

VARINA GATEWAY
200 & 400 ALEX RIDGE ROAD
FUQUAY-VARINA, NC 27526

RETAIL FOR LEASE



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

AVAILABLE

- Suite 411: 1,532 SF
- Suite 215: 1,532 SF
- Suite 212: 2,536 SF
- Suite 211: 953 SF

LOCATION DESCRIPTION

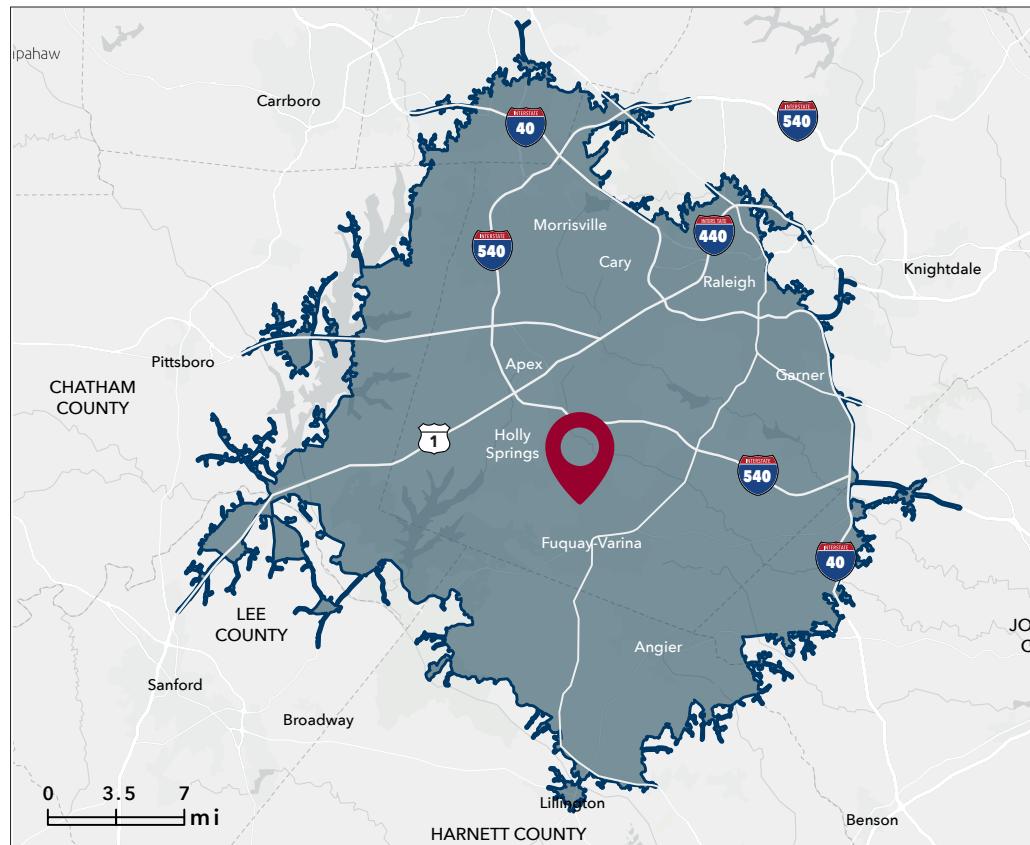
Varina Gateway is located on NC 55, offering strong connectivity and visibility to more than 30,000 vehicles per day. Halfway between Holly Springs and Fuquay-Varina, this new commercial development is surrounded by strong demographics.

PROPERTY OVERVIEW

- 6,553 SF of new, ground-floor retail space for lease
- Suites available from 953 to 5,021 SF
- Ample surface parking
- Cold dark shell delivery, ready for custom tenant buildout
- Signage opportunity
- Tenant improvement allowance available
- Located within a mixed-use community with 500+ new homes
- Zoning: PUD
- Call broker for lease rate

TRAFFIC COUNTS

32,000 VPD on NC 55 Source: NC DOT 2023



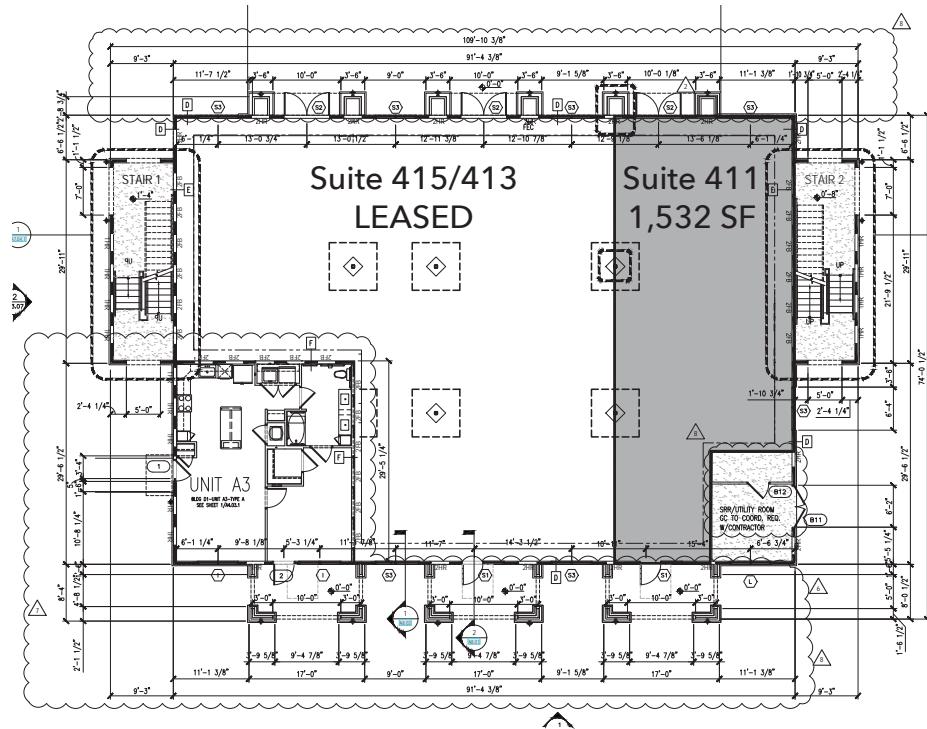
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,150	53,001	124,655
Avg. HH Income	\$149,937	\$148,948	\$156,420
Total Businesses	88	1,639	2,857
Total Employees	1,101	14,402	23,801
Daytime Population	5,862	47,414	99,245

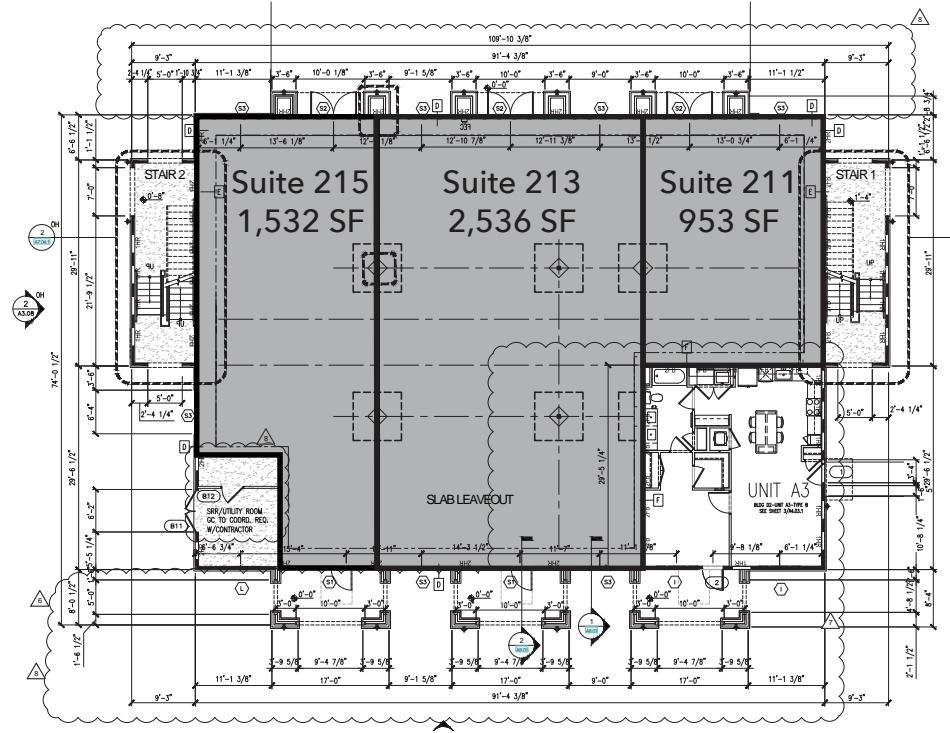
Source: ESRI 2025

FLOOR PLANS

400 Alex Ridge Dr.



200 Alex Ridge Dr.



AERIAL



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