



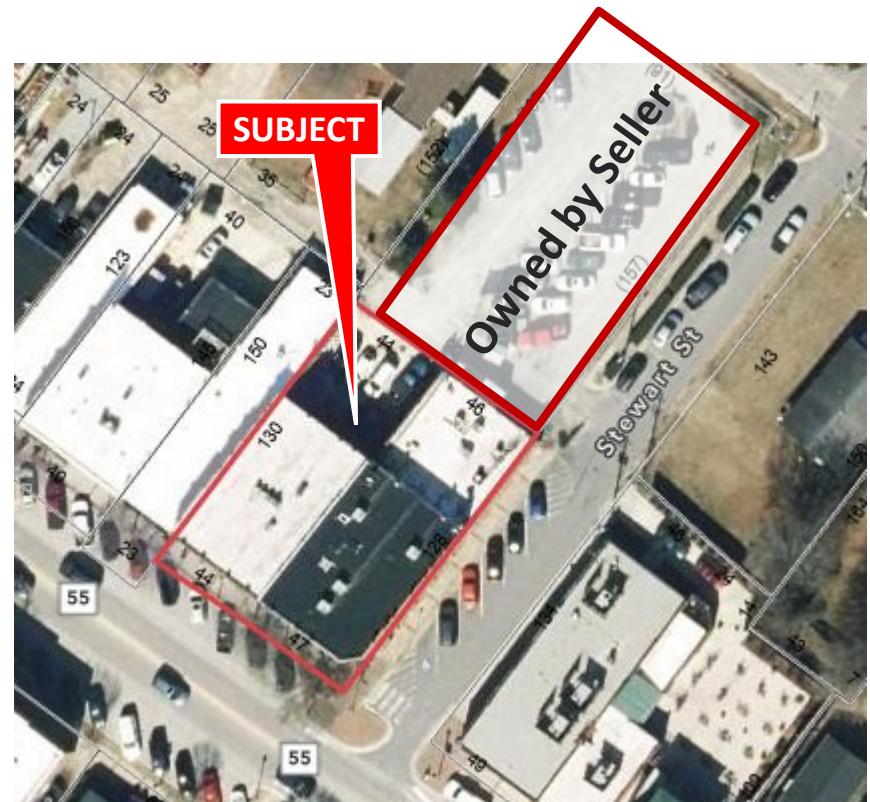
# RETAIL AND LOFTS

519-525 Broad Street  
Downtown Fuquay-Varina, NC 27526

# ABOUT 525 BROAD ST

## PROPERTY SUMMARY

|                       |                      |
|-----------------------|----------------------|
| <b>ADDRESS:</b>       | 519-525 Broad St     |
| <b>CITY, STATE:</b>   | Fuquay-Varina, NC    |
| <b>REID:</b>          | 0015098              |
| <b>SQUARE FEET:</b>   | 14,842 SF            |
| <b>FLOORS:</b>        | 2                    |
| <b>ACRES:</b>         | 0.27 AC              |
| <b>PARKING:</b>       | 4*                   |
| <b>ZONING:</b>        | DC-1 Downtown Center |
| <b>BUILT:</b>         | 1920                 |
| <b>RENOVATED:</b>     | 2014                 |
| <b>LOFTS:</b>         | 8                    |
| <b>RETAIL SUITES:</b> | 2                    |
| <b>PRICE:</b>         | \$3,700,000          |



\*Owner to include access to additional parking by way of easement

# ABOUT FUQUAY-VARINA

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Fuquay-Varina is thriving. The community that once was built on tobacco and farming is now one of the fastest growing towns in the State of North Carolina. Fuquay-Varina's rich history provides roots that grow deep and wide, yet her branches welcome newcomers from all corners of the globe. Proximity to employment centers, a rich quality of life and a small town atmosphere with plenty of amenities continues to draw people to our town.

**Hottest 20 Real Estate Zip Code Market List in the US**  
January 2025, Opendoor

**Safest Small Town in North Carolina**  
2023 and 2024, MoneyGeek

**Top 10 City to Move to in North Carolina**  
March, 2025 Consumer Affairs

**Top 10 Fastest-Emerging Dog-Friendly Cities in the U.S.**  
2022, Zillow

**One of the Triangle's Best Suburban Towns for Young Families**  
Neighborhood.com



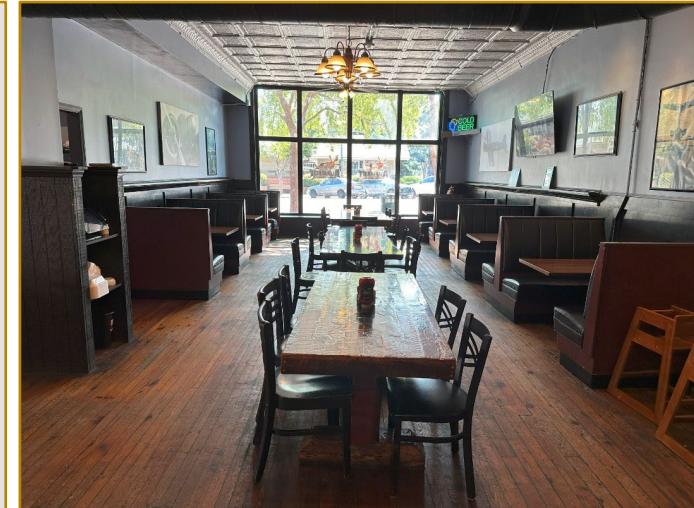
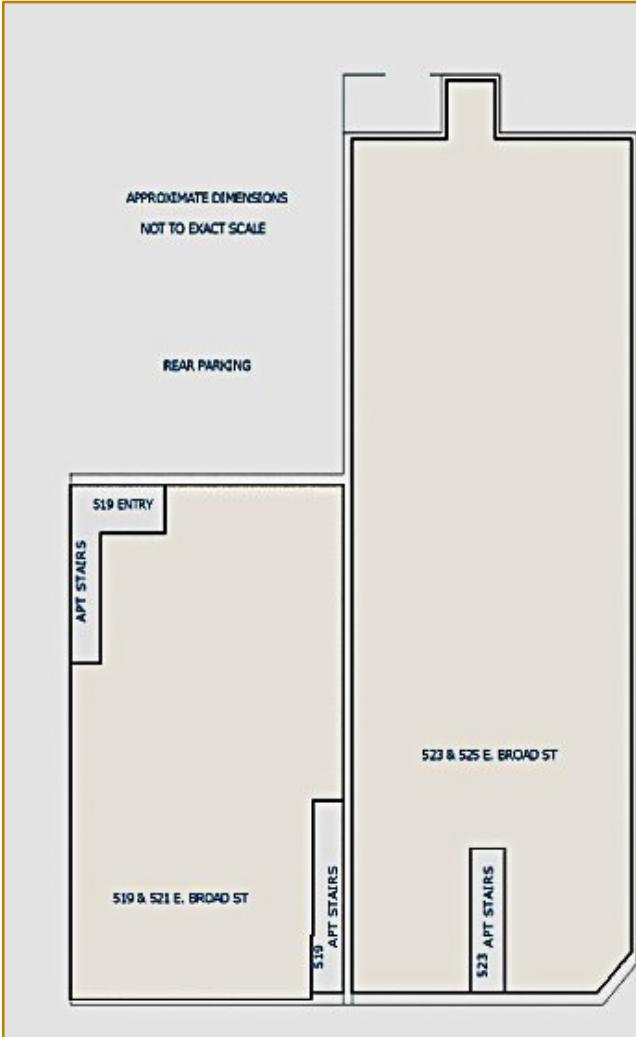
\*Designed by TownMapsUSA.com

# RETAIL

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Fuquay-Varina Charming retail suites on ground level in historic downtown Fuquay-Varina.

Beautiful old floors and ceilings. Restrooms in place in both suites.



## RETAIL MARKET FUQUAY-VARINA

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Vacancy Rate  
.9%

Average Market Rent  
\$28.87

Rent Growth  
5.5%

RBA  
7,727,570

Under Construction  
39,018

The retail real estate market in Fuquay-Varina, NC, is experiencing significant growth, driven by the town's rapid population increase and strategic location within the Triangle region. This expansion is evident in the variety of commercial properties available for both lease and sale, catering to diverse business needs.

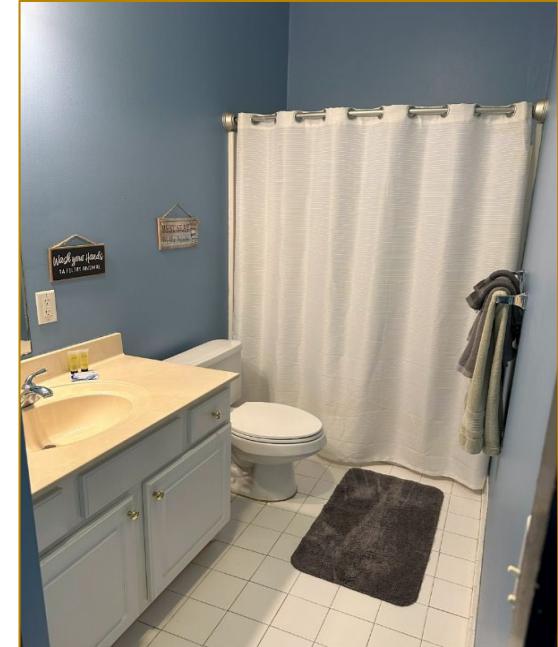
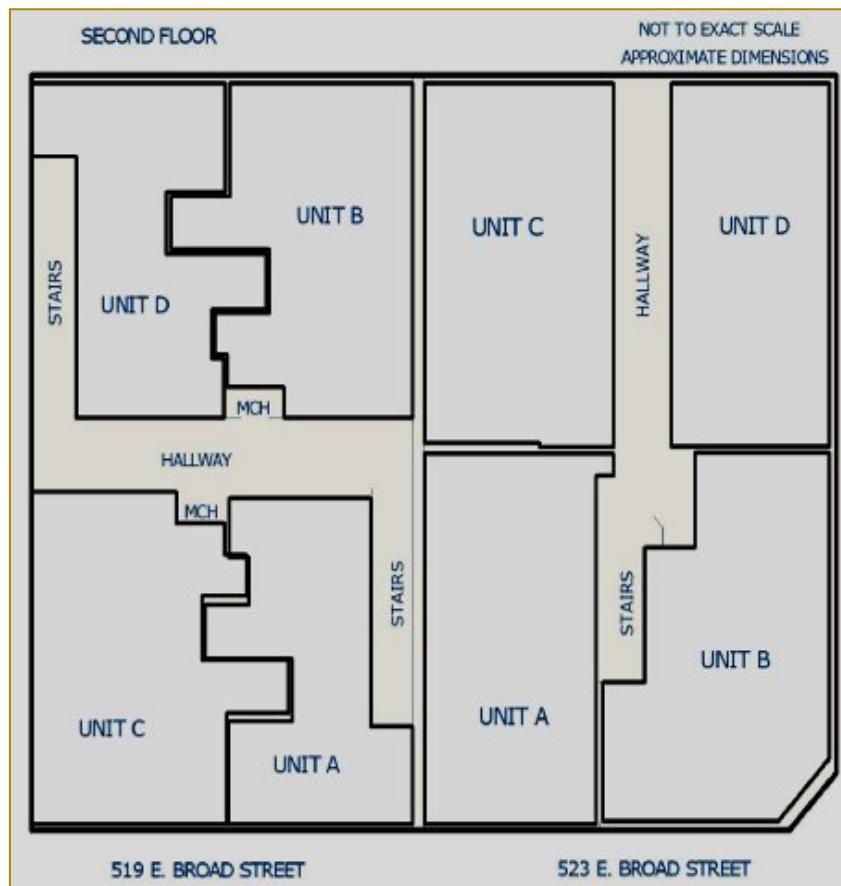
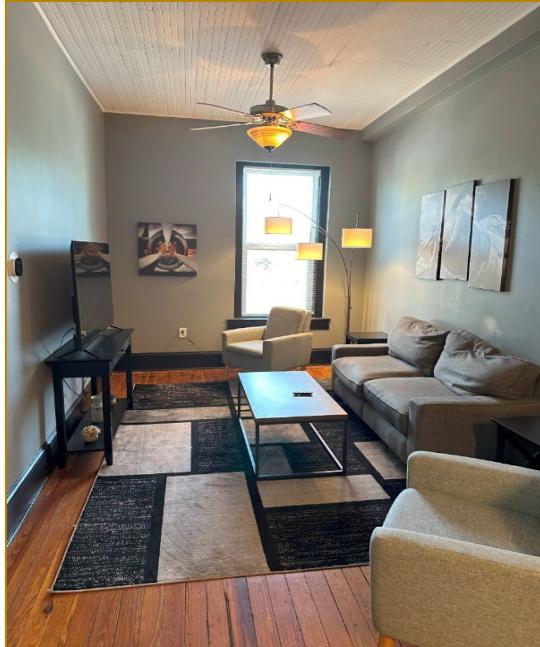
Fuquay-Varina's economic development strategies have focused on fostering a business-friendly environment, which has attracted a range of retailers and service providers. The town's Commercial Market Study Report highlights the potential for continued growth in the retail sector, supported by favorable demographics and consumer spending patterns. Mixed-use developments are also on the rise, integrating residential units with retail and office spaces to create vibrant, walkable communities.

In summary, Fuquay-Varina's retail real estate market presents a dynamic landscape with ample opportunities for businesses and investors. The combination of available space, strategic development, and economic vitality positions the town as an attractive destination for retail ventures.

# LOFTS

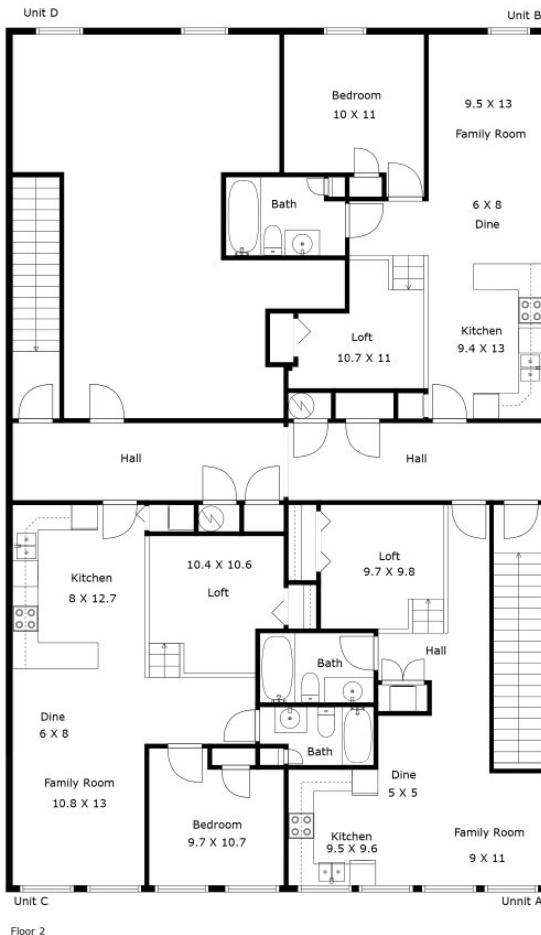
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8 fully furnished apartments previously operated as short term rentals.



# ABOUT THE LOFTS

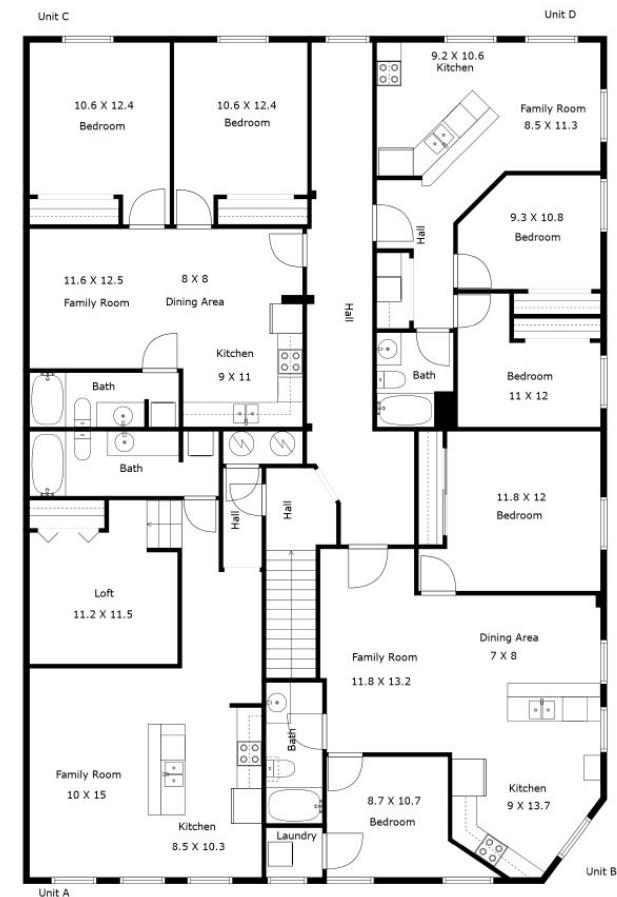
## 519 A-D



| Unit   | Net Rentable Square Feet | Bedrooms | Baths |
|--------|--------------------------|----------|-------|
| 519 A  | 487                      | Studio   | 1     |
| 519-B  | 632                      | 1        | 1     |
| 519-C  | 684                      | 1        | 1     |
| 519-D* | 532                      | 2        | 1     |
| 523-A  | 663                      | Studio   | 1     |
| 523-B  | 703                      | 2        | 1     |
| 523-C  | 709                      | 2        | 1     |
| 523-D  | 598                      | 2        | 1     |

\* Unit was not available during illustration

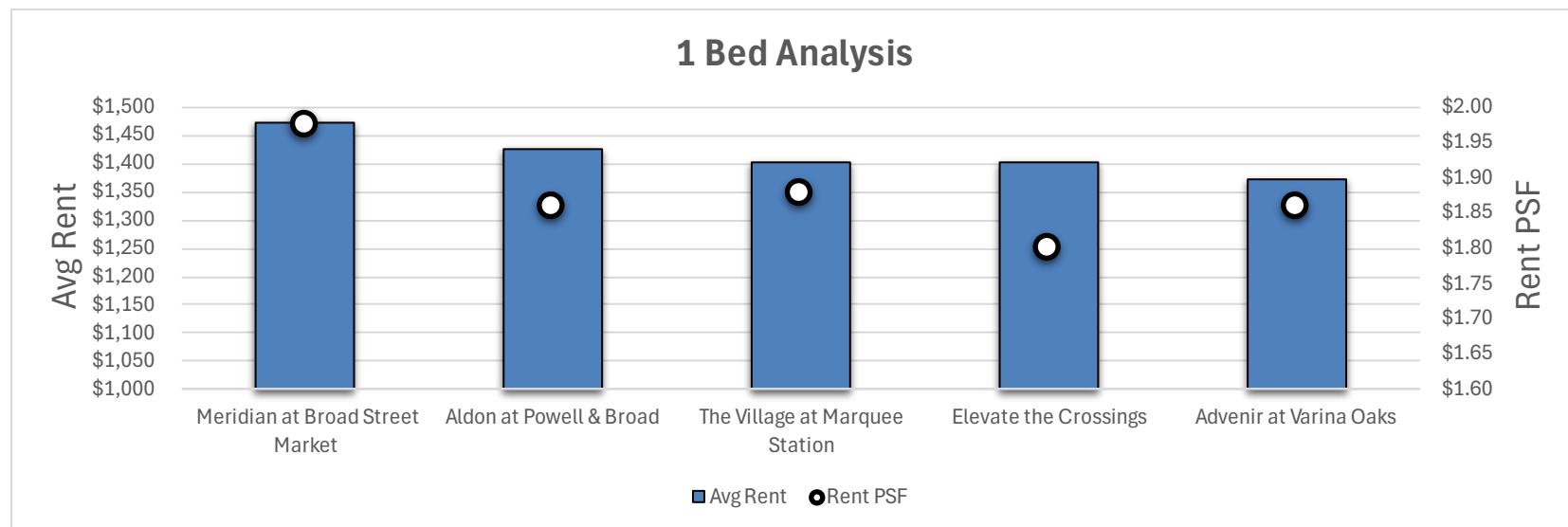
## 523 A-D



Not To Exact Scale, Dimensions Are Approximate. For Illustration Purposes Only.

# FUQUAY-VARINA APARTMENT MARKET

| Market Comps                    |          |              |                  | CoStar Asking Rents |            |                |               |
|---------------------------------|----------|--------------|------------------|---------------------|------------|----------------|---------------|
|                                 |          |              |                  | One Bedroom         |            |                |               |
| Apartment Community             | Yr Built | Total Units  | CoStar Occupancy | # of Units          | Avg SF     | Rent           | Rent PSF      |
| Advenir at Varina Oaks          | 2024     | 264          | 86.4%            | 122                 | 740        | \$1,374        | \$1.86        |
| The Village at Marquee Station  | 2013     | 265          | 95.5%            | 82                  | 747        | \$1,401        | \$1.88        |
| Meridian at Broad Street Market | 2017     | 328          | 93.6%            | 164                 | 746        | \$1,474        | \$1.98        |
| Elevate the Crossings           | 2023     | 336          | 86.5%            | 192                 | 779        | \$1,401        | \$1.80        |
| Aldon at Powell & Broad         | 2020     | 384          | 85.4%            | 192                 | 768        | \$1,427        | \$1.86        |
| <b>Totals / Averages</b>        |          | <b>1,577</b> | <b>89.5%</b>     | <b>752</b>          | <b>756</b> | <b>\$1,415</b> | <b>\$1.87</b> |



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