

Flex Space For LEASE

1104 Great Falls CT
Knightdale, NC 27545





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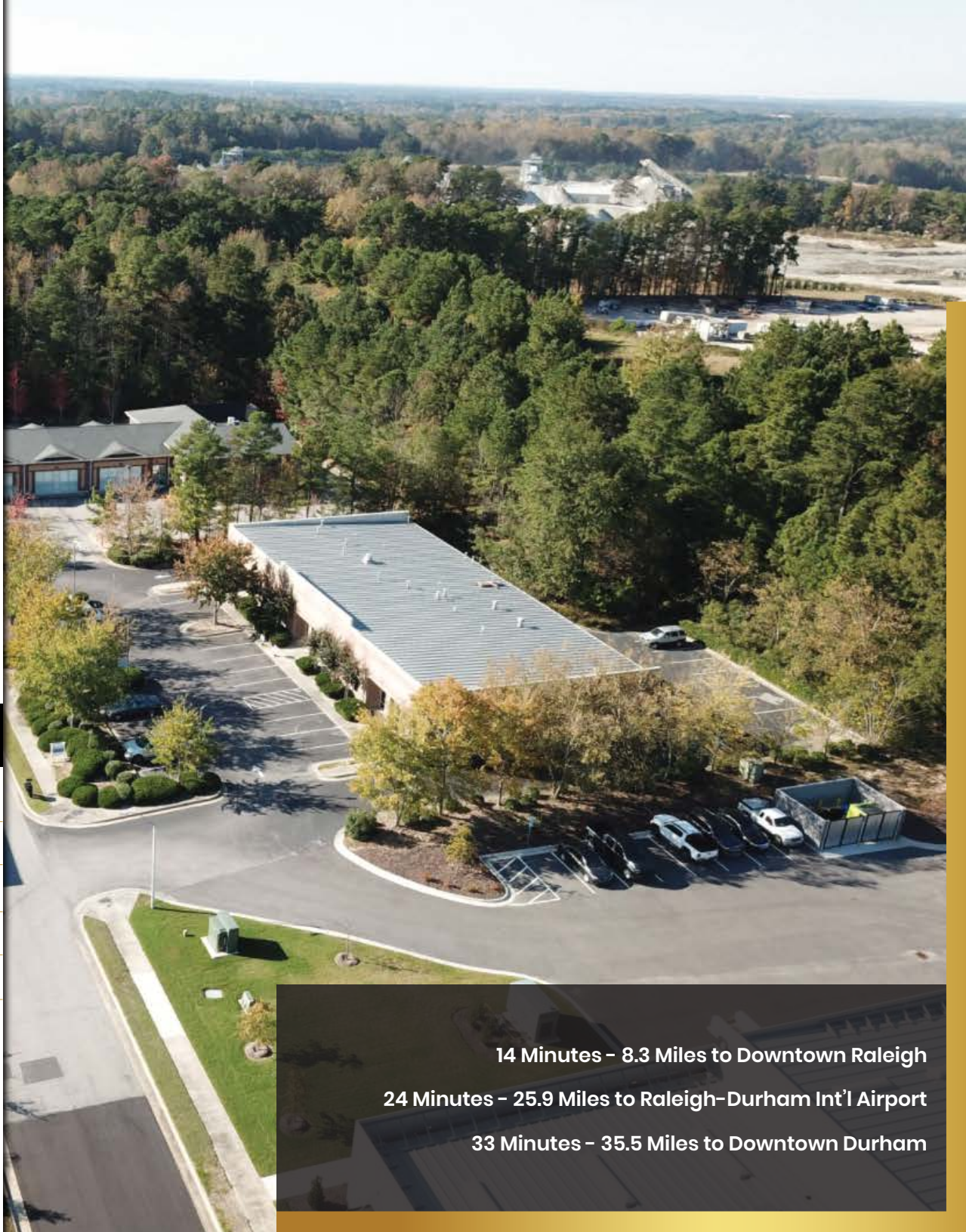
THE OPPORTUNITY

KEY HIGHLIGHTS

- Turnkey high-end gym or Physical therapy space
- Located just off Knightdale Boulevard in the 64 East Business Park
- Adjacent to Raleigh Radiology Knightdale and Knightdale Family Medicine
- Approximately one mile from I-540, exit 24
- Former CrossFit Gym
- Flex Use
- Ideal for Gym, Studio, business, and Professional services

PROPERTY HIGHLIGHTS

Lease Rate	\$14.25/sqft/NNN
TICAM	\$2.85/sqft
Building Size	10,000 sqft flex building
Availability	4,830 sqft available
Year Built	2001
Office Features	30' ceiling height Drive-in door Building Signage Available 3:1,000 SF Parking FF&E in Place

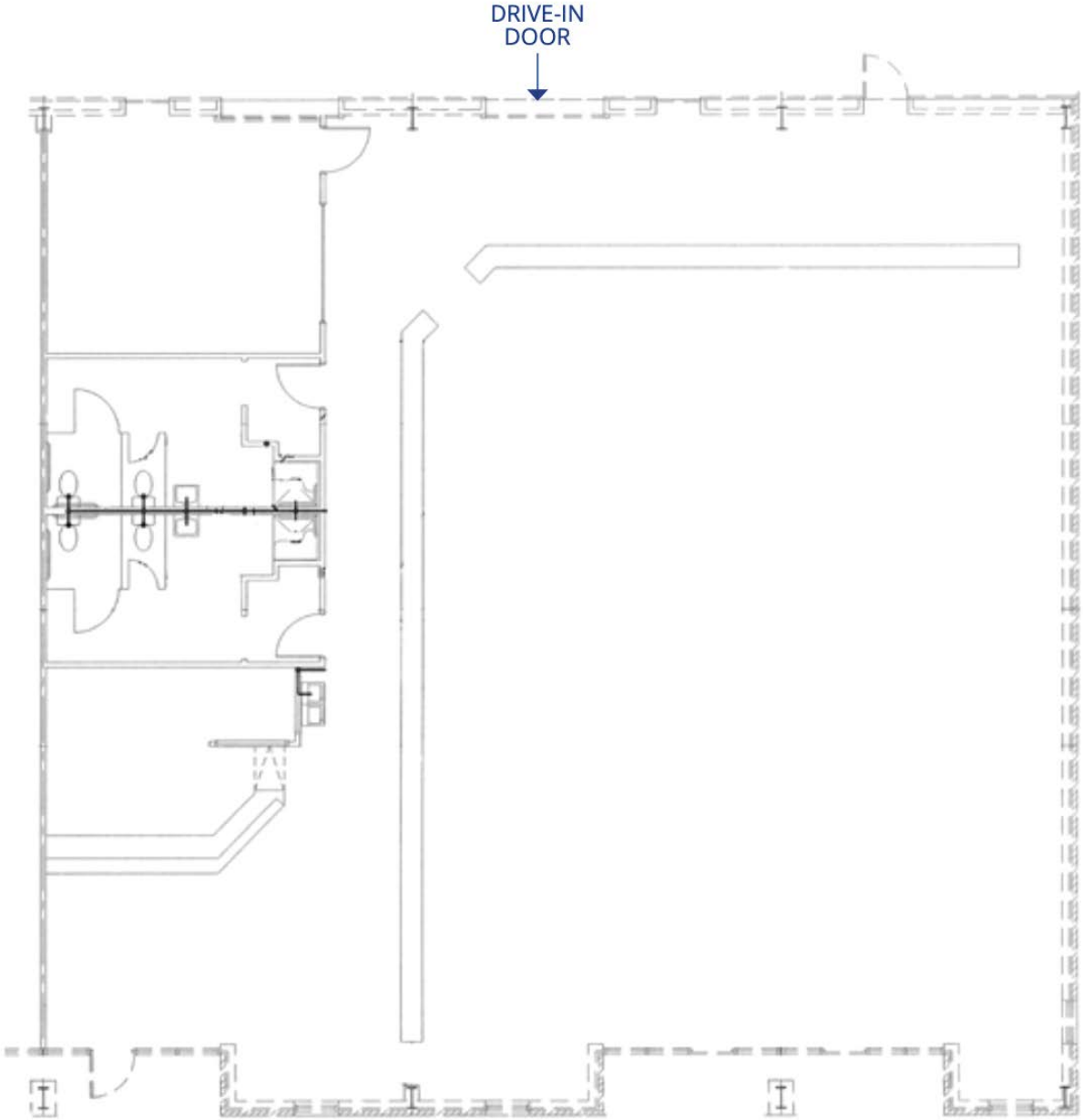


14 Minutes - 8.3 Miles to Downtown Raleigh

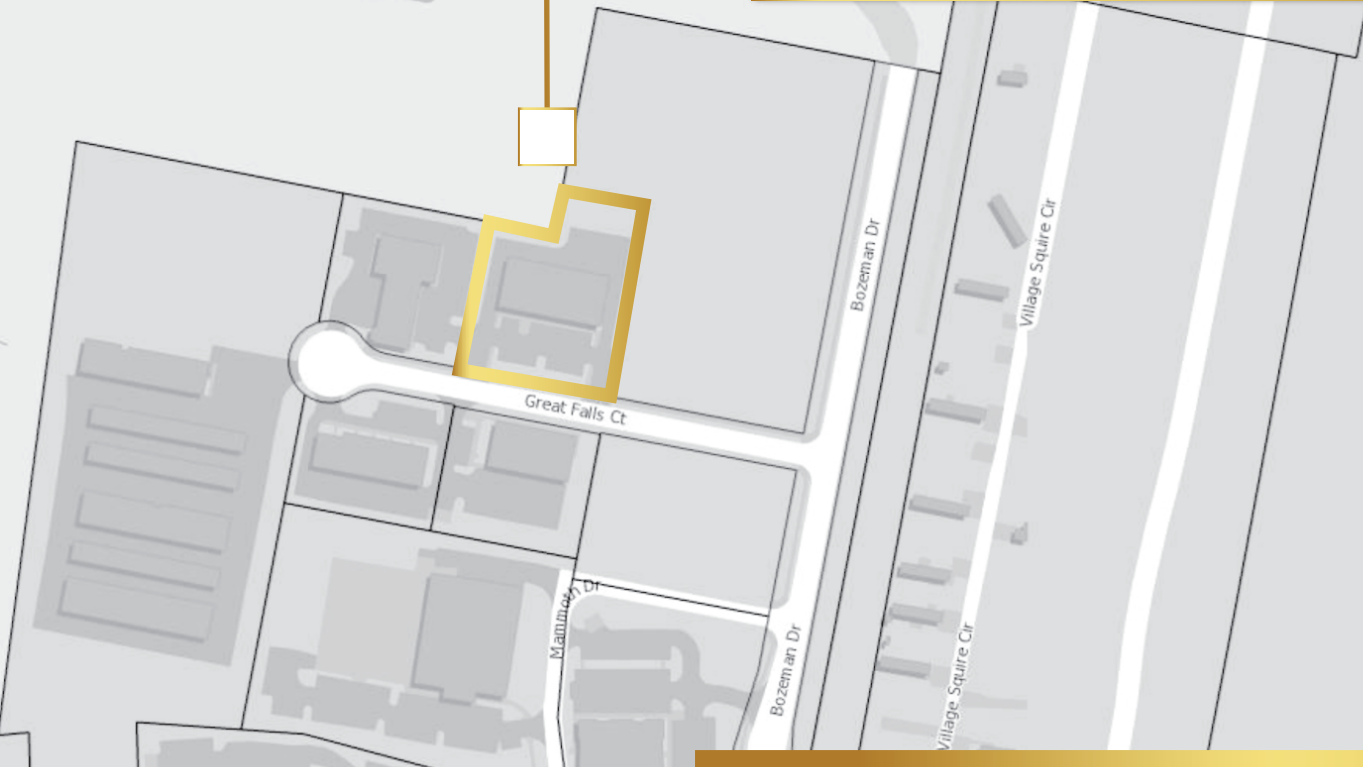
24 Minutes - 25.9 Miles to Raleigh-Durham Int'l Airport

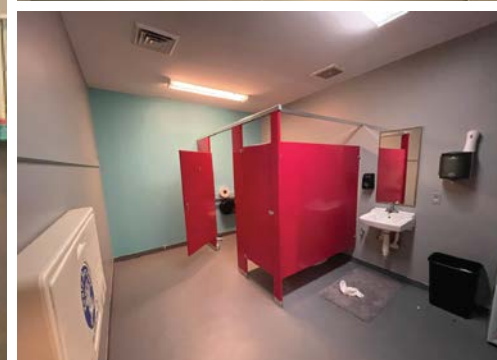
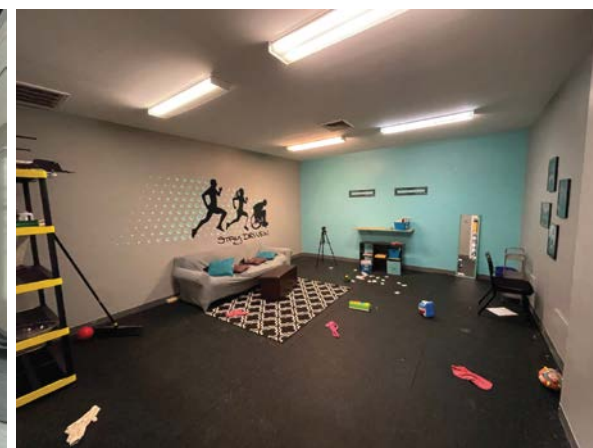
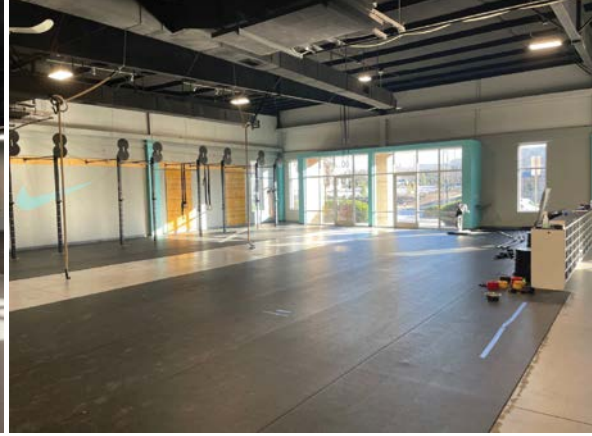
33 Minutes - 35.5 Miles to Downtown Durham

SUITE A&B | 4,830 SF



PARCEL MAP





AERIAL LOOKING NORTHEAST



Great Falls Ct



AERIAL LOOKING EAST



Great Falls Ct



AERIAL LOOKING SOUTH

Knightsdale Blvd

Great Falls Ct



AERIAL OVERHEAD

Bozeman Dr

Great Falls Ct



IHOP Applebee's chili's PETSMART Arby's
 Krups Kreme Chick-fil & LONE STAR STEAKHOUSE SALOON FIVE GUYS
 OfficeMax PETCO Michaels THE HOME DEPOT
 KOHL'S BEST BUY STARBUCKS COFFEE KAY JEWELERS Jordan Michaels SUBS
 T.J. MAXX QDOBA MEXICAN EATS KIRKLAND'S YOUR HOME DECOR STORE Me's
 DICK'S SPORTING GOODS Sprint TARGET ROSS DRESS FOR LESS

FOOD LION DUNKIN' DONUTS MCDONALD'S
 Walgreens CVS pharmacy Auto Zone
 goodwill Advance Auto Parts SCOOZI PIZZA AGRILL

Knightsdale Community Park

Schneider Electric

Knightsdale Blvd

OAK CITY BREWING COMPANY

UNC REX HEALTHCARE BB&T El Señor
 DISCOUNT TIRE Buffalo Wild Wings ZAXBY'S
 Great Clips sears Buffalo Wild Wings
 DOLLAR TREE Lowes Planet Fitness

RU-DINO'S KNIGHTDALE KFC Hwy 55 THE SPORTS PUB
 Wendy's TACO BELL PAPA JOHN'S
 POPEYES LOUISIANA KITCHEN Hardee's BIG LOTS!
 LOWE'S Walmart Smithfield's CHICKEN BAR-B-Q



KNIGHTDALE NC



Knightdale is located in eastern Wake County, just minutes away from Raleigh, North Carolina's state capital. The Town is home to nearly 16,000 residents with a robust transportation system to support our emerging business base. Incorporated in 1927, Knightdale's jurisdiction covers approximately 17.85 square miles. Knightdale is a vibrant and youthful community located in one of the fastest growing regions in the country.

Knightdale offers businesses and residents easy access to the Research Triangle Region by way of I-540 and US Highway 64. Thanks to the designated I-87, the entire eastern seaboard is within reach by way of I-95 (less than 40 minutes away). In addition, RDU International Airport is only a 27 minute drive from Knightdale via I-540.

The Town's commitment to parks, greenways and open space makes it an excellent place to raise a family. Knightdale Station Park is over 70 acres and includes miles of paved trails, a dog park, athletic fields, playgrounds, bathrooms, large picnic shelters, amphitheater and a Veteran's Memorial.

Since 2000, Knightdale has grown by 153%. It is the 10th fastest growing municipality in North Carolina.

Knightdale is a wonderful place to live, raise a family, work and establish a business. In addition to providing a highly desirable quality of life for every type of business and its workforce, Knightdale an excellent marketplace for businesses and entrepreneurs to offer goods and services of all descriptions.

KNIGHTDALE QUICK FACTS

**Nine miles to
Downtown
Raleigh**

**Numerous
parks and trails**

**Part of
Research
Triangle**

**One of the lowest
median ages
in the Raleigh
region**

**Extensive
greenway
system**

**Situated on the
outer loop
of I-540**

**Robust
transportation
system to support
emerging business
base**

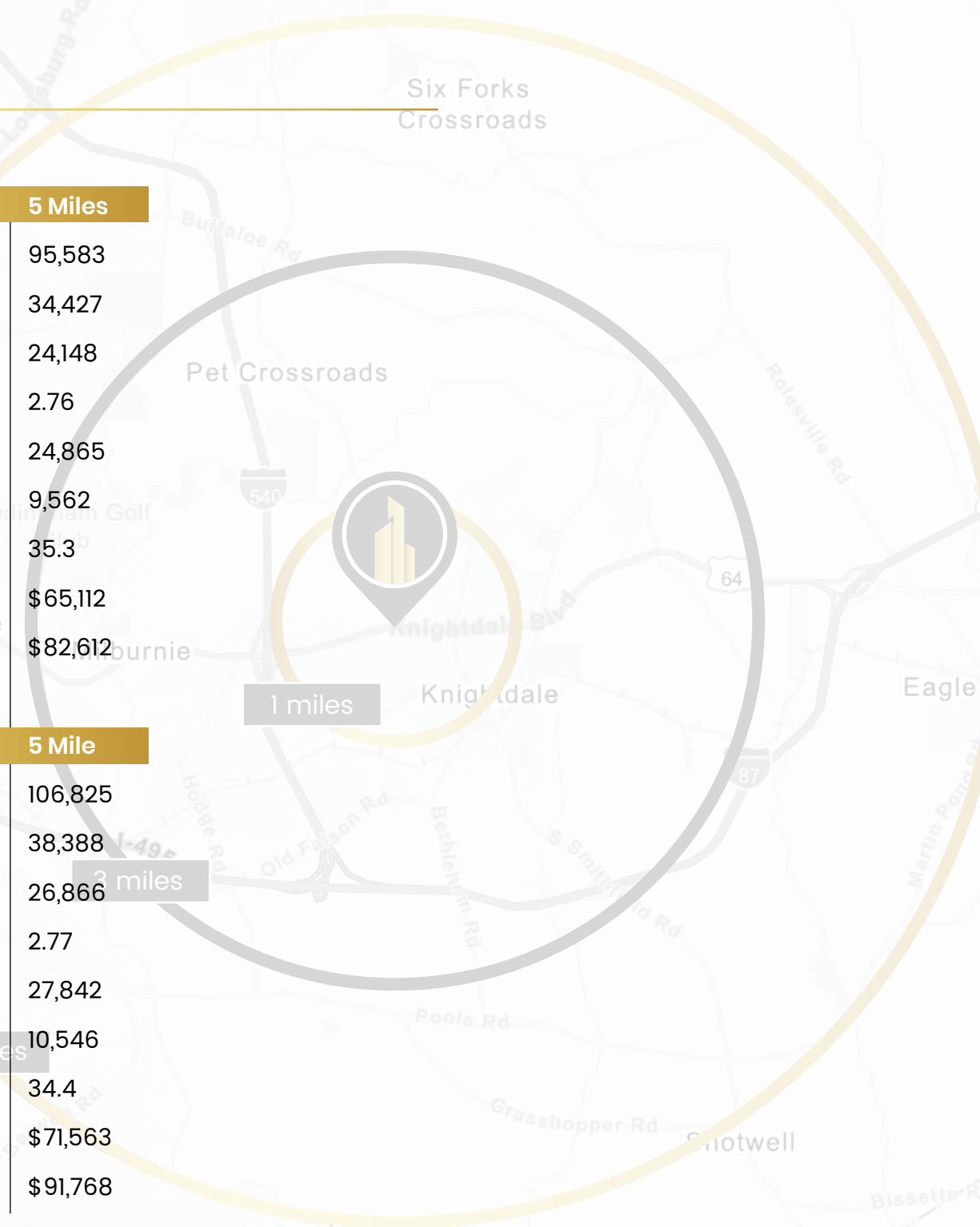
**#9
Best Places to
Buy a House in
Raleigh Area**

**10th fastest
growing
municipality in
North Carolina**

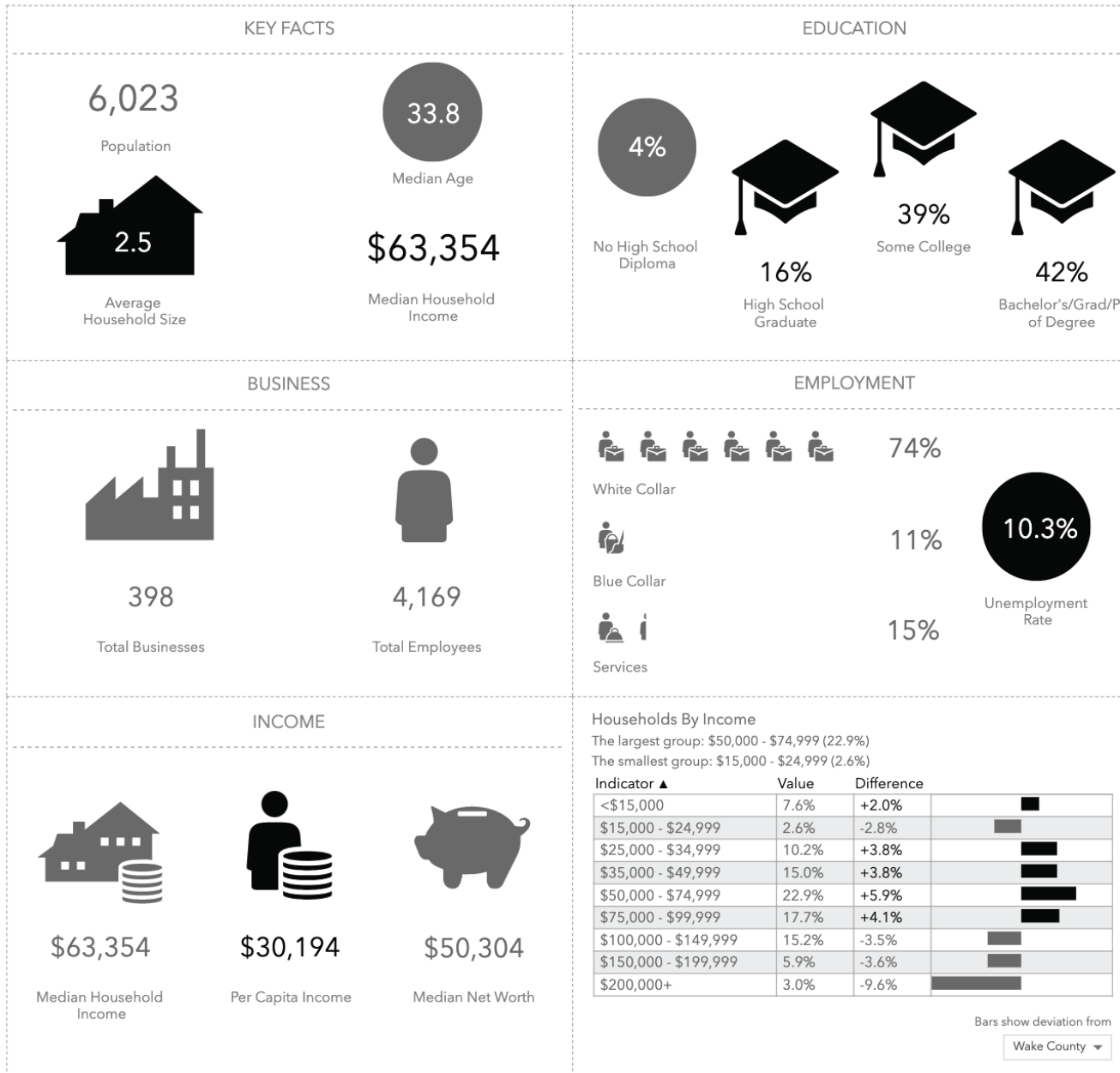
DEMOGRAPHIC OVERVIEW

2020 Summary	1 Mile	3 Miles	5 Miles
Population	6,023	34,150	95,583
Households	2,360	13,060	34,427
Families	1,539	8,831	24,148
Average Household Size	2.53	2.61	2.76
Owner Occupied Housing Units	1,174	9,090	24,865
Renter Occupied Housing Units	1,187	3,970	9,562
Median Age	33.8	36.0	35.3
Median Household Income	\$63,354	\$66,318	\$65,112
Average Household Income	\$78,154	\$84,141	\$82,612

2025 Summary	1 Mile	3 Mile	5 Mile
Population	6,845	38,726	106,825
Households	2,679	14,753	38,388
Families	1,739	9,953	26,866
Average Household Size	2.54	2.62	2.77
Owner Occupied Housing Units	1,324	10,273	27,842
Renter Occupied Housing Units	1,355	4,481	10,546
Median Age	33.2	35.3	34.4
Median Household Income	\$68,066	\$72,040	\$71,563
Average Household Income	\$85,283	\$92,105	\$91,768



DEMOGRAPHIC OVERVIEW



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