

COMMERCIAL



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OFFERING MEMORANDUM



2 Commercial Parcels

641 & 601 LAKESTONE COMMONS AVENUE, FUQUAY-VARINA,
NC 27526 WAKE COUNTY

FOR MORE INFO



LISTING AGENT
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KEY PROPERTY HIGHLIGHTS



- Two commercial parcels in new 50 Townhome Mixed Use Development including Chick Fil A, Dunkin Donuts and across from Kohl's
- Fuquay-Varina is centrally located to several existing hospitals including the new Wake Med nearby this location as well as the future 100 Target Acre mixed-use complex.
- Zoned for RETAIL/RESTAURANT/OFFICE
- Proximity to HWY 401, Judd Parkway, HWY 55 and the approved HWY 55 roadway improvements



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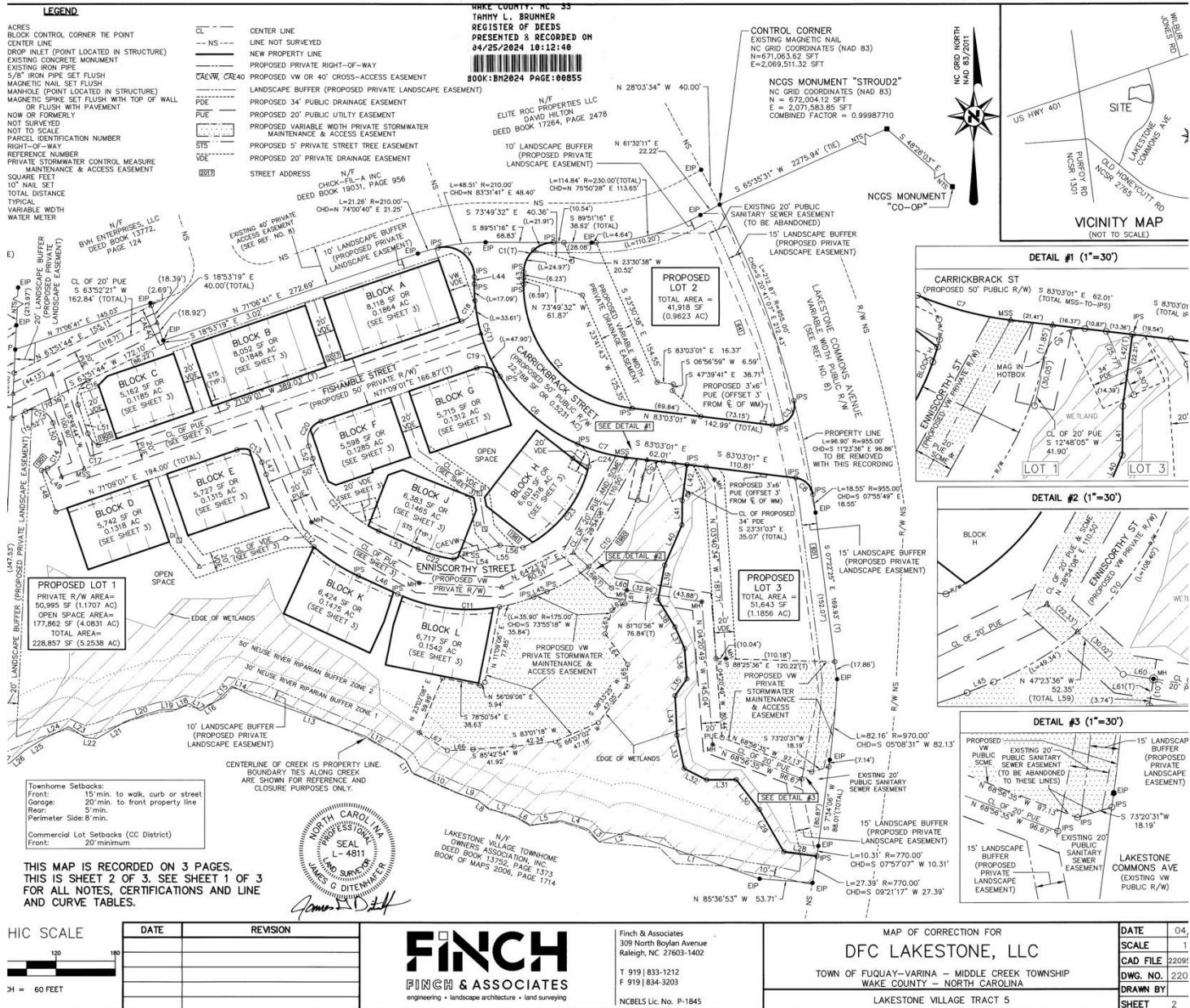


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Site Sketch



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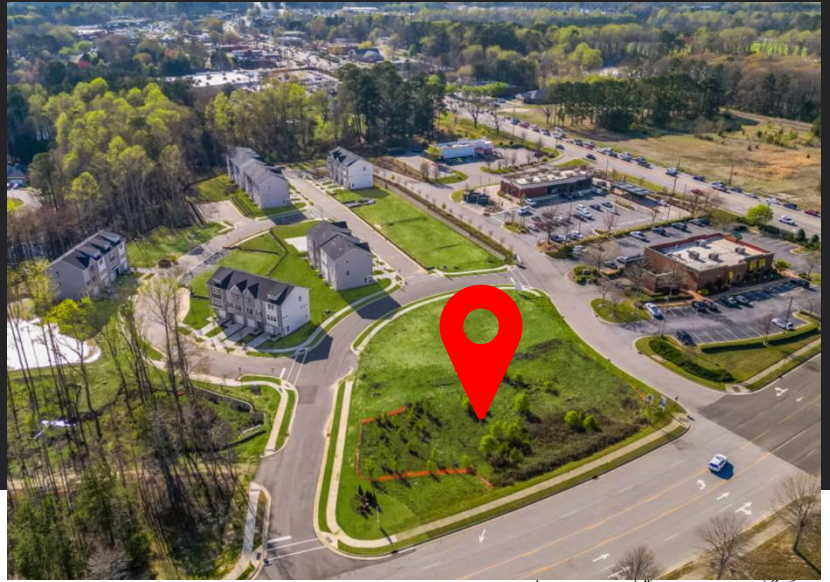
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SALES TERMS

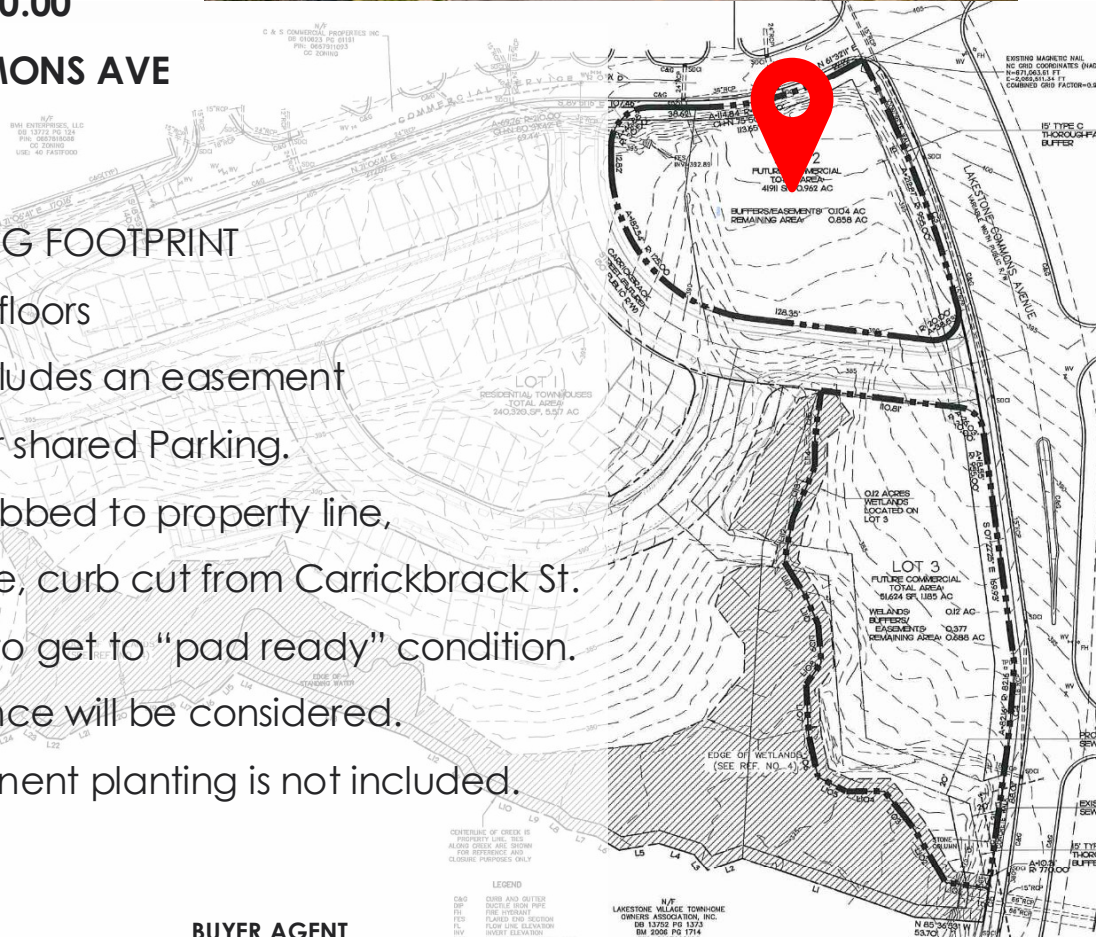
641 LAKESTONE COMMONS AVE



SALES PRICE: \$1,250,000.00

641 LAKESTONE COMMONS AVE

- 0.962 acres
- 5,000 SQ FT BUILDING FOOTPRINT
- Can build multiple floors
- A portion of Lot includes an easement with Apple Bees for shared Parking.
- Delivery: Utilities stubbed to property line, stormwater in place, curb cut from Carrickbrack St. Site work required to get to "pad ready" condition. Some seller assistance will be considered. Conversion/permanent planting is not included.



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SALES TERMS

601 LAKESTONE COMMONS AVE



SALES PRICE: \$850,000

641 LAKESTONE COMMONS AVE

1.18 acres

- 4,000 SQ FT BUILDING FOOTPRINT
- Can build multiple floors
- Delivery: Utilities stubbed to property line, stormwater in place, curb cut from Carrickbrack St. Conversion/permanent planting is not included.



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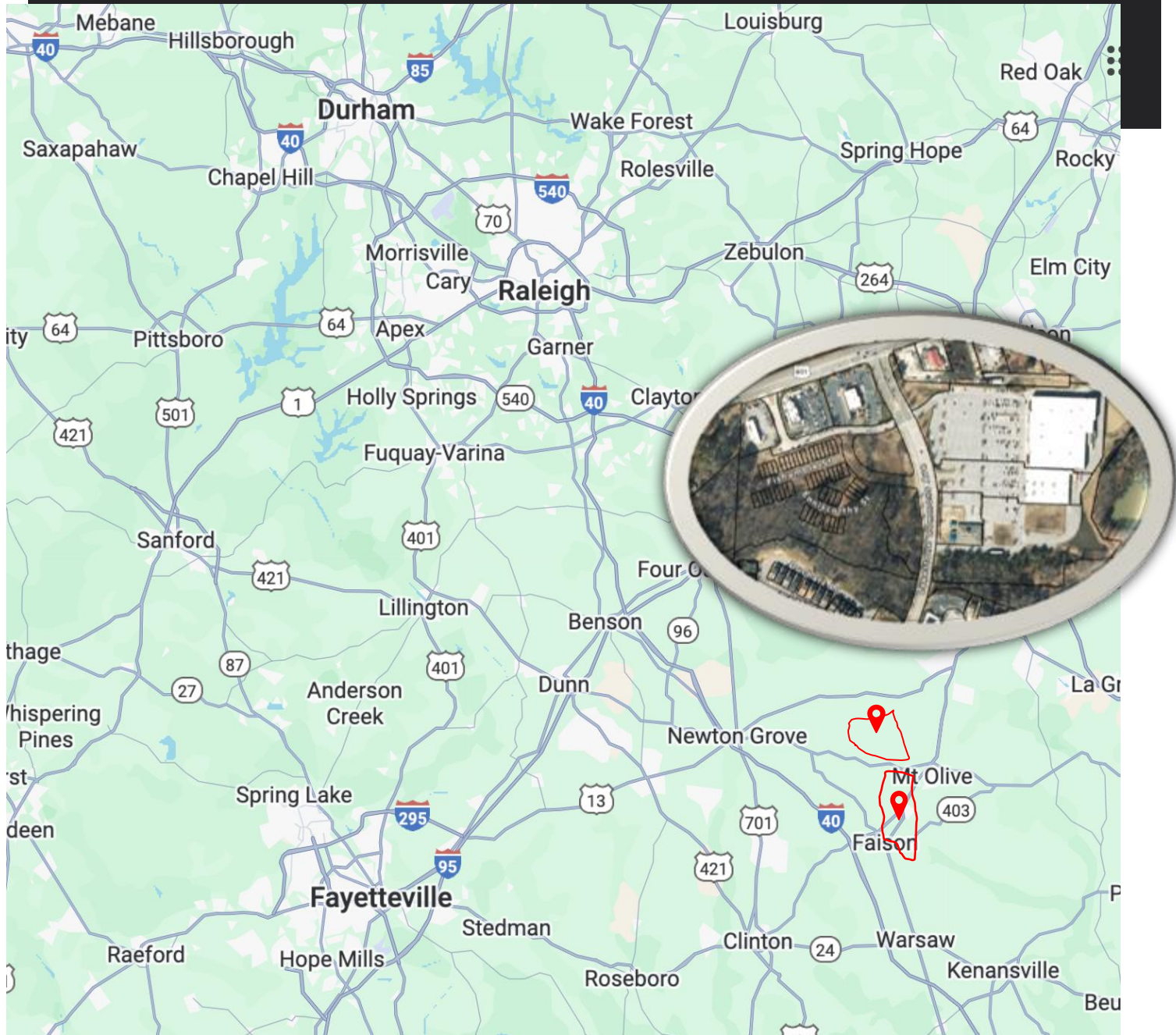


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Location



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About Fuquay-Varina



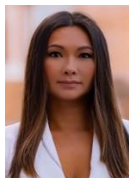
Fuquay-Varina is one of North Carolina's fastest growing communities that is well positioned for investment, growth and development. Strategically located nearby world-famous Research Triangle Park, Raleigh, Durham and Chapel Hill, Fuquay-Varina is a prime location for businesses that are looking to locate or expand, offering companies access to a skilled, qualified and diverse talented workforce; affordable, flexible, and attractive real estate options; strategic access via a multi-modal transportation network; and excellent education options.

With its strategic location, strong workforce base and lower cost of business relative to the other communities in Wake County and the Triangle Region, Fuquay-Varina offers a wide range of flexible commercial real estate options, solid infrastructure and business advantages for companies and investors to thrive.

Very few communities the size of Fuquay-Varina can boast of such an impressive existing industry base. The corporate headquarters of Fidelity Bank, Bob Barker Company, Southbend, Apex Instruments and InServe Corporation are located in our community as well as major manufacturing facilities for John Deere Turf Care and TE Connectivity.



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Income

Median Household Income

\$79,000

National \$62,843

Median Individual Income

\$38,245

National \$31,133

Household Income Brackets

<\$25k	14%
\$25-\$44k	11%
\$45-\$74k	22%
\$75-\$149k	39%
\$150k+	14%

Individual Income Brackets

<\$15k	24%
\$15-\$34k	23%
\$35-\$64k	28%
\$65k+	24%



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR BROKER AGENT FOR MORE DETAILS.



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