

Building For Sale

FUQUAY-VARINA, NC



202 N Main Street

3,333 sf | \$999,900



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COMMERCIAL**

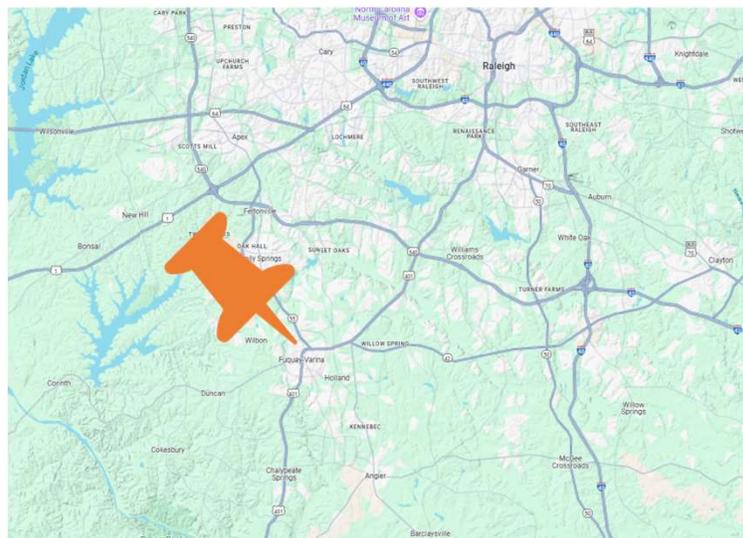
Triangle Group

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Executive Summary



A Downtown Address That Means Business

Flexible office + showroom space with private parking and prime exposure, steps from Fuquay-Varina's next wave of downtown development.

Century 21® Commercial Triangle Group presents this 3,333 sf office/retail stand-alone building located on a prominent corner in the growing downtown "Fuquay Springs" area with frontage on both N. Main Street (US401) and E. Jones Street. This property is a rare opportunity to secure a strategic location in one of the fastest-growing areas in southern Wake County.

Key Property Highlights

This offering includes:

- two parcels totaling 0.23 acres
- 3,333 SF building including a fully finished walk-down lower-level showroom
- prominent Main Street frontage
- expansive display windows
- private off-street parking—an uncommon advantage in the downtown corridor
- Zoned DC-2, the property supports a broad mix of uses including retail, office, commercial, and residential
- May be eligible for a Downtown Façade Improvement Grant

Contact Century 21® Commercial Triangle Group today to explore this opportunity and schedule your tour.



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Explore the Possibilities

202 N Main Street features a 3,333 SF building with a primary first floor and a fully finished walk-down lower level. The property benefits from prominent Main Street frontage, expansive display windows, and private off-street parking—an uncommon advantage in the downtown corridor. The vacant lot behind the building as part of this sale may be able to become additional parking if needed, or developed.

The building interior offers two large open showroom areas (one on each floor), four to five private offices, one full bath with walk-in shower, two half baths, and abundant storage. Flexible configurations allow for a wide range of professional, commercial, and retail applications. Original terrazzo floors are located under the floating floor in the primary showroom area and original bank vault remains as a secure storage area. Select furnishings and appliances may be included in the sale.

NOTE: Business ground sign is located on the adjacent property and lower level was finished prior to 2005 (permits not available).

Downtown Redevelopment

Be a part of a new Downtown Fuquay- This property is strategically positioned adjacent to the Fuquay-Varina Town Hall and 1 block from the Town of Fuquay-Varina's planned mixed-use redevelopment project, which will introduce new multi-story buildings with ground-floor retail and upper-level residential units.

As a part of the downtown area, this property may also be eligible for a Downtown Façade Improvement Grant.



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202 N Main Street | Fuquay-Varina Property Details

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Features:

- Prominent corner parcel in downtown “Fuquay Springs”
- 0.23 acres total / 2 lots – second lot may be able to become additional parking or developed
- Adjacent to Town of Fuquay-Varina Town Hall and the new mixed use downtown development project. <https://www.fuquay-varina.org/695/Downtown-Mixed-Use-Development>
- Newly installed decorative sidewalk on E. Jones Street



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Property Details

Price:	\$999,900.00
Size:	3,333 sf 2,281 primary floor / 1,052 lower level (permits unavailable) 0.23 acres
Road Access:	Primary frontage: N. Main Street Secondary frontage: E. Jones Street
PIN:	0656985566 and 0656986526
Taxes:	2025 Tax Bill \$4,840
City Limits:	yes
Planning Jurisdiction:	Fuquay-Varina
Zoning: Fuquay-Varina Planning 919-552-1429	DC2: Downtown Center - 2 See Fuquay-Varina Land Development Ordinance for development regulations and list of permitted and prohibited uses
Future Land Use: Fuquay-Varina Planning 919-552-1429	DT: Downtown See Fuquay-Varina 2040 Community Vision Land Use Plan pages 86-89 for future land use character typology and description of potential development options and uses. See pages 92-93 for supported zoning districts should a different zoning be considered.
Utilities: Town of Fuquay-Varina Public Utilities 919-753-1028	Water: Fuquay-Varina Public Utilities Sewer: Fuquay-Varina Public Utilities Internet: Spectrum Natural Gas: Enbridge lines 700' away – currently utilizing propane Electricity: Duke Energy



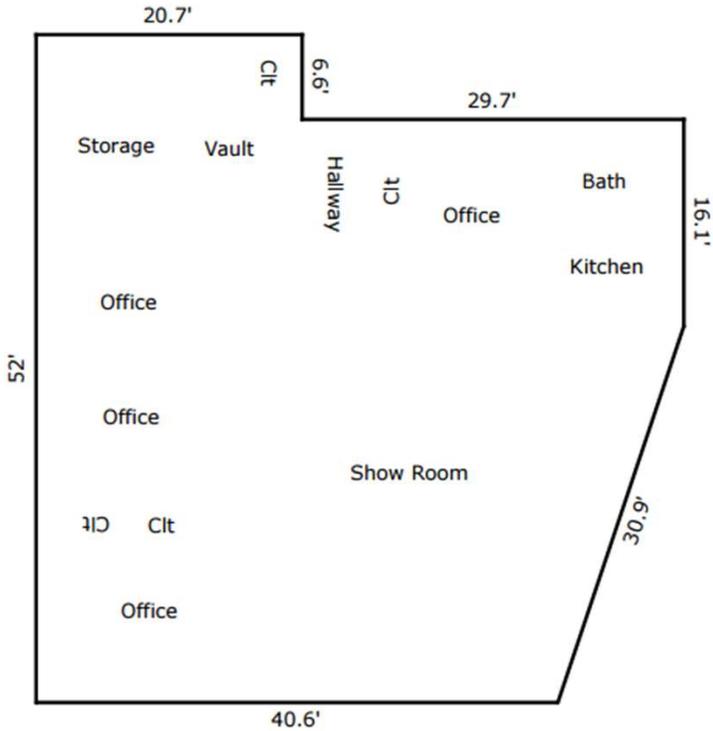
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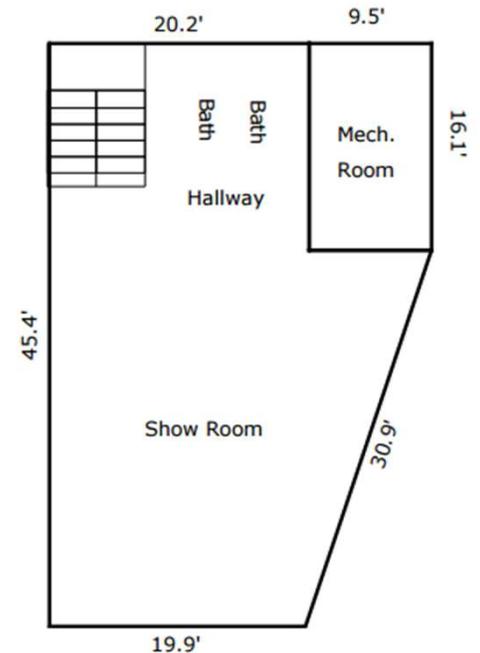


Main Level

- Show Room: 17.9 X 28
- Office: 10 X 14
- Office: 10 X 14
- Office: 12.5 X 18.5
- Office: 10 X 14
- Kitchen: 8 X 9
- Bathroom: 5 X 8
- Storage Room: 9 X 13.5
- Vault: 8 X 13.5

Lower Level

- Show Room: 26.5 X 27.5
- Bathroom: 4.5 X 11
- Bathroom: 4.5 X 11
- Mech. Room: 8.5 X 17



Area Calculations

Main Floor: 2,281 SqFt
 Lower Level: 1,052 SqFt

Total: 3,333 SqFt



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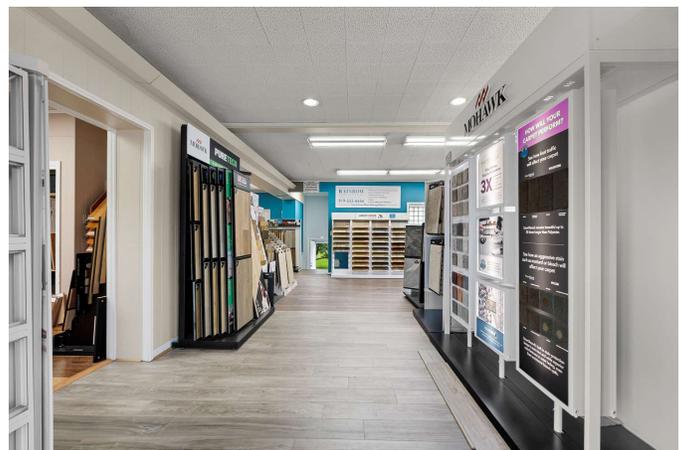
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Demographics

Fuquay-Varina



46,617

Population - 2024



93%

Population Growth
2011-2021



\$111,447

Median Household
Income - 2024



52.9%

Bachelor's Degree
or Higher - 2024



18.6K

Daytime
Employees - 2023



14,124

Households - 2024



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Community Overview



Wake County is the largest county in the Research Triangle region of North Carolina and is home to Raleigh, North Carolina's state capital. This dynamic region is home to a wide range of businesses, including Fortune 500 giants and thousands of small and mid-sized companies in the life science and technology industries.

As one of the nation's fastest-growing regions, Wake County offers the ideal blend of cost, comfort, and culture, plus thousands of diverse jobs. Wake County is home to more than one million people, and 13 different communities spread across 850 square miles. The region adds 64 new people every day, 43 of which move here and 21 are born here. With nearly half of the population having a bachelor's degree or higher, which is almost double the state and national average, Wake County is one of the best places to live in work in the world.

Wake County is focused on smart, equitable growth and building a community with opportunities for all.



Fuquay-Varina is one of North Carolina's fastest growing communities that is well-positioned for investment, growth, and development. Strategically located nearby world-famous Research Triangle Park, Raleigh, Durham, and Chapel Hill, Fuquay-Varina is a prime location for businesses that are looking to locate or expand, offering companies access to a skilled, qualified, and diverse talented workforce; affordable, flexible, and attractive real estate options; strategic access via a multi-modal transportation network; and excellent education options.

With its strategic location, strong workforce base, and lower cost of business relative to the other communities in Wake County and the Triangle Region, Fuquay-Varina offers a wide range of flexible commercial real estate options, solid infrastructure, and business advantages for companies and investors to thrive.

Very few communities the size of Fuquay-Varina can boast of such an impressive existing industry base. The corporate headquarters of Fidelity Bank, Bob Barker Company, Southbend, Apex Instruments, and InServe Corporation are located in our community as well as major manufacturing facilities for John Deere Turf Care and TE Connectivity.



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR BROKER AGENT FOR MORE DETAILS.



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