

# 2469 WENDELL BOULEVARD

WENDELL, NC 27591

TURNKEY MEDICAL OFFICE **FOR SALE OR LEASE**



# EXECUTIVE SUMMARY

## PROPERTY DESCRIPTION



2469 WENDELL BLVD

<b>ADDRESS</b>	2469 Wendell Boulevard
<b>CITY/STATE/ZIP</b>	Wendell, NC 27591
<b>ASKING PRICE</b>	\$1,100,000 (\$289/SF)
<b>ASKING RATE</b>	\$22.00/SF NNN
<b>TICAMs</b>	≈\$5.00/SF
<b>BUILDING SIZE</b>	3,810 SF
<b>ZONING</b>	Highway Commercial (CH)
<b>YEAR BUILT</b>	2007
<b>PARKING SPACES</b>	Ample
<b>PROPERTY TAX (2025)</b>	\$8,702
<b>CONDO FEES</b>	\$609.33/mo
<b>EXAM ROOMS</b>	Four
<b>PRIVATE OFFICE</b>	Four
<b>AVERAGE ANNUAL DAILY TRAFFIC (2023)</b>	13,500 VPD

### ROOF/HVAC

The building has a metal roof. There are no known issues with the roof. Spec Con, Inc. installed the roof in 2007. The space is serviced by four HVAC units. The condo association covers all roof maintenance and repairs.

### X-RAY, TRAUMA, AND LABORATORY ROOMS

There are three specialized medical rooms at 2469 Wendell Blvd. A 241 SF X-ray room with lead-lined walls, a 157 SF trauma room for with a 6' wide doorway, and a 119 SF laboratory currently used to take labs for patients. The x-ray machine and equipment is included in the sales price. The x-ray machine was last used in 2021.

### ADA COMPLIANCE

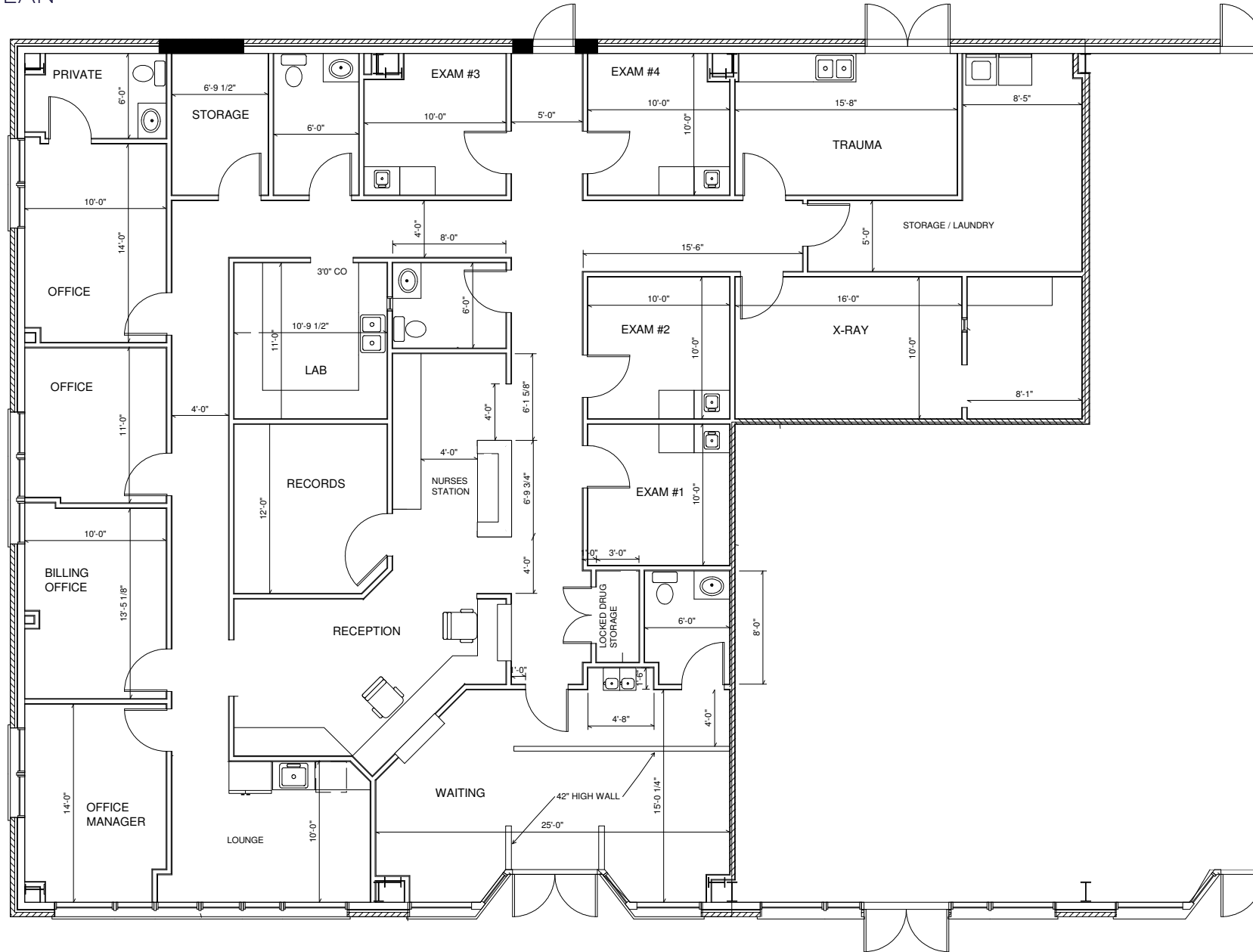
The space is currently occupied by a family medicine practice. All hallways, doorways, and bathrooms follow ADA regulations.

### CONDO ASSOCIATION

A condo association governs the Knott's Square condominiums. There is a small, painting project scheduled to begin this fall. Existing capital reserves will cover the cost of this project. Association responsibilities include the roof, exterior walls, landscaping, and parking lot.

# EXECUTIVE SUMMARY

## FLOORPLAN



FLOOR PLAN  
3,810 SF

# EXECUTIVE SUMMARY

## PROPERTY PHOTOS

Reception Area



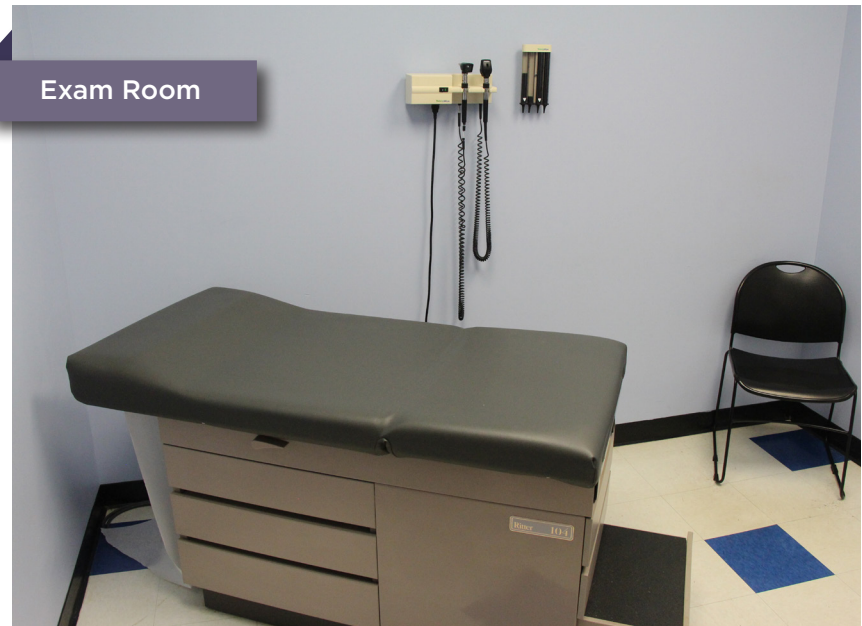
Trauma Room



Exam Room



Exam Room



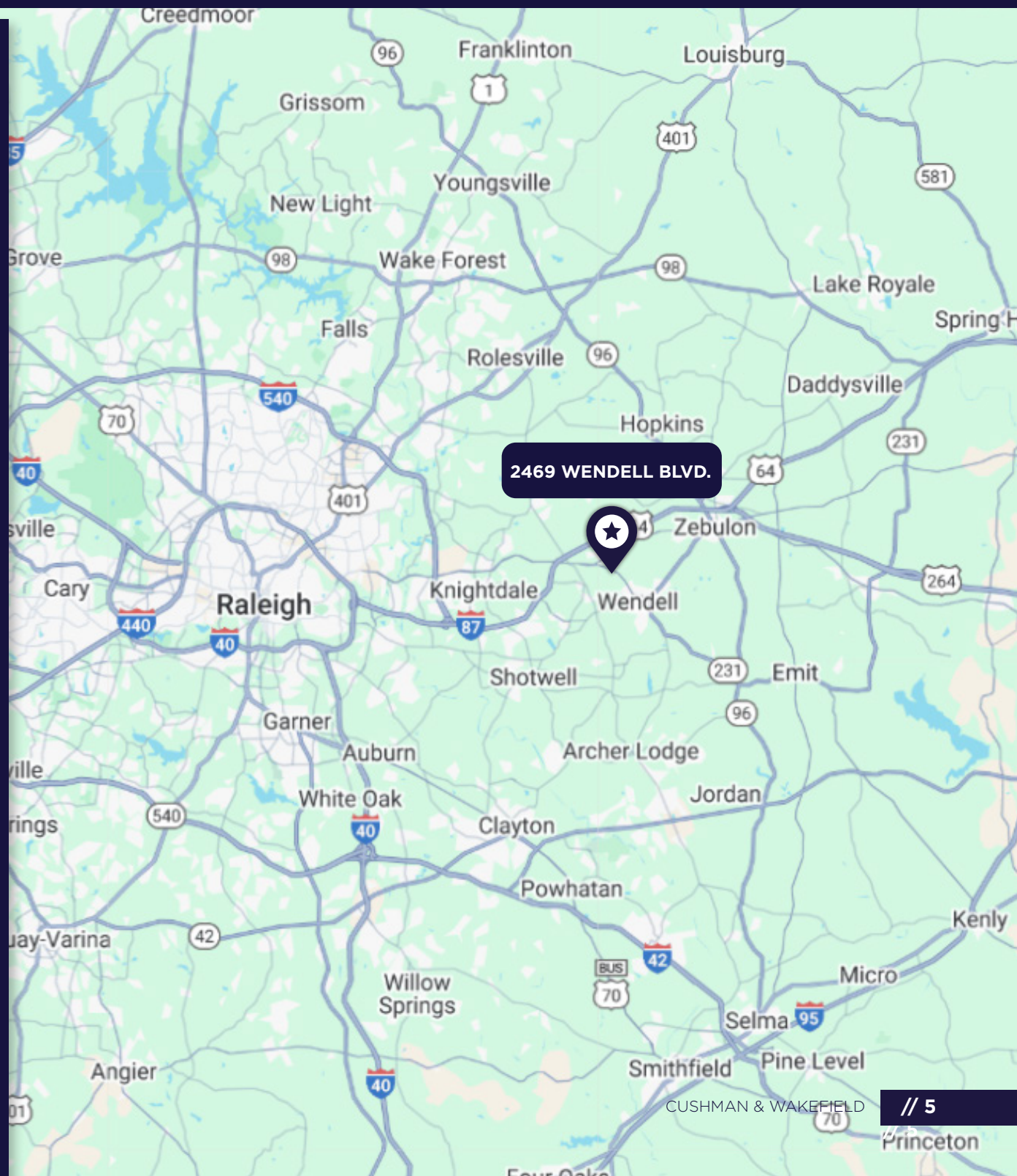
# PREMIER LOCATION

EASTERN WAKE COUNTY

Wendell is booming. A short drive from both Wendell Falls and Knightdale, 2469 Wendell Blvd is ideally positioned in Eastern Wake County to serve a growing patient base comprised of both young families and aging retirees.

## POINTS OF INTEREST

Downtown Wendell	1.8 miles
Interstate 87/US 64	2.4 miles
Wendell Falls	4.9 miles
Knightdale	5.5 miles
Zebulon	5.9 miles
Interstate 540	8.8 miles
Interstate 440	14.9 miles



# LOCATION OVERVIEW

## WENDELL

Just 15 miles from downtown Raleigh in bustling Eastern Wake County, Wendell is both vibrant and rapidly growing. Current population estimates fall around 14,000, marking a dramatic rise from the 9,793 reported in the 2020 census. Once a quiet suburb, Wendell now ranks among North Carolina's fastest-growing municipalities thanks to its robust residential construction pipeline, quality lifestyle, and a strong business climate.

**46%**

Population Growth  
from 2020 to 2023  
*NC State Demographer*

**31,000**

Projected 2030  
Population  
*U.S. Census Bureau*

### APPROVED & UNDER CONSTRUCTION

### HIGHLIGHTED DEVELOPMENTS

**2.0M** Square Feet of  
Commercial Space

**7,861** Single Family and  
Townhome Units

**1,943** Multifamily Units

#### WENDELL FALLS® BY NEWLAND

Wendell Falls is a 1,100-acre master-planned community, featuring over 10 miles of trails and a vibrant town center. When complete, it will include up to 4,000 homes and 2 million square feet of commercial space.

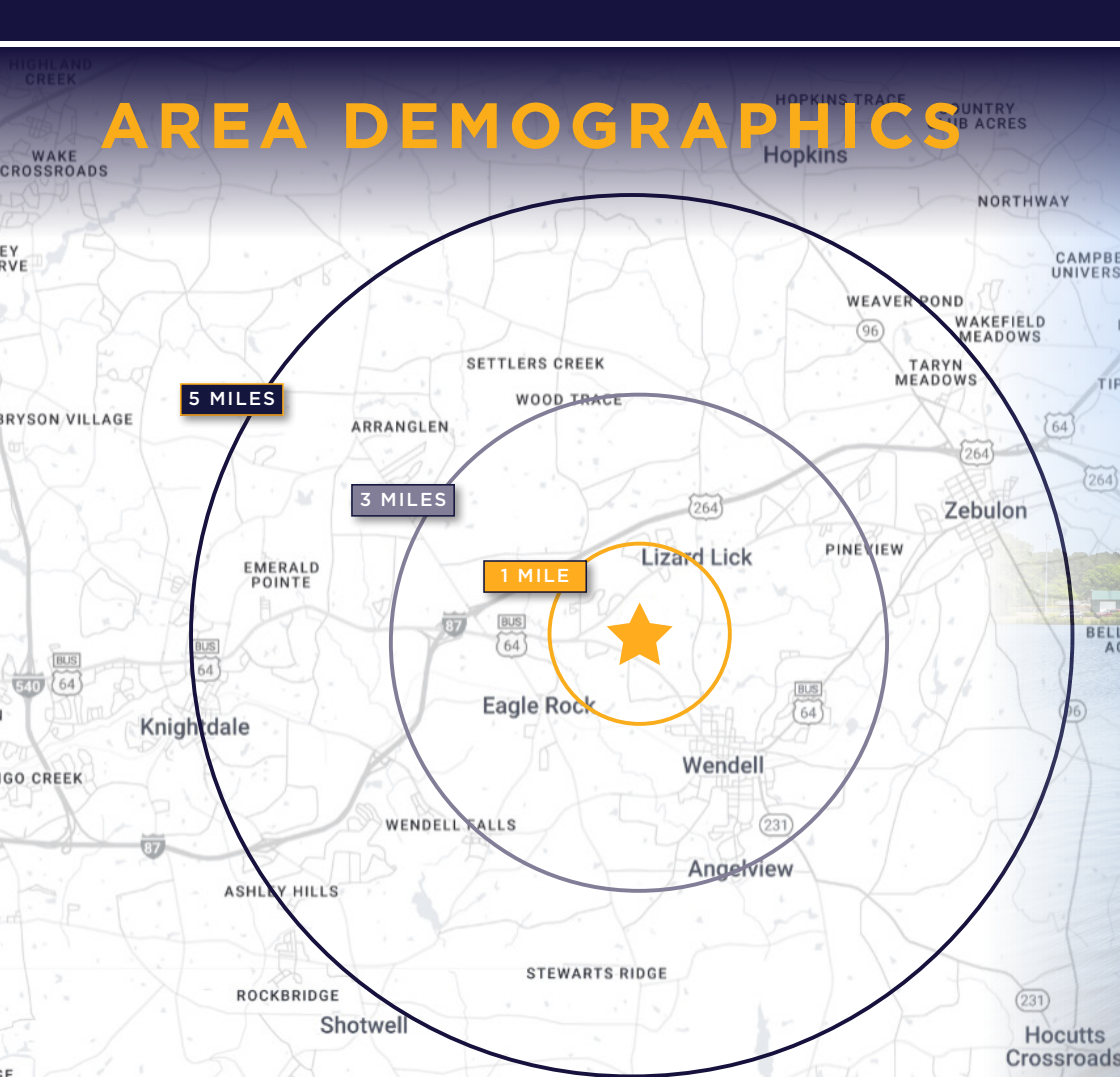
#### BARNETT PROPERTIES

Barnett Properties is developing a new, 90,000 SF retail center anchored by Lowes Foods at the intersection of Poole Rd and Eagle Rock Rd. Construction is anticipated to complete in Q4 2026.

#### Summit Real Estate Group

Wendell Commerce Center is a 1.8 million square foot industrial park located at the intersection of Wendell Blvd and I-87. Developed by Summit Real Estate, the park will eventually hold eight buildings. Phase one includes 493,730 SF comprised of three buildings. Construction began in June 2025.

# AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Total Population	1,635	20,078	49,649
2025-2030 Growth Rate: Population	1.66%	2.99%	3.04%
Total Daytime Population	2,050	15,543	37,821
Median Household Income	\$76,925	\$90,017	\$90,973
Total Households	700	7,514	17,813
Median Age	39.4	37.6	38.0
Total Businesses	103	524	1,182

**102.9% Single-Family Home Permit Increase from 2023 to 2024 (Wendell)**  
 Wendell Planning Department

**#9 Top Real Estate Market to Watch in 2024 (Raleigh-Durham)**  
*PwC US, Emerging Trends in Real Estate*

**#8 Top Real Estate Market for Homebuilding Prospects in 2024 (Raleigh-Durham)**  
*PwC US, Emerging Trends in Real Estate*

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