



NEW MIXED USE DEVELOPMENT

# VARINA GATEWAY

Fuquay-Varina, NC



# PROPERTY HIGHLIGHTS

- Varina Gateway is located off HWY 55 & Schnapps Lane in Fuquay Varina
- Total Retail Amount: 10,042 Square Feet on Ground Floor
- Retail Availability in Each Building: 5,021 Square Feet
- Surface Parking Available
- Visible to over 30,000 Vehicles Per Day (HWY 55 Traffic Counts)



TOTAL NUMBER OF APARTMENT UNITS:  
**264 UNITS**



ESTIMATED DELIVERY TIMING:  
**LATE Q1 2024**



DELIVERY CONDITION:  
**COLD DARK SHELL**

## DEMOGRAPHICS

5 MILES

	2023 Total Population	116,271
	2023 Annual Growth Rate Projected	2%
	2023 Median HH Income	\$110,708



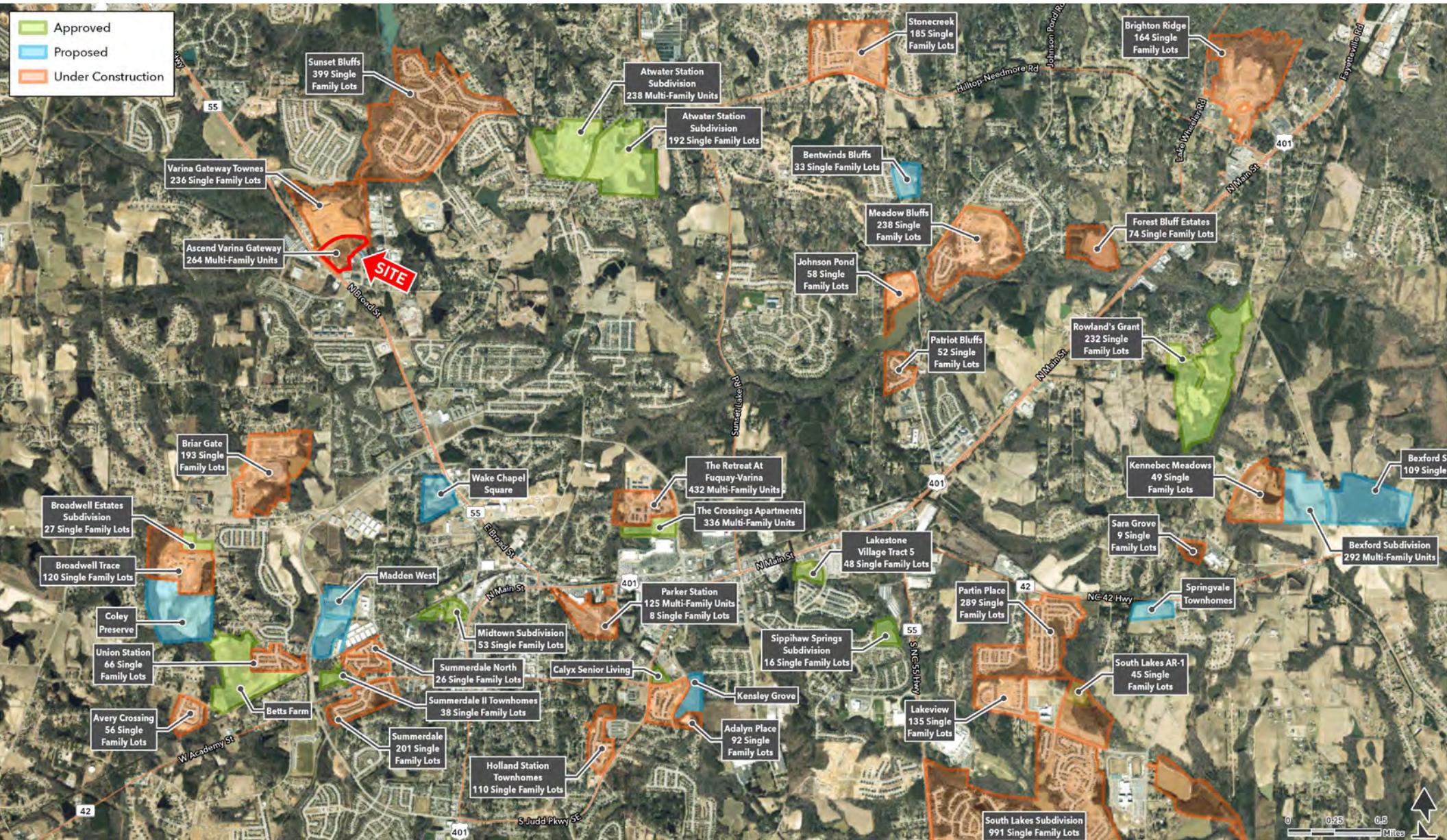
# ACTIVE DEVELOPMENT

## FUQUAY VARINA, NORTH CAROLINA



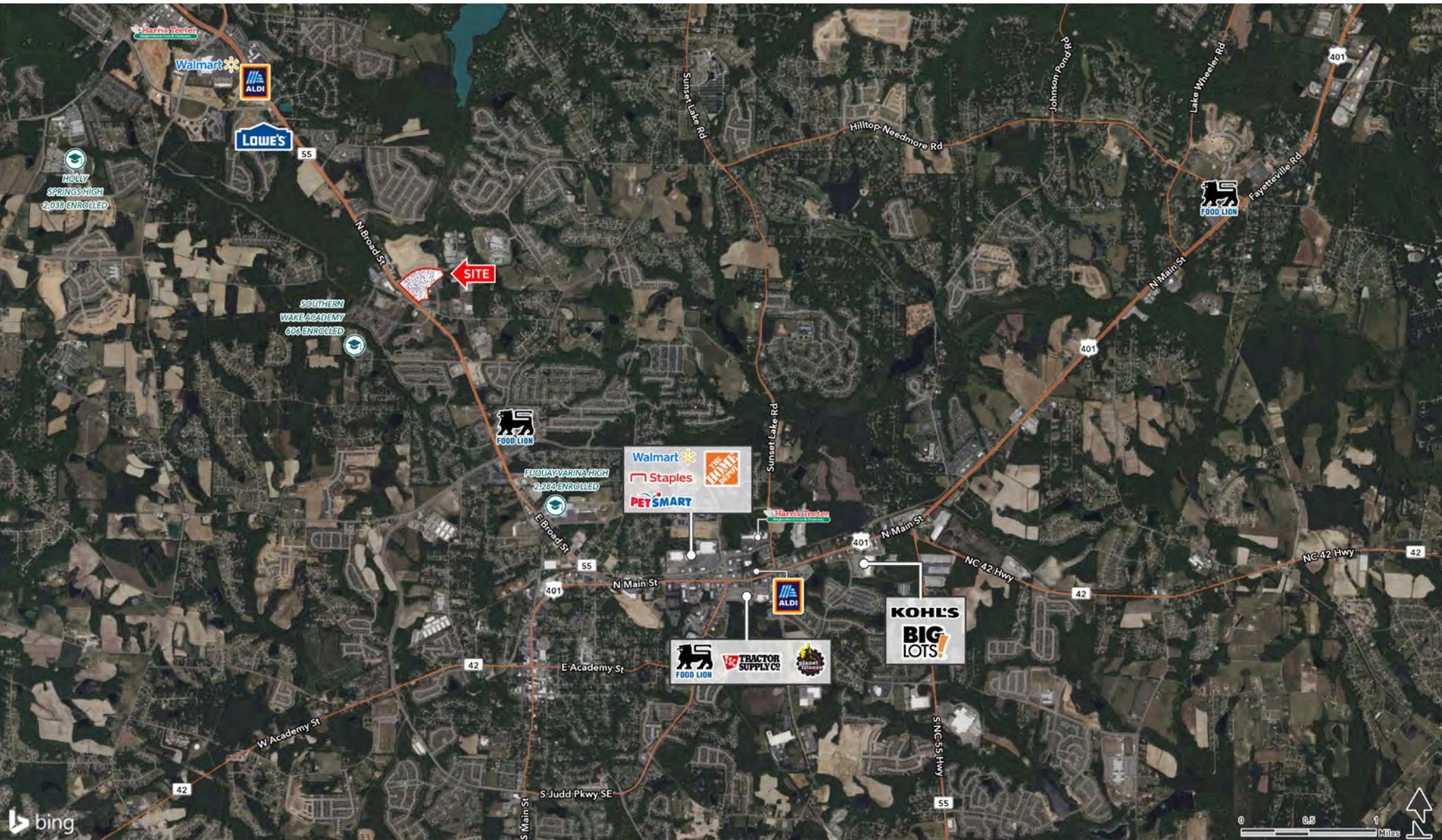
# RESIDENTIAL DEVELOPMENT

## FUQUAY VARINA, NORTH CAROLINA



# ZOOM OUT AERIAL

## FUQUAY VARINA, NORTH CAROLINA



# MID ZOOM AERIAL

FUQUAY VARINA, NORTH CAROLINA



# ZOOM IN AERIAL

## FUQUAY VARINA, NORTH CAROLINA



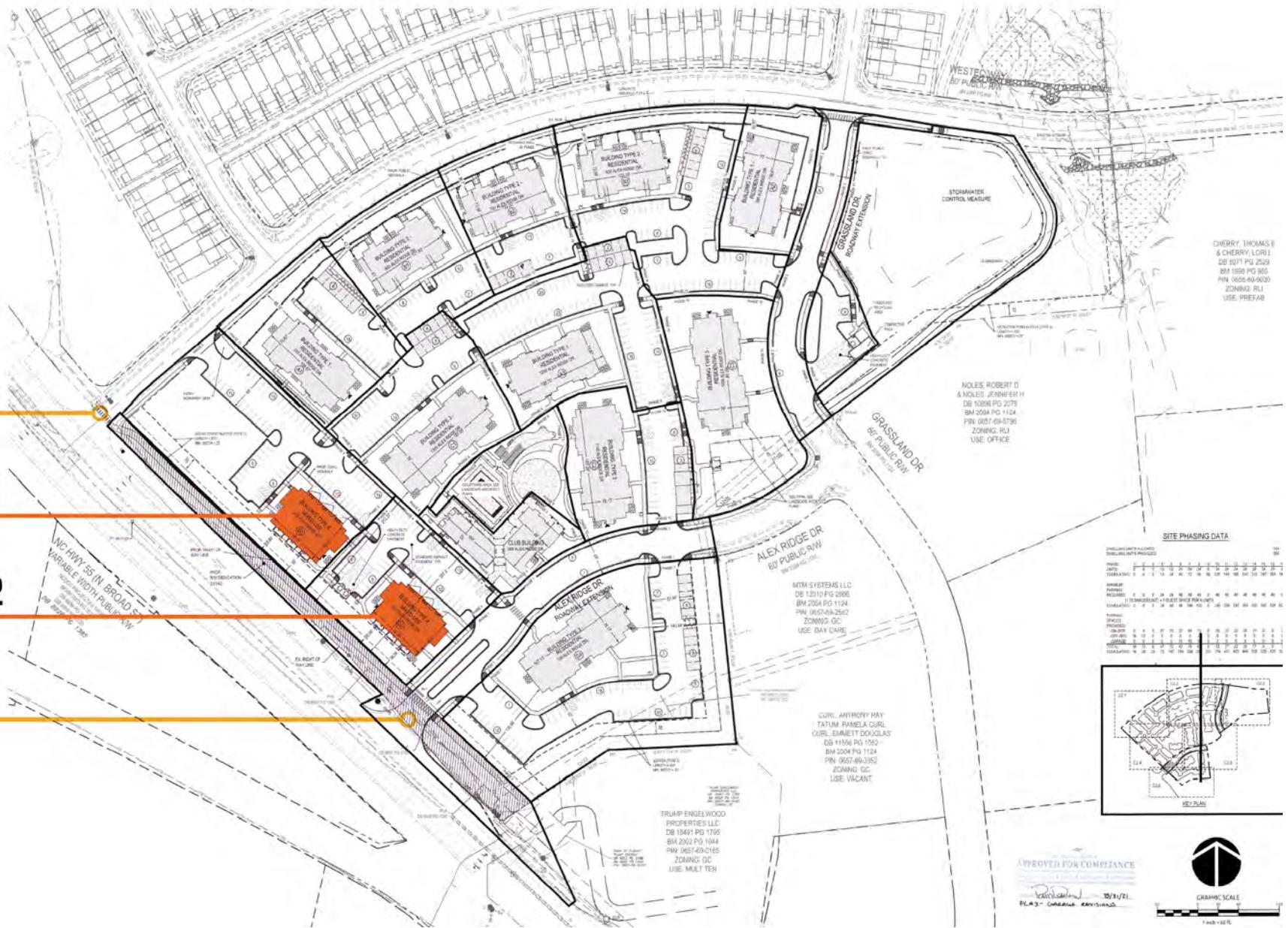
# SITE PLAN

## MAIN ACCESS

# BUILDING D1

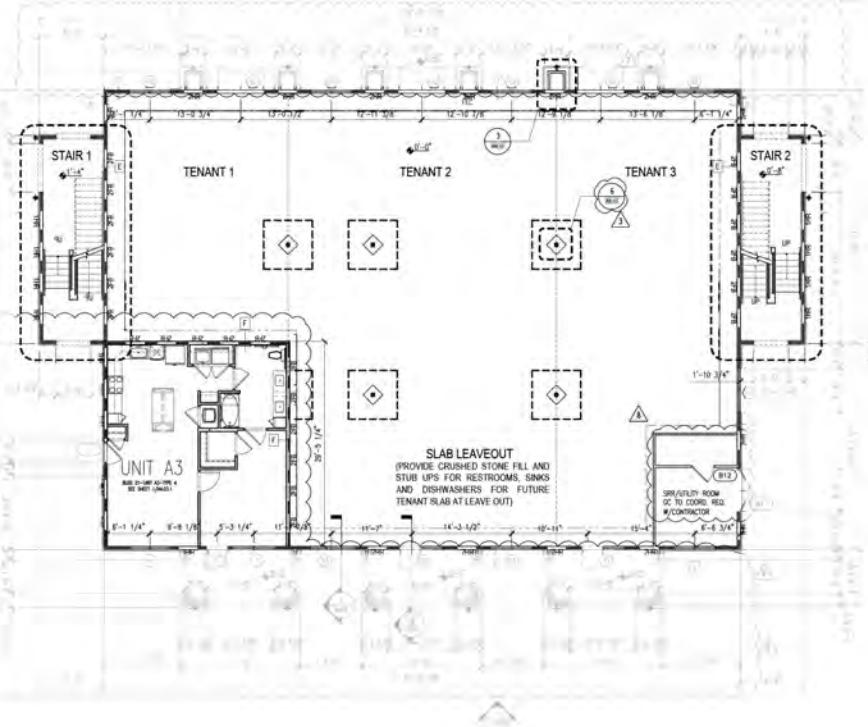
# BUILDING D2

## MAIN ACCESS

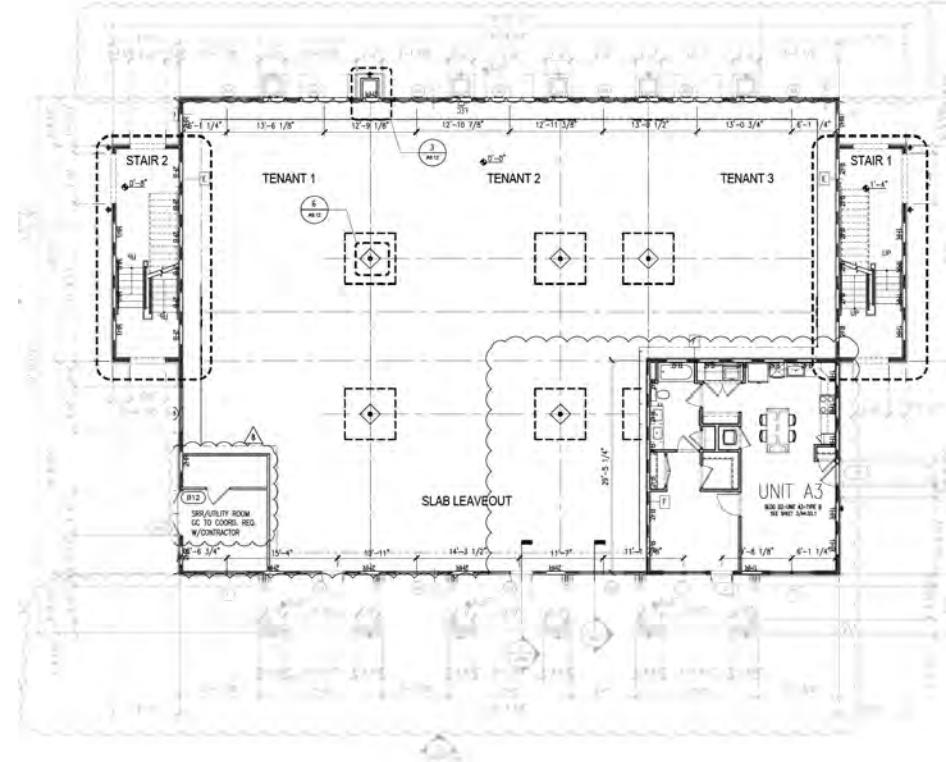


# FLOORPLAN (BUILDING D1 & D2)

SIZE: 5,021 SF



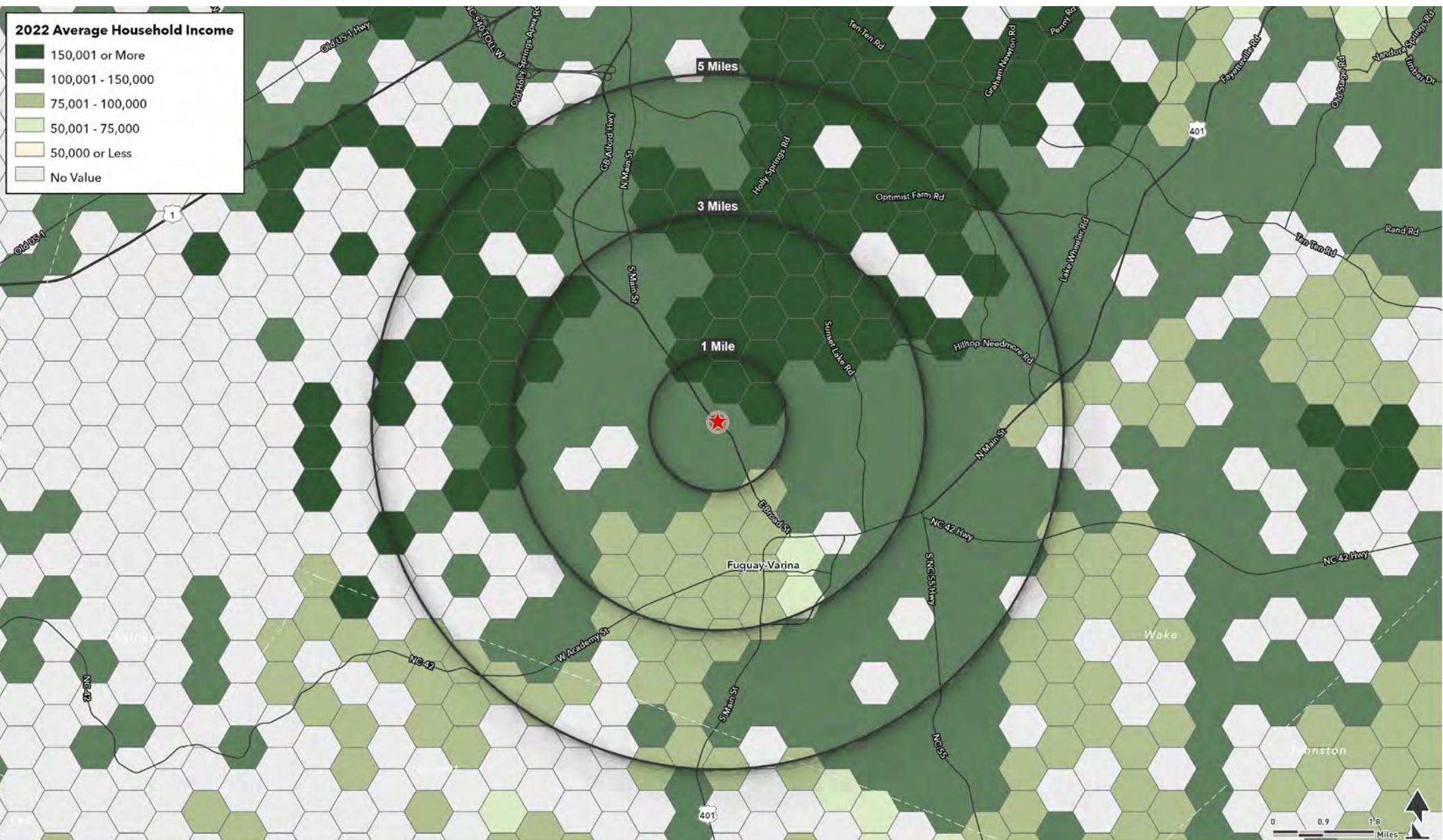
**BUILDING D1**



**BUILDING D2**

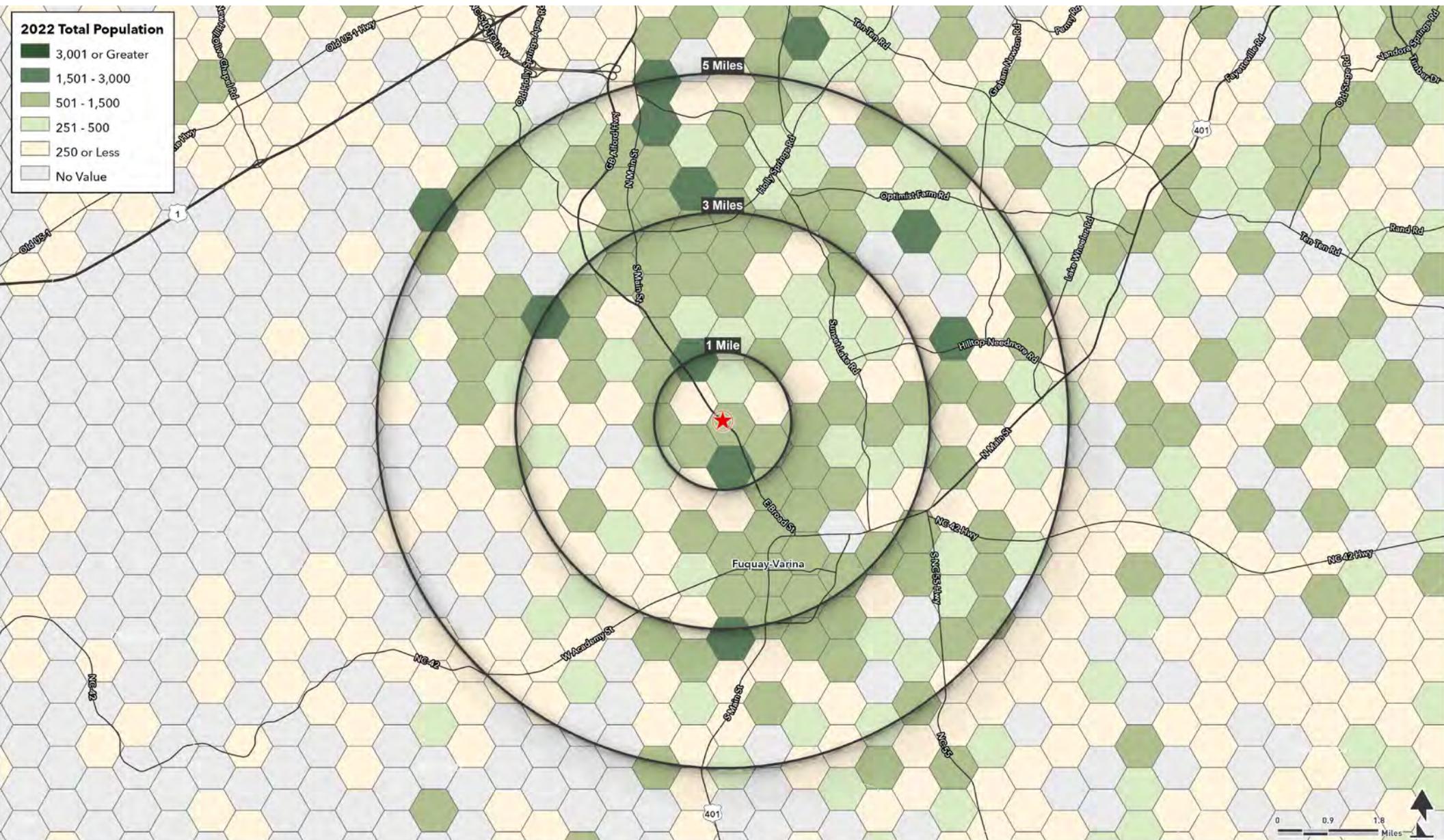
## FUQUAY VARINA AVERAGE HOUSEHOLD INCOME

## FUQUAY VARINA, NORTH CAROLINA



# FUQUAY VARINA TOTAL POPULATION

FUQUAY VARINA, NORTH CAROLINA







## EXCLUSIVE LEASING AGENTS

**TSCG**



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