



OFFICE SPACE

411 E BROAD STREET, FUQUAY-VARINA, NC 27526

FOR MORE INFO



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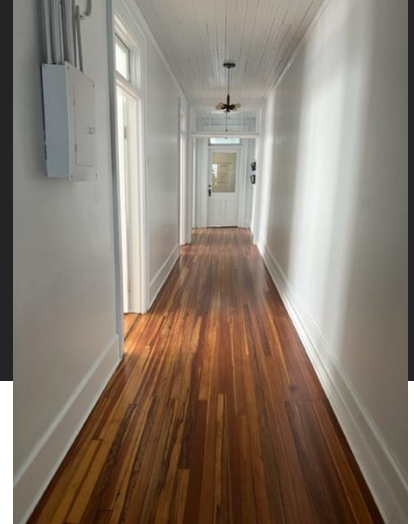


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Key Property Highlights



- Fuquay-Varina is centrally located to several existing hospitals and home to the future Wake Med complex.
- 1 office unit available to sublease in Downtown Varina
- Located on the 2nd Floor of this iconic Downtown Varina Building
- TICAM covers water, gas and electric
- Unit B \$1200 monthly - plus TICAM \$100
- 3% Annual Escalations
- 1-3 YR Sub-Lease Term
- Personal Guarantee and Financials Required



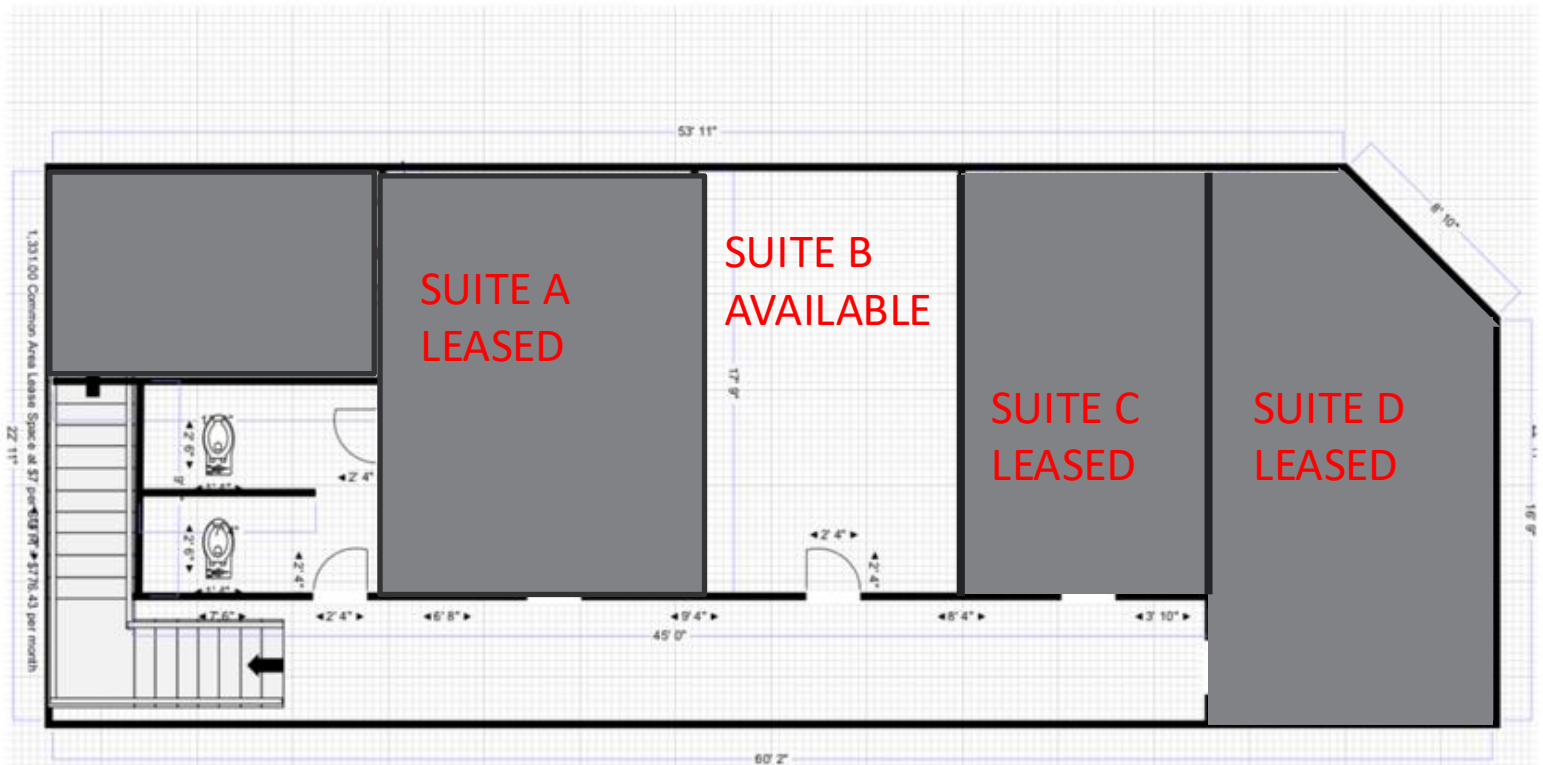
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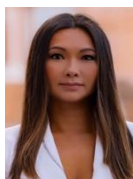
Floor Plans



Note: Dimensions and Square feet are approximate.
All potential buyers/tenant must take appropriate
measures to verify.



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Demographics >>

	1 mile	3 miles
Population	7,917	46,052
Households	3,136	16,651
Median Age	40.80	39.60
Median HH Income	\$63,896	\$86,813
Daytime Employees	6,221	10,978
Population Growth '24 - '29	↑ 10.93%	↑ 11.02%
Household Growth '24 - '29	↑ 10.91%	↑ 10.97%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
NC 55	Stewart St NW	11,283	2021	0.03 mi
East Broad Street	Stewart St NW	10,717	2025	0.03 mi
E Broad St	Ransdell Rd NW	12,615	2025	0.05 mi
North Ennis Street	N Main St S	10,217	2025	0.09 mi
NC 55	N Main St S	10,714	2021	0.10 mi
North Ennis Street	-	10,654	2024	0.10 mi
East Broad Street	Sherrill Rd NE	6,000	2023	0.12 mi
NC 55	Charlotte St S	9,842	2024	0.18 mi
E Broad St	N Ennis St W	6,288	2025	0.20 mi
Wake Chapel Road	Seaton Dr S	7,300	2023	0.30 mi

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About Fuquay-Varina



Fuquay-Varina: A Prime Destination for Growth and Investment

Fuquay-Varina stands out as one of North Carolina's fastest-growing communities, ideally positioned for investment, expansion, and development. Its strategic location near the world-renowned Research Triangle Park, as well as Raleigh, Durham, and Chapel Hill, makes Fuquay-Varina an exceptional choice for businesses seeking to establish or expand their presence.

Companies benefit from access to a skilled, diverse workforce, attractive and flexible real estate options, a robust multi-modal transportation network, and excellent educational opportunities.



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