

RETAIL PROPERTY FOR LEASE

# 202 N ARENDELL AVENUE

202 N Arendell Avenue | Zebulon, NC 27597

Zebulon Jewelry & Pawn

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COMMERCIAL REAL ESTATE



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## PROPERTY DESCRIPTION

Now available for lease, this 3,773 SF retail space at 202 N. Arendell Avenue offers an ideal setting for a boutique, specialty retailer, or service-oriented business. The space includes two private bathrooms, a flexible open layout, and sits on 0.17 acres in a high-traffic downtown corridor. Offered at \$15/SF NNN, the lease provides excellent value in a rapidly growing market. Tenants will benefit from ample parking, strong street visibility, and foot traffic generated by surrounding local businesses and restaurants.

## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$15.00 SF/yr (NNN) |
| Available SF:  | 3,773 SF            |
| Building Size: | 6,164 SF            |

## PROPERTY HIGHLIGHTS

- Retail space featuring 2 private bathrooms
- Centrally located in the heart of Downtown Zebulon
- High visibility with a traffic count of 7,100 vehicles per day (VPD)
- Ample parking options: street parking and adjacent parking lot
- Surrounded by local businesses, restaurants, and shops, providing strong foot traffic
- Ideal for a variety of retail uses, including boutique, specialty store, or service-oriented business

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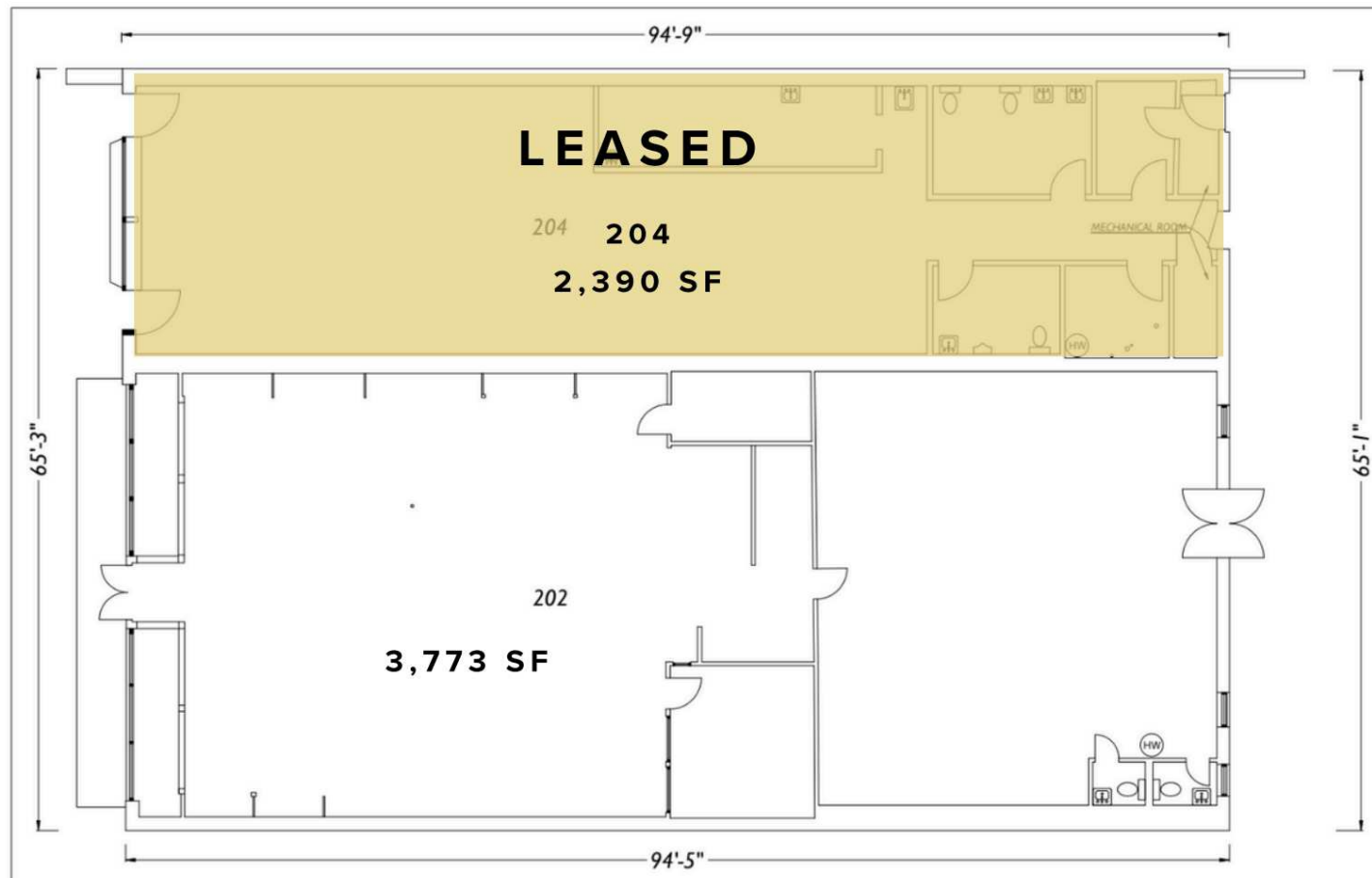
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## Floor Plan

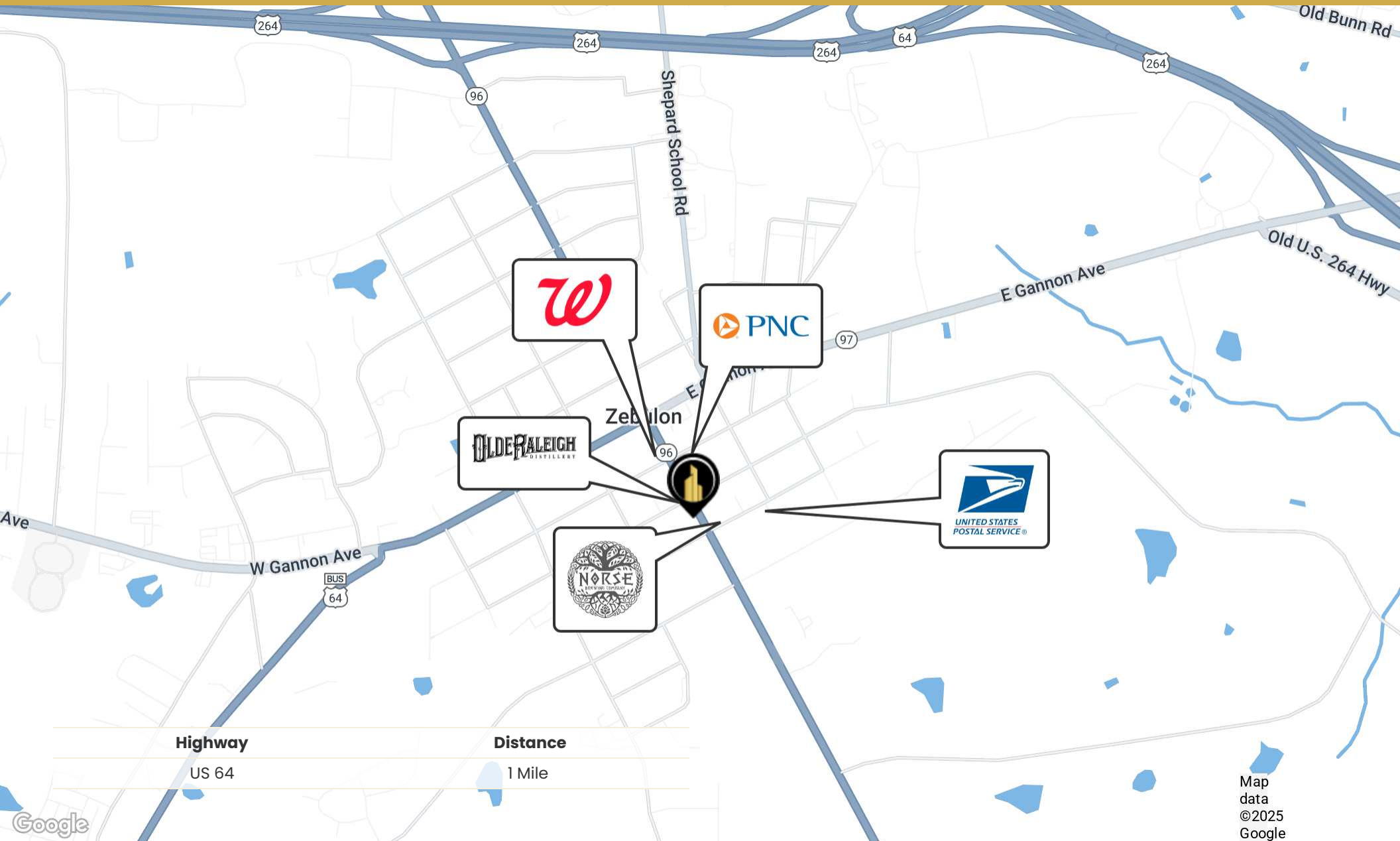
Total Square Feet - 6,164 SF



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## MARKET OVERVIEW - ZEBULON, NC

Zebulon, North Carolina, is a rapidly growing town in eastern Wake County, blending small-town charm with the economic momentum of the greater Raleigh-Durham area. Known as the "Town of Friendly People," Zebulon offers a welcoming atmosphere for residents, businesses, and visitors alike. With convenient access to major highways like U.S. 64 and U.S. 264, Zebulon has become an attractive destination for commuters looking to enjoy a slower pace while remaining close to the urban amenities of Raleigh, only 25 minutes away.

The town's economy is bolstered by its diverse mix of industries, including manufacturing, healthcare, retail, and professional services. Major employers like GlaxoSmithKline and Nomaco are part of the industrial backbone supporting Zebulon's growth, while small businesses thrive in the heart of downtown. Zebulon's historic charm, paired with continued commercial development, creates a balanced market that appeals to a wide range of businesses looking to tap into both local customers and those traveling from neighboring areas.

Zebulon is also experiencing a rise in residential growth, with new housing developments attracting families and young professionals. The town's parks, recreational facilities, and local events create a strong sense of community. As the easternmost town in Wake County, Zebulon is strategically positioned to benefit from regional growth while maintaining its distinct character, making it a desirable place for both new residents and businesses to call home.

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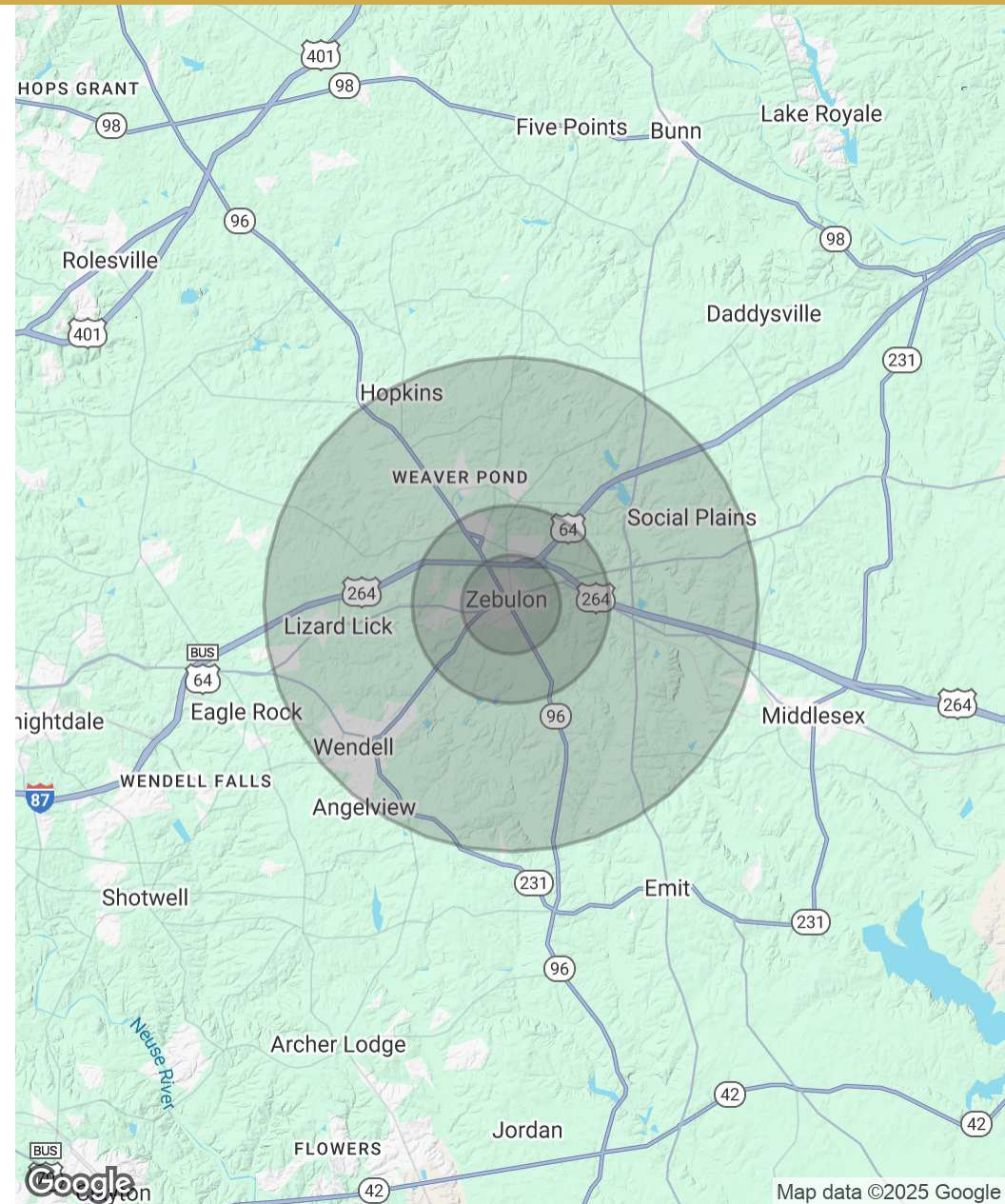
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| POPULATION           | 1 MILE | 2 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,284  | 7,793   | 30,245  |
| Average Age          | 39     | 40      | 39      |
| Average Age (Male)   | 38     | 38      | 38      |
| Average Age (Female) | 41     | 41      | 41      |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,238     | 2,918     | 11,137    |
| # of Persons per HH | 2.7       | 2.7       | 2.7       |
| Average HH Income   | \$81,513  | \$86,731  | \$91,795  |
| Average House Value | \$374,853 | \$384,053 | \$380,224 |

Demographics data derived from AlphaMap



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