

# OUTPARCELS AVAILABLE - Food Lion Anchored Shopping Center For Build-to-Suit or Land Lease • Broad Street Market Shopping Center 1520 Broad Street, Fuquay-Varina, NC 27526 (Wake County)



**Outparcels and Junior Anchor  
Space Available  
For Build-to-Suit,  
Lease or Sale**

## Outparcels Available:

**Lot 2 /Approx .93 Acres**  
**Lot 5 /Approx 1.12 Acres**  
**Lot 6 /Approx 3 Acres (Divisible)**

**Lot 8 /Approx 4.15 Acres (Divisible)**  
**Lot 9 /Approx 1.66 Acres**

## Property Details

**Size:** 44,220 square foot Food Lion-anchored shopping center  
Recently Renovated

**Zoning:** Commercial

**Location:** Intersection of Highway 55 (Broad Street), Apex Peakway, & James Slaughter

**Judd Parkway:** Widening to four (4) lanes with two (2) dedicated right turn lanes onto Hwy 55 from Judd Parkway.



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All information furnished regarding the above referenced property is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and is submitted subject to errors, omissions, change of price, rental or other conditions or withdrawal without notice.



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1520 Broad Street, Fuquay-Varina, NC 27526 (Wake County)



Outparcels Available for Build-To-Suit or Land Lease. Broad Street Market Shopping Center is a 44,220 square foot Food Lion anchored shopping center at the intersection of Hwy 55 (30,000 vehicles per day) and Judd Parkway (14,500 vehicles per day) in Fuquay-Varina, North Carolina that was recently renovated. Judd Parkway connects Fuquay-Varina's two major highways (Hwy 55 & Hwy 401), allowing traffic to bypass downtown Fuquay-Varina. Judd Parkway was recently extended to Hwy 42, directing even more traffic towards the shopping center. Judd Parkway is also being widened to four (4) lanes with two (2) dedicated right turn lanes onto Hwy 55 from Judd Parkway.

Traffic Counts: Highway 55 (Broad Street) – 30,000 vehicles per day  
 Judd Parkway - 14,500 vehicles per day  
 James Slaughter Road – 4,800 vehicles per day

## Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2022 Estimated Population	7,593	46,935	101,220
2027 Projected Population	8,862	53,863	112,443
2022 Estimated Average Household Income	\$106,606	\$115,015	\$131,065
2027 Projected Average Household Income	\$125,211	\$134,114	\$150,536

Source: esri



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