

861 Old Knight Rd. Knightdale, NC 27545

KNIGHTDALE BUSINESS CENTER

For Lease | Suite 107 - $\pm 1,800$ SF & Suite 117 - $\pm 1,200$ SF



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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

ADDRESS

861 Old Knight Rd. Knightdale, NC 27545

PROPERTY DESCRIPTION

Knightdale Business Center offers two professionally maintained flex suites available for lease in one of Wake County's fastest-growing commercial corridors. Ideal for retail, flex office, and service business. The property provides flexible space options with convenient access throughout the Triangle.

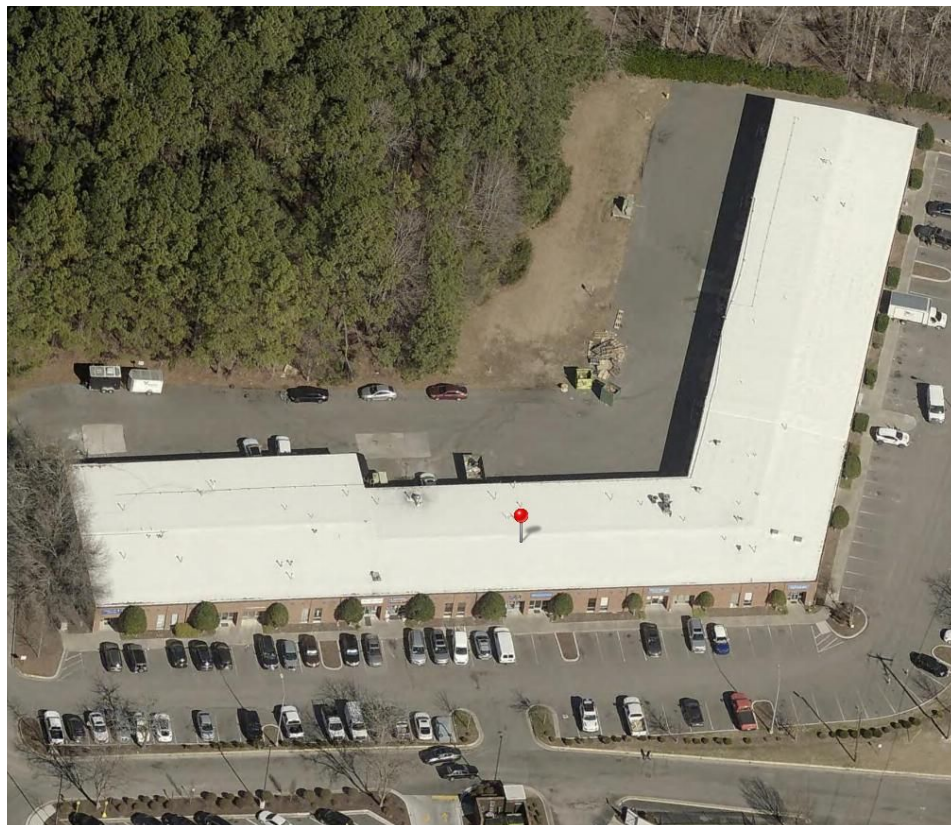
Located just minutes from Interstate 540 and US Highway 64, tenants benefit from outstanding regional connectivity, a growing workforce, and proximity to Raleigh, RDU International Airport, and surrounding Wake County communities.

PROPERTY HIGHLIGHTS

- » Two available flex suites
 - » **Suite 107: ±1,800 SF**
 - » **Suite 117: ±1,200 SF**
- » \$19.00 PSF NNN
- » TICAM: \$4.03 PSF
- » HB (Highway Business) zoning
- » Minutes from I-540 & US-64
- » Excellent East Wake County location
- » Ideal for office, showroom, service, contractor or flex users

PROPERTY INFORMATION

Available Space	±1,200 SF & ±1,800 SF
Lease Rate	\$19.00 PSF NNN
TICAM	\$4.03 PSF
Property Type	Flex
Zoning	HB



PROPERTY BULLETS

AVAILABLE SPACE

- » Suite 107 - $\pm 1,800$ SF
- » Suite 117 - $\pm 1,200$ SF
- » Flex Space
- » For Lease

LEASE INFORMATION

- » \$19.00 PSF NNN
- » TICAM: \$4.03 PSF

PROPERTY FEATURES

- » Multi-tenant flex property
- » Highway Business (HB) zoning
- » Office / Flex opportunity
- » Convenient Knightdale location
- » Easy regional access
- » Professional business park setting
- » Flexible suite sizes

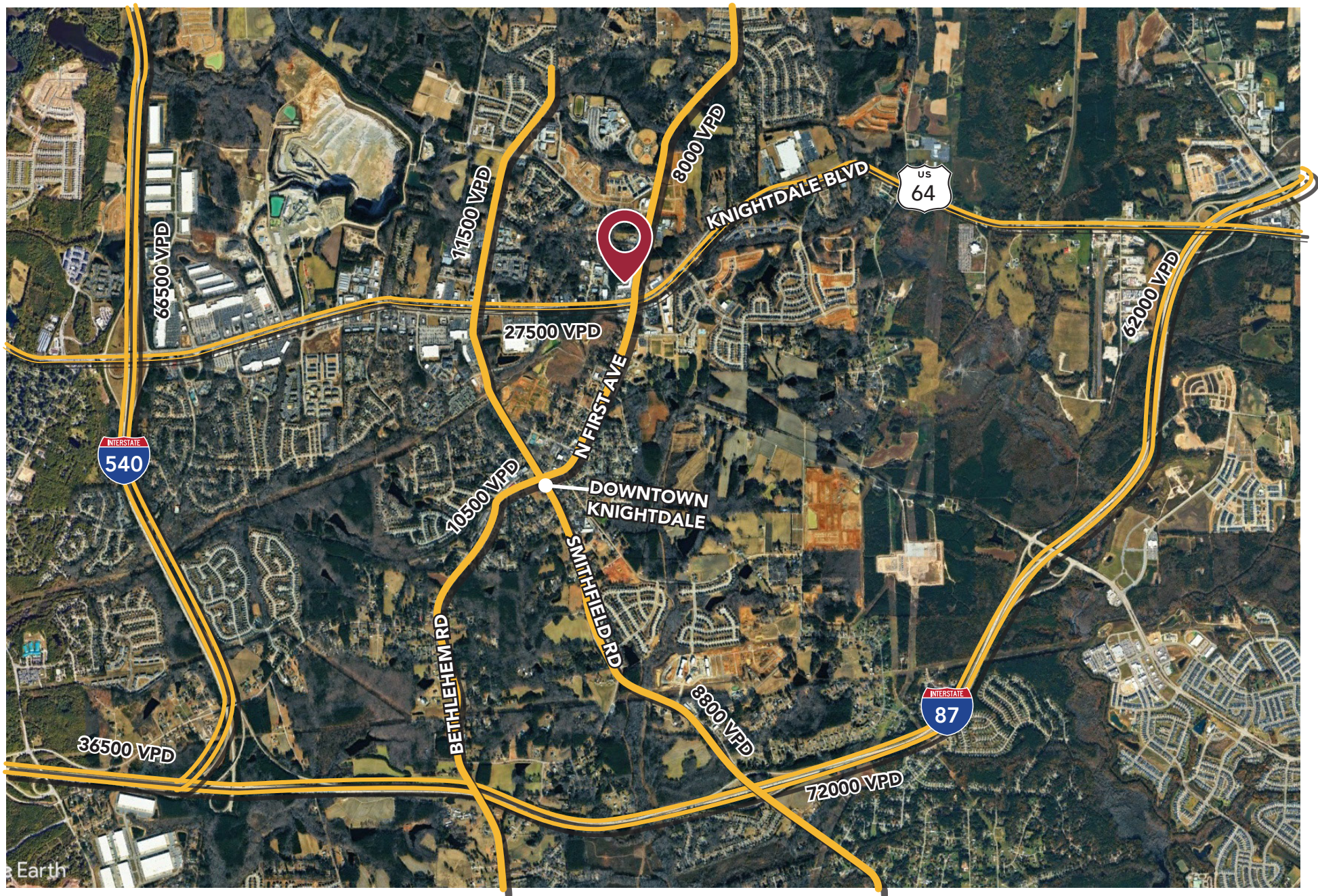


LOCATION DESCRIPTION

Knightdale Business Center is strategically located along Old Knight Road with immediate access to Interstate 540 and US Highway 64, providing quick connections to Downtown Raleigh, RDU International Airport, and the greater Triangle region. The surrounding area continues to experience significant residential and commercial growth, making it an attractive location for office, flex, and service-oriented businesses.



AREA OVERVIEW



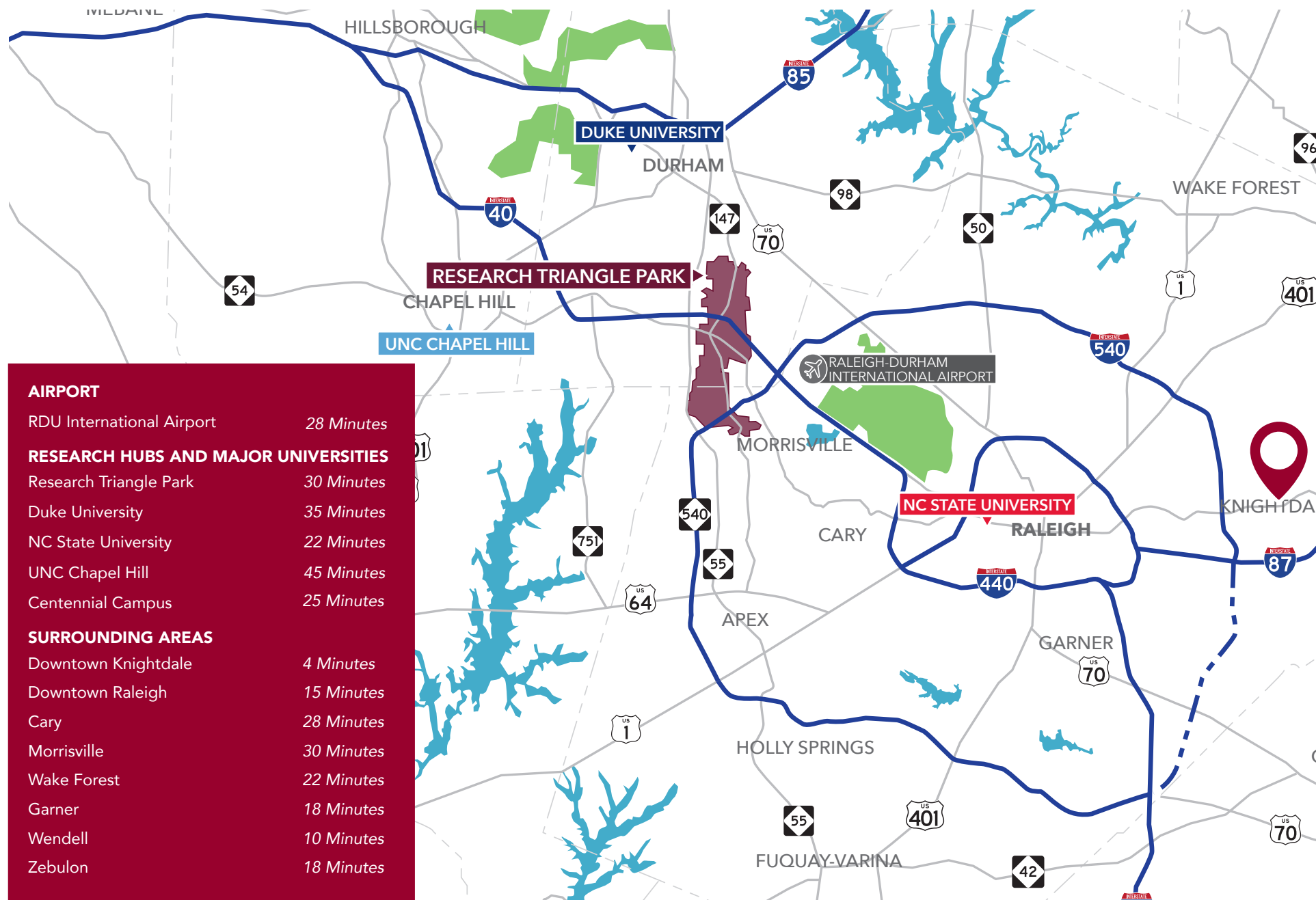
LOCATION ANALYSIS



DISTANCES		
Raleigh	10 miles	15 min
Fayetteville	67 miles	1 hr 10 min
Durham	31 miles	35 min
Greensboro	84 miles	1 hr 25 min
Chapel Hill	39 miles	45 min

Charlotte	175 miles	2 hr 40 min
Winston-Salem	111 miles	1 hr 45 min
Port of Wilmington	131 miles	2 hr 15 min
Port of Charleston	270 miles	4 hr 15 min
Port of Morehead City	133 miles	2 hr 20 min
New York City	510 miles	8 hr 25 min

THE TRIANGLE AREA



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2026)	5,102	28,443	86,742
Daytime Population	6,540	25,034	66,558
Total Businesses	359	873	1,872
Total Employees	3,543	7,850	15,458
Average Household Income	\$123,242	\$111,122	\$122,371

ABOUT KNIGHTDALE, NC

- » **Fast-Growing Community** - Knightdale is one of Wake County's fastest-growing towns, driven by continued residential and commercial development.
- » **Prime Triangle Access** - Immediate access to I-540 and US-64 provides quick connections to Raleigh, RDU Airport, RTP, and the greater Triangle region.
- » **Strong Workforce & Consumer Base** - Located within Wake County, businesses benefit from access to one of North Carolina's largest and most educated labor markets.
- » **Business-Friendly Environment** - Continued investment in infrastructure, retail, and mixed-use development makes Knightdale an attractive location for office, flex, and service-oriented businesses.





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