--------------------------------------|------------------------------|---------------------------|
| 1. LOWE'S HOME IMPROVEMENT        | 15. WENDY'S                          | 29. BUFFALO WILD WINGS       | 43. DICK'S SPORTING GOODS |
| 2. SMITHFIELD'S CHICKEN 'N BBQ    | 16. 64 EAST BUSINESS PARK            | 30. PLANET FITNESS           | 44. TJ MAXX               |
| 3. AUTOZONE                       | 17. RUDINO'S PIZZA & GRINDERS        | 31. LOWE'S FOODS             | 45. PETSMART              |
| 4. WHICH WICH SUPERIOR SANDWICHES | 18. AUTOBELL                         | 32. BANK OF AMERICA          | 46. KOHL'S                |
| 5. WALMART                        | 19. BANFIELD PET HOSPITAL            | 33. IHOP                     | 47. QDOBA MEXICAN GRILL   |
| 6. COOKOUT                        | 20. ALPACA PERUVIAN CHARCOAL CHICKEN | 34. FIVE GUYS                | 48. TARGET                |
| 7. WALGREENS                      | 21. SHEETZ                           | 35. MOE'S SOUTHWEST GRILL    | 49. KAY JEWELERS          |
| 8. MCDONALD'S                     | 22. DOLLAR TREE                      | 36. APPLEBEE'S GRILL AND BAR | 50. KIRKLAND'S HOME       |
| 9. DUNKIN                         | 23. DISCOUNT TIRES                   | 37. GREAT CLIPS              | 51. RACK ROOM SHOES       |
| 10. FOOD LION                     | 24. VERIZON                          | 38. UNC URGENT CARE          | 52. MICHAELS              |
| 11. POPEYES LOUISIANA KITCHEN     | 25. JERSEY MIKE'S SUBS               | 39. CHILI'S GRILL AND BAR    | 53. ROSS DRESS FOR LESS   |
| 12. BURGER KING                   | 26. ARBY'S                           | 40. SALTGRASS STEAK HOUSE    | 54. OFFICE MAX            |
| 13. KFC                           | 27. ZAXBY'S                          | 41. STARBUCKS                | 55. PETCO                 |
| 14. TACO BELL                     | 28. CHICK-FIL-A                      | 42. BEST BUY                 | 56. THE HOME DEPOT        |

**SHELLEY BHATIA, CCIM**  
**910.273.8474 (M)**  
**SBHATIA@TRADEMARKPROPERTIES.COM**

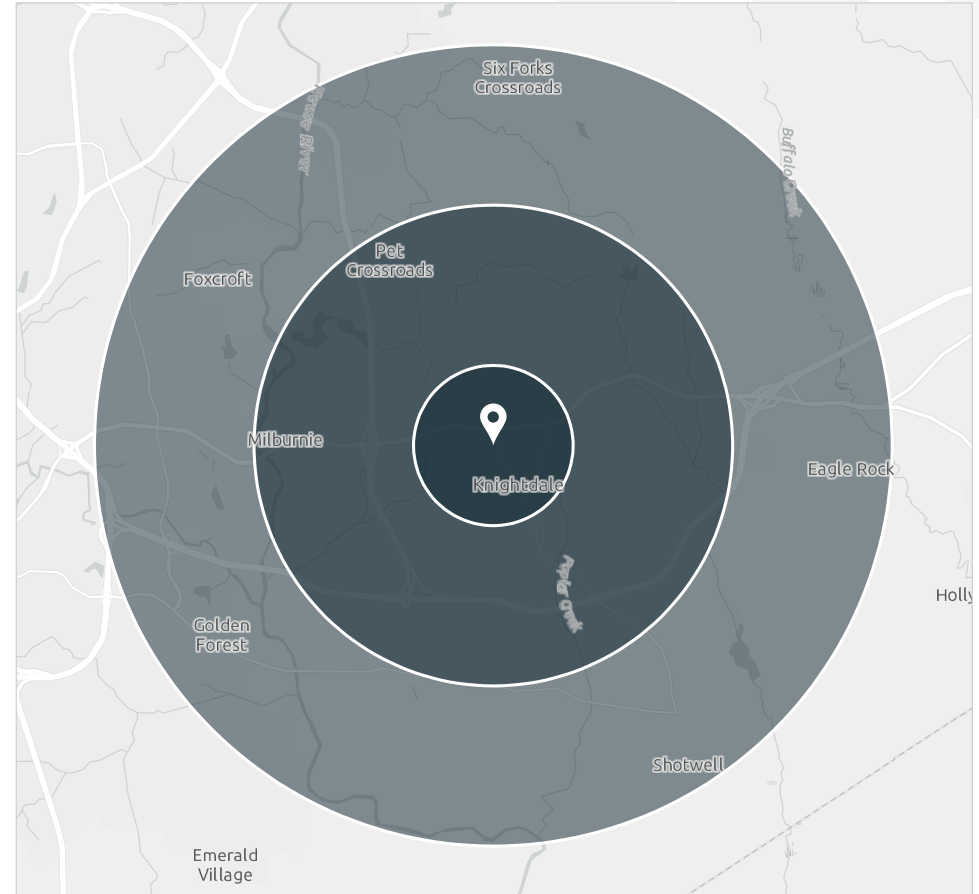
**JACK PRUDEN**  
**919.645.1426 (D) | 919.619.7293 (M)**  
**JPRUDEN@TRADEMARKPROPERTIES.COM**



**KNIGHTDALE CROSSING**  
817 N SMITHFIELD RD | KNIGHTDALE, NC 27545

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	7,901	28,262	84,170
2030 POPULATION (PROJECTED)	8,594	35,764	106,248
2025 HOUSEHOLDS	3,163	12,014	35,252
2030 HOUSEHOLDS (PROJECTED)	3,499	13,934	40,066
OWNER-OCCUPIED HOUSING UNITS	1,966	8,189	25,170
RENTER-OCCUPIED HOUSING UNITS	1,197	3,825	10,082
2025 AVERAGE HOUSEHOLD INCOME	\$104,333	\$108,486	\$118,194
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$119,270	\$123,683	\$134,737



**SHELLEY BHATIA, CCIM**  
910.273.8474 (M)  
SBHATIA@TRADEMARKPROPERTIES.COM

**JACK PRUDEN**  
919.645.1426 (D) | 919.619.7293 (M)  
JPRUDEN@TRADEMARKPROPERTIES.COM

**LISTING BROKER:**

**SHELLEY BHATIA, CCIM**

910.273.8474 (M)

SBHATIA@TRADEMARKPROPERTIES.COM

**JACK PRUDEN**

919.645.1426 (D) | 919.619.7293 (M)

JPRUDEN@TRADEMARKPROPERTIES.COM



**TRADEMARK**  
P R O P E R T I E S

**THIS IS OUR TRADEMARK**

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, TRADEMARK PROPERTIES MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.