



The Q

Office Condo for Sale or Lease
145 South Main Street
Fuquay-Varina, NC 27526

The Q

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The Q is a premier Class A mixed-use development located in historic downtown Fuquay-Varina. The property is walkable to numerous restaurants, cafes, parks, and other attractions. Fuquay-Varina is a suburb of Raleigh in southwest Wake County, and one of the fastest growing municipalities in the state of North Carolina.

OFFICE SPACE AVAILABLE	2,496 RSF (Second floor)
OFFICE LEASE RATE	\$32.50 SF/yr, Full Service
OFFICE CONDO SALE PRICE	\$295.00/SF
RETAIL SPACE AVAILABLE	Fully Leased
RETAIL LEASE RATE	TICAM (Estimate): \$5.00/SF
DELIVERY	Building shell is delivered. Office is warm shell.
PARKING	Surface parking on site with additional street parking and public parking lots nearby

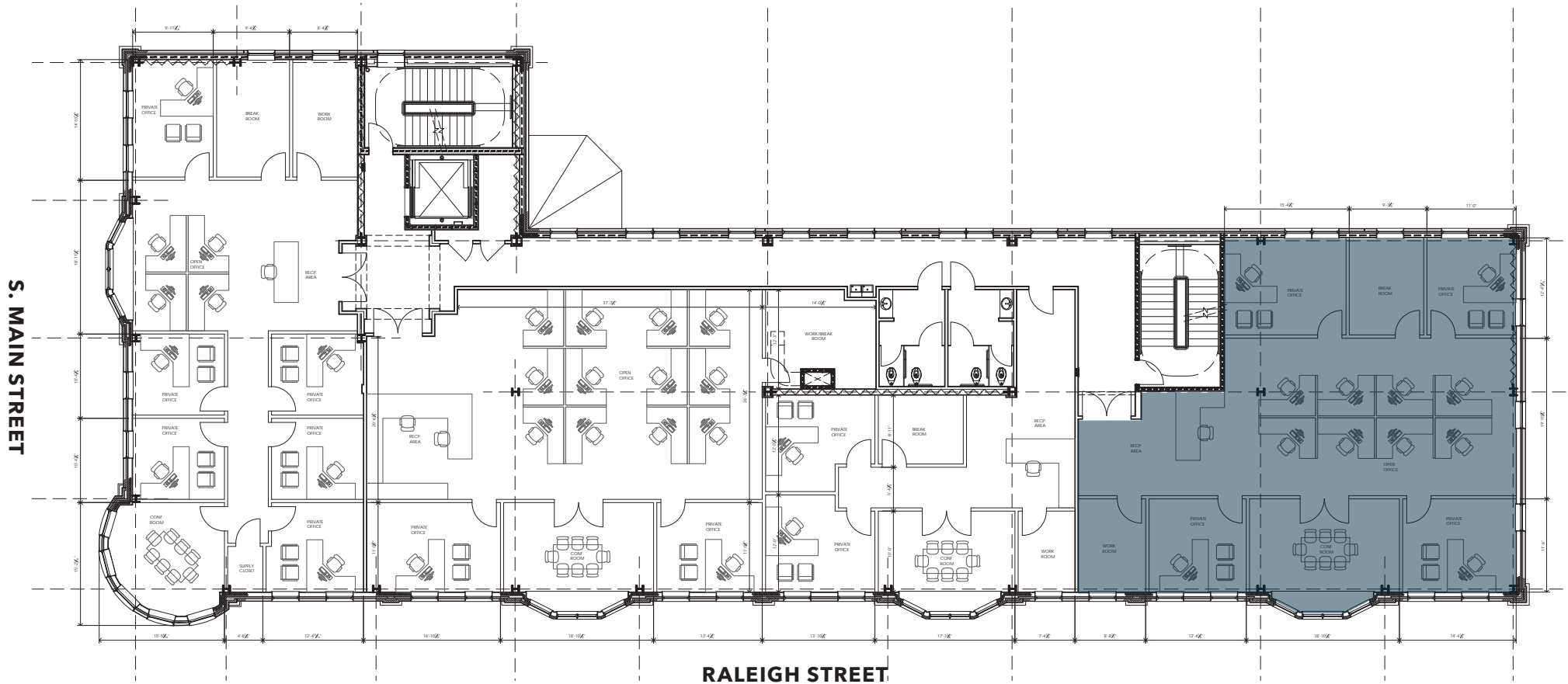


SECOND FLOOR OFFICE

Karah Jennings McConnell
kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

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Suite 220
±2,496 RSF
Lease: \$32.50/SF FS
Sale: \$736,320

CONCEPTUAL FLOOR PLAN

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SUITE 220



FACING WEST



FACING SOUTH

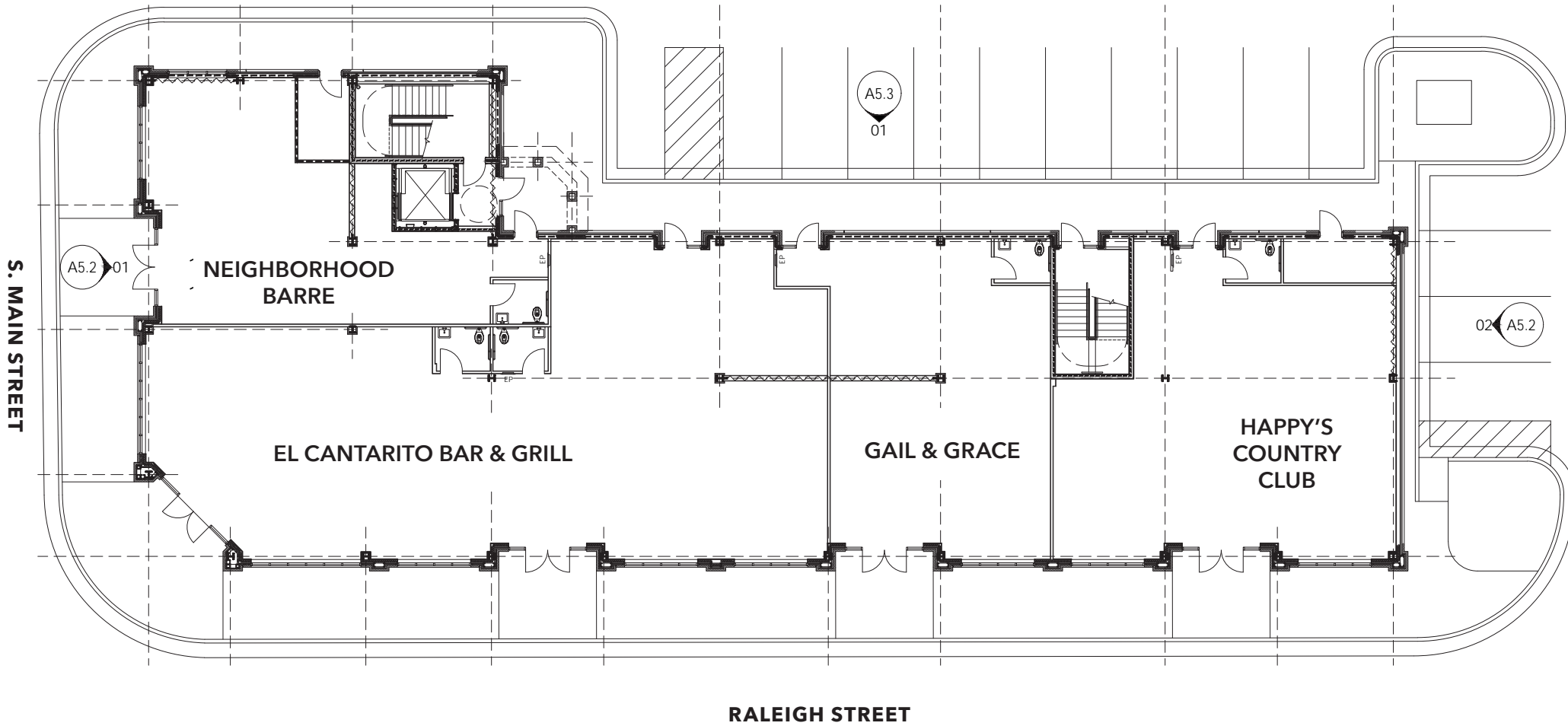


FACING EAST

FIRST FLOOR RETAIL

Christina Coffey
ccoffey@lee-associates.com
O: 919.576.2273
C: 919.522.9915

The Q



DOWNTOWN FUQUAY-VARINA

Amenities and services within a five-minute walk of **The Q**

RESTAURANTS, CAFES & BREWERIES

1. The Fainting Goat Brewery
2. The Mason Jar Tavern
3. The Mill
4. Anna's Pizzeria
5. Brus on Main
6. Stick Boy Bread Co.
7. Joyce & Family Restaurant
8. Cultivate
9. Vicious Fishes

RETAIL & SERVICES

- | | |
|----------------------------------|---------------------------------------|
| 1. Piedmont Pottery | 12. Revelry Barber |
| 2. Shoppes on Main | 13. Fidelity Bank |
| 3. Ashworth's | 14. Adorn Home Furnishings |
| 4. Merle Norman | 15. Fuquay-Varina Chamber of Commerce |
| 5. Colonial Barber | 16. Fuquay-Varina Government |
| 6. Lights Unlimited | 17. Fuquay Works Coworking |
| 7. Abshure Realty Group | 18. DMV |
| 8. The Hair Gallery | 19. Family Optical |
| 9. Annie's African Hair Braiding | 20. KnB's Marketplace |
| 10. State Farm - Garion Bunn | |
| 11. Bostic & Wilson Antiques | |

FITNESS

1. Jazzercise
2. OS Institute
3. Center Stage Performing Arts
4. Arts Inspired Dance Academy

ENTERTAINMENT & VENUES

1. Fuquay Mineral Springs Park
2. Fuquay-Varina Arts Center
3. Library Park
4. Inner Beast Hatchet House
5. Centennial Square



AREA AMENITIES

The Q



#1 Safest Small Town in North Carolina
MoneyGeek, 2022

#1 Best Cities and Towns for First-Time Homebuyers
Apartment Therapy, 2021

#6 Best Suburb in the Country to Move to in 2021
Homes.com, 2021

	1 MILE	3 MILES	5 MILES
POPULATION			
2027 Projection	8,976	47,319	88,423
2022 Estimate	8,327	41,086	78,481
Growth 2010-2022	7.8%	15.2%	12.7%
DAYTIME POPULATION			
	8,123	35,331	62,831
AVERAGE HOUSEHOLD INCOME			
2022 Estimate	\$86,676	\$107,478	\$119,288
MEDIAN AGE			
	37.7	36.7	36.7
EDUCATION			
High School Graduate	93.8%	94.7%	95.3%
Bachelor's Degree or Higher	37.0%	43.1%	46.3%



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FIRST FLOOR RETAIL LEASING

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ccoffey@lee-associates.com
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SECOND FLOOR OFFICE LEASING & SALES

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kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

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