



LAND FOR SALE

COMMERCIAL ZONED LAND FOR SALE

151 Grand Rock Way

Rolesville, NC 27571

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PROPERTY OVERVIEW

This vacant commercial outparcel is located at the intersection of Rogers Road and Grand Rock Way in Rolesville, NC. It offers a prime retail land opportunity with a total of 1.45 acres in a high-visibility location. Zoned as GC-CZ under Rolesville's zoning regulations, the property is ideal for various commercial developments.

PROPERTY HIGHLIGHTS

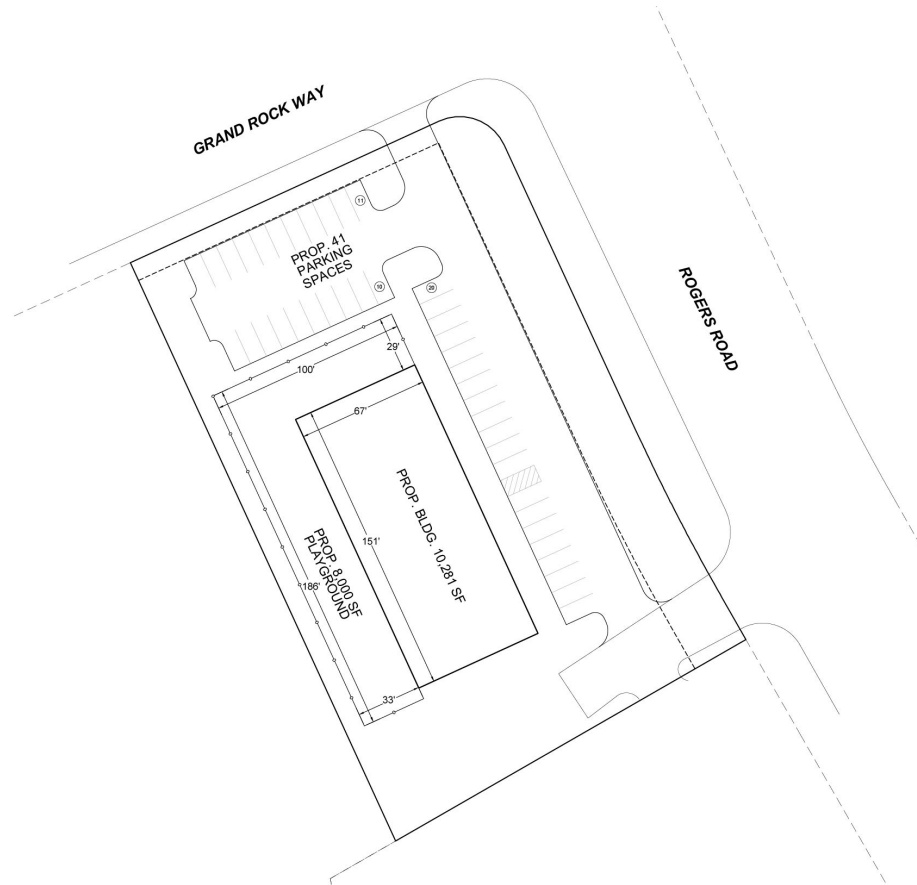
- » 1.45 acres
- » Parcel Number: 1759800214
- » Rolesville Zoning: GC-CZ (General Commercial Conditional Zoning)
- » Located at the Intersection of Rogers Road and Grand Rock Way in Rolesville, NC.
- » Wake County PIN 0756597431
- » Sale Price: \$1,250,000



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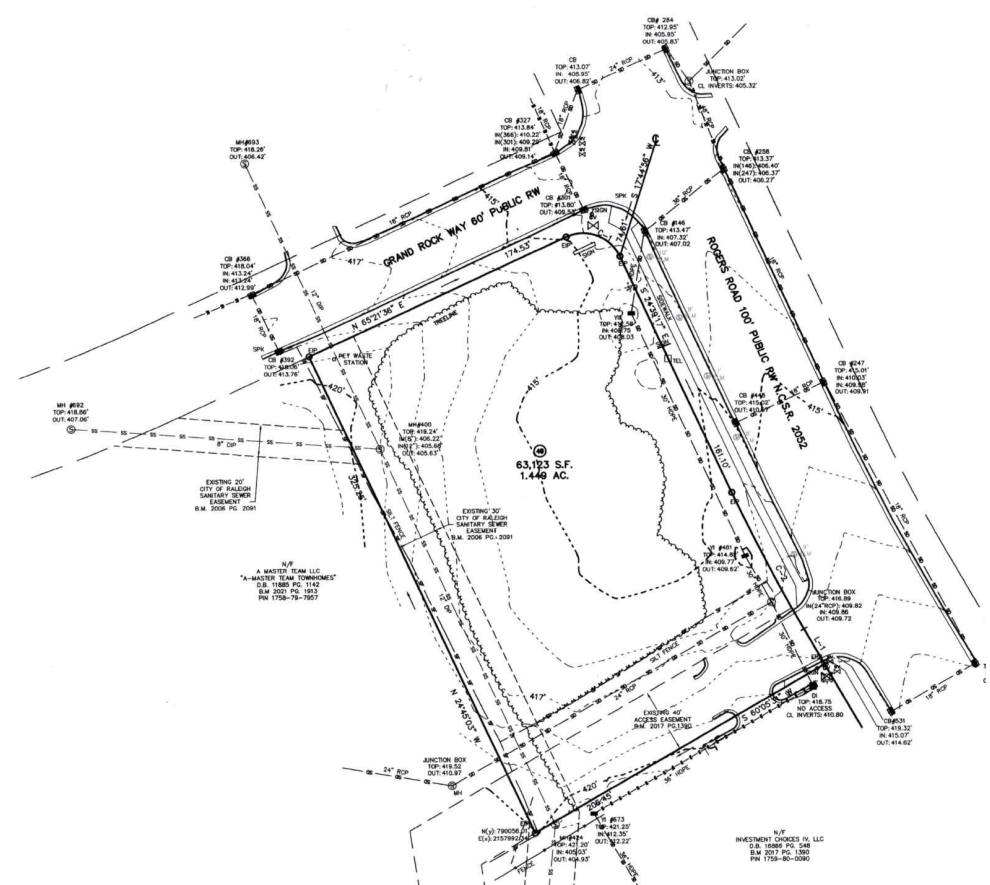
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CONCEPTUAL SITE PLAN



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LOT SURVEY



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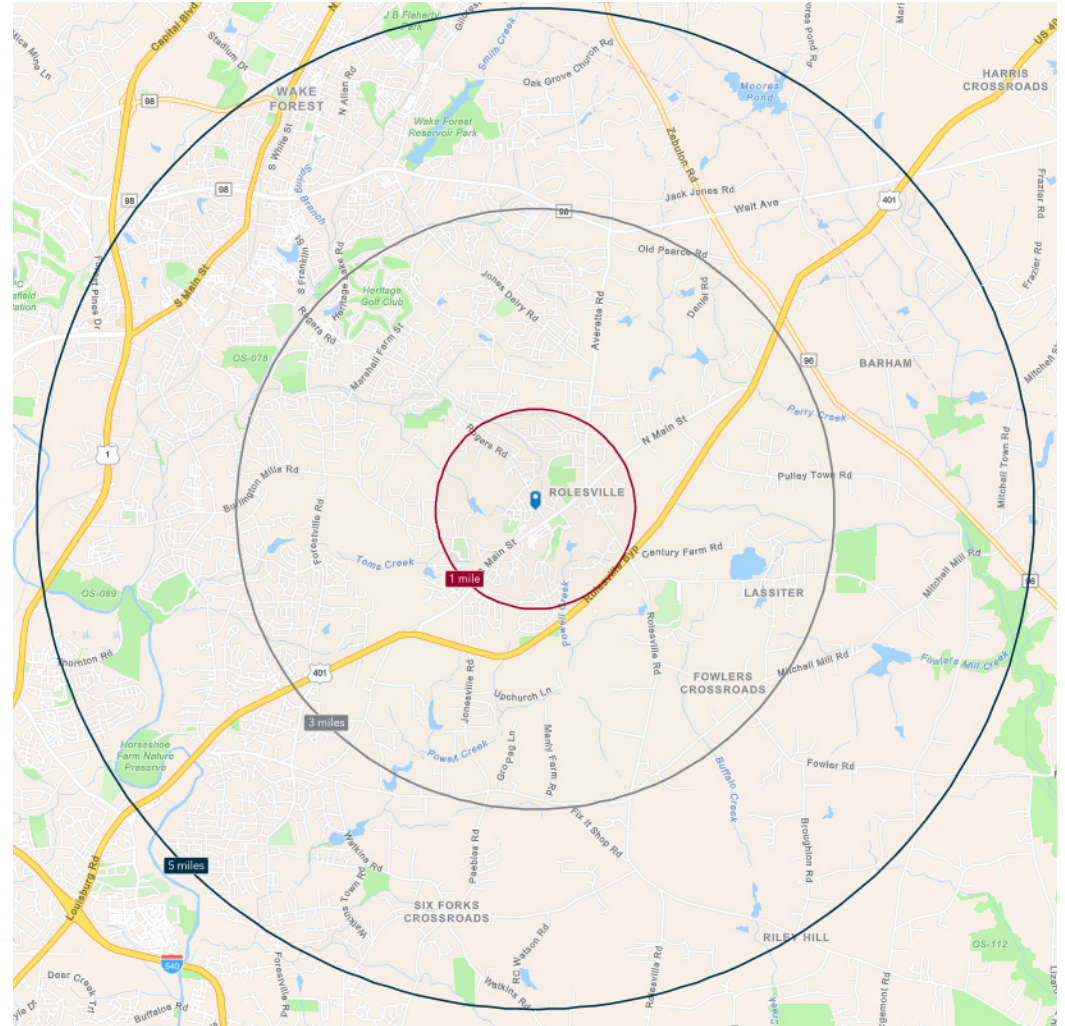
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	5,326	33,188	89,936
2024 Daytime Population	4,623	23,667	71,725
Median Age	39.1	39.7	38.8
Average Household Income	\$167,892	\$159,411	\$142,860
Average Home Value	\$562,908	\$566,242	\$518,925

TRAFFIC COUNTS

- » 14,500 VPD on S Main Street
- » 9,800 VPD on Rogers Road

(Source: NCDOT 2023)



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