

For Lease

# Commercial Space

*Available Now*

**305 Sugar Magnolia Lane  
Knightdale, NC 27545**



(336) 379-8771 | [www.bipinc.com](http://www.bipinc.com)



# Property Overview

Discover opportunity at Knightdale Station, a mixed-use property located just east of Raleigh. With a total of 12,000 square feet across two floors, this property offers an unparalleled leasing opportunity that combines premium retail spaces on the first floor with versatile office space on the second floor.



Located adjacent to brand new Class-A apartments and just a stone's throw from Knightdale Station Park, Knightdale Station boasts a built-in customer base and a bustling atmosphere, ensuring exposure and visibility for your business.

Whether you are an established business or a growing enterprise, the available office or retail space can provide the perfect backdrop for creativity, collaboration, and success.

**Contact our leasing team now to schedule a private tour and explore how Knightdale Station can elevate your business.**

- Two-story, 12,000 SF office and retail
- Available Spaces
  - Suite 1: 2,659 SF +/-
- Lease Rates
  - Suite 1: \$28 NNN

**About Knightdale** For those seeking a welcoming, youthful culture, Knightdale, located just nine miles from downtown Raleigh at the crossroads of I-540 and U.S. 264, is an up-and-coming city with a palpable energy fueled by the optimism and intellect of a young population. Knightdale boasts numerous parks and trails for the active-minded and small craft breweries for adults who enjoy locally-made beers.

**1 OF 3**

TOP LABOR MARKETS  
IN THE US

**64**

NEW PEOPLE MOVE TO OR  
ARE BORN IN WAKE  
COUNTY EVERY DAY

**~50%**

OF THE POPULATION  
HAVE A BACHELOR'S  
DEGREE OR HIGHER

*(almost double the state and national average)*



## Area Overview

- Knightdale is well-positioned just east of Raleigh and the Neuse River along Interstates 540 & 495.
- Just 9 miles from downtown Raleigh and 25 expressway miles from RTP.
- Wake County is the 2nd fastest growing county in the nation with a population over 1 million.
- Robust transportation infrastructure to support their growing business base.
- Knightdale experienced 153% Population Growth from 2000 - 2017.
- Median age of Knightdale residents: 35.5 years old.
- Top 10 Fastest Growing Towns in North Carolina (US Census)
- Top 15 Safest Towns in North Carolina (National Council for Home Safety & Security)
- Top 100 Places to Live in America (Money 2017)





## Area Amenities

This property is adjacent to Knightdale Station Park, a recently constructed 76-acre park in eastern Wake County. It includes two miles of paved trails, picnic shelters, the Ashley Wilder Dog Park, athletic fields, restrooms and various play areas. The playground is farm- and train-themed to serve as a reminder of Knightdale's agriculture and railroad past.

The adjacent YMCA and Aquatics Center at Knightdale Station offers a wide variety of programs and services, including physical education classes, a community center, gym, and summer camp.



## Surrounding Amenities

- |                         |                      |                                 |                                 |
|-------------------------|----------------------|---------------------------------|---------------------------------|
| 1 Target                | 6 McDonalds          | 11 Dunkin Donuts                | 16 La Mexicanita                |
| 2 Home Depot            | 7 Walmart            | 12 Smithfield's Chicken N BarBQ | 17 Rewind Retrobar              |
| 3 Chick-Fil-A           | 8 Lowes Foods        | 13 Lowes Home Improvement       | 18 Knightdale Station Park      |
| 4 East Regional Library | 9 Planet Fitness     | 14 Bojangles                    | 19 Knightdale Station Preschool |
| 5 Food Lion             | 10 Tractor Supply Co | 15 Oak City Brewing Company     |                                 |

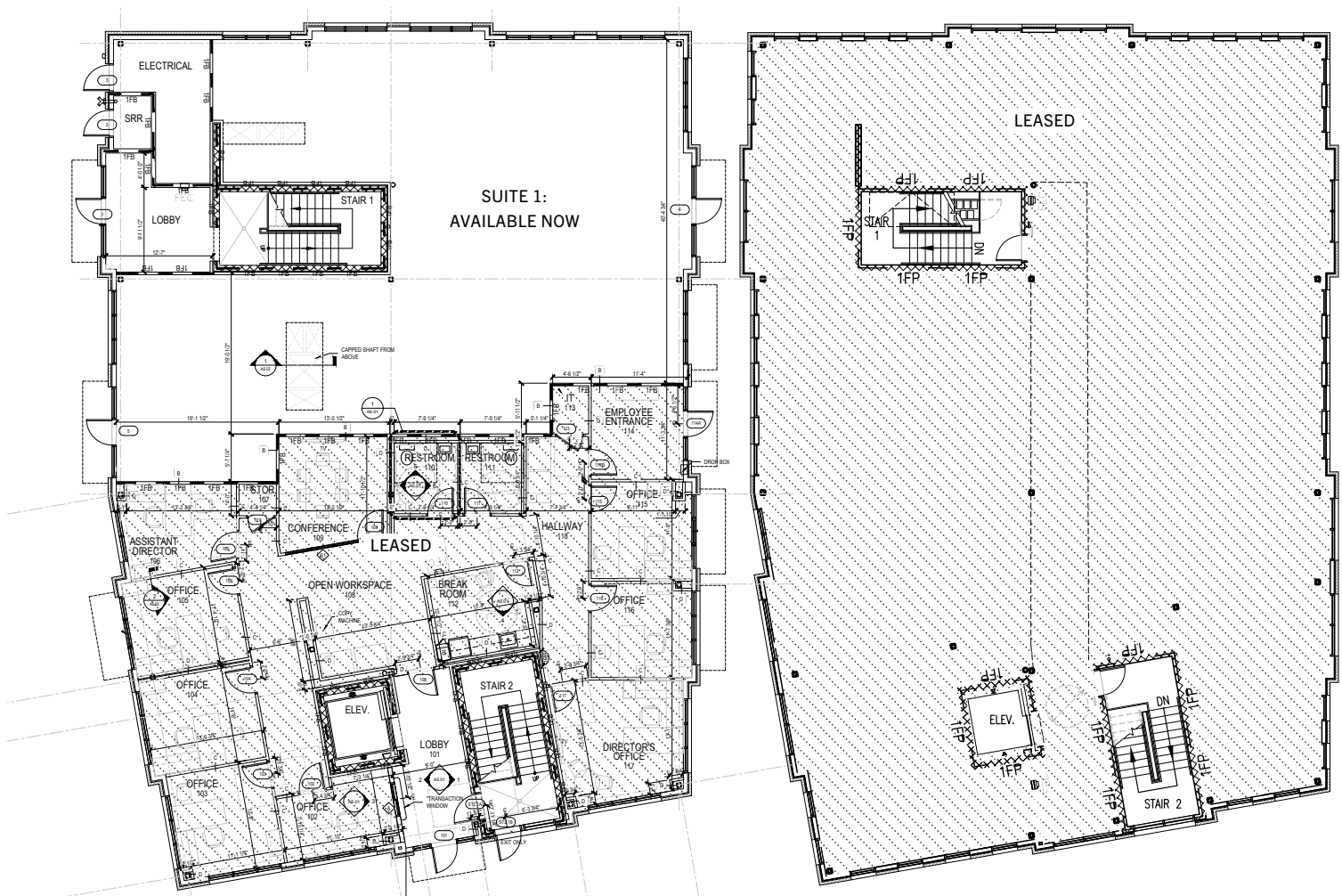
# Floorplan

With a total of 12,000 square feet across two floors, this property offers an unparalleled leasing opportunity that combines premium retail spaces on the first floor with versatile office space on the second floor.

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First Floor

Second Floor







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