

REDFORD PLACE

101 Redford Place Drive • Rolesville, NC 27571

FOR LEASE



Preleasing Office & Retail Off North Main Street in Rolesville

HIGHLIGHTS

- Available: 2,226 RSF
- Space available for prelease in office building under development
- Attractive tenant improvement allowance
- Front and rear access with great visibility
- Excellent location off busy North Main Street
- More than 2,000 rooftops projected to be built within a two-mile radius of site over the next few years
- Lease Rate: \$31.00 / SF NNN



Gregg Marks

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PROPERTY INFORMATION

Building Size: 19,890 SF

Lot Size: 1.62 Acres

Available: 2,226 RSF

Property Type: Medical/Office Space

Zoned: GC

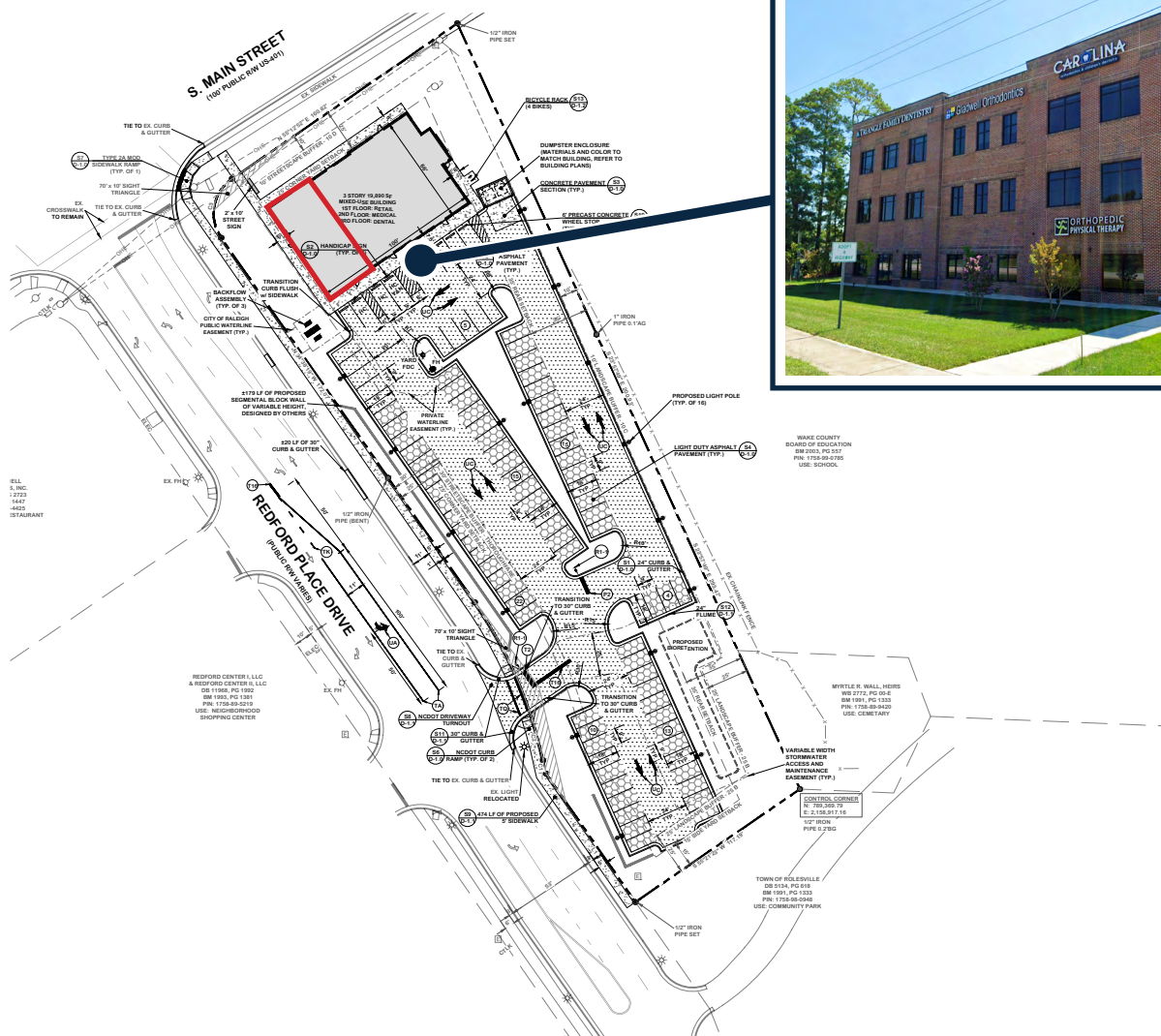
Parking: 93 Spaces

Parking Ratio: 5 / 1,000 SF

Rental Rate: \$31.00 / SF NNN

TICAM: \$8.83

Lease Term: 5-10 Years



WARD COUNTY BOARD OF EDUCATION
200 S. 11TH ST.
PO BOX 1100
ROLESVILLE, NC 27571
USE: SCHOOL

MYRTLE H. WALL, HEERS
100 S. 11TH ST.
PO BOX 1100
ROLESVILLE, NC 27571
USE: COMMUNITY

TOWN OF ROLESVILLE
200 S. 11TH ST.
PO BOX 1100
ROLESVILLE, NC 27571
USE: COMMUNITY PARK

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FLOOR PLAN - AVAILABLE SPACE (2ND FLOOR)



2ND FLOOR

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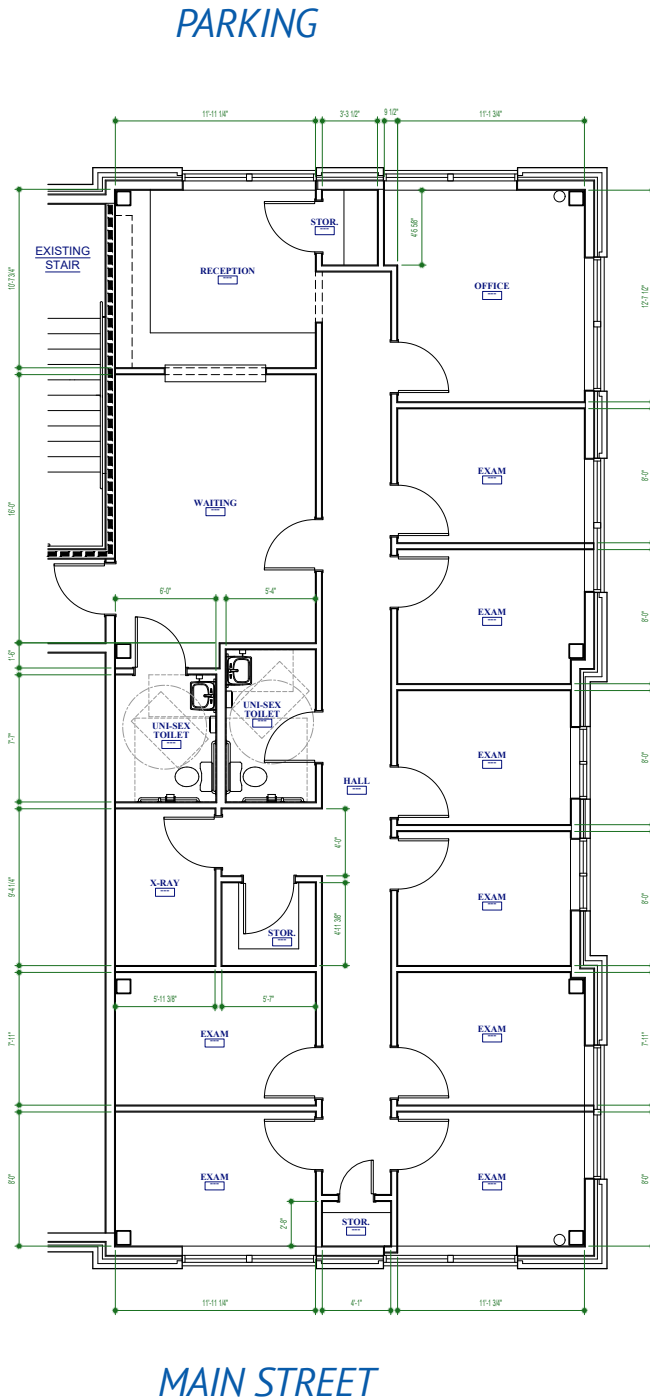
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FLOOR PLAN - AVAILABLE SPACE (2ND FLOOR)

SAMPLE PLAN

2,226 RSF
(Suite 202)



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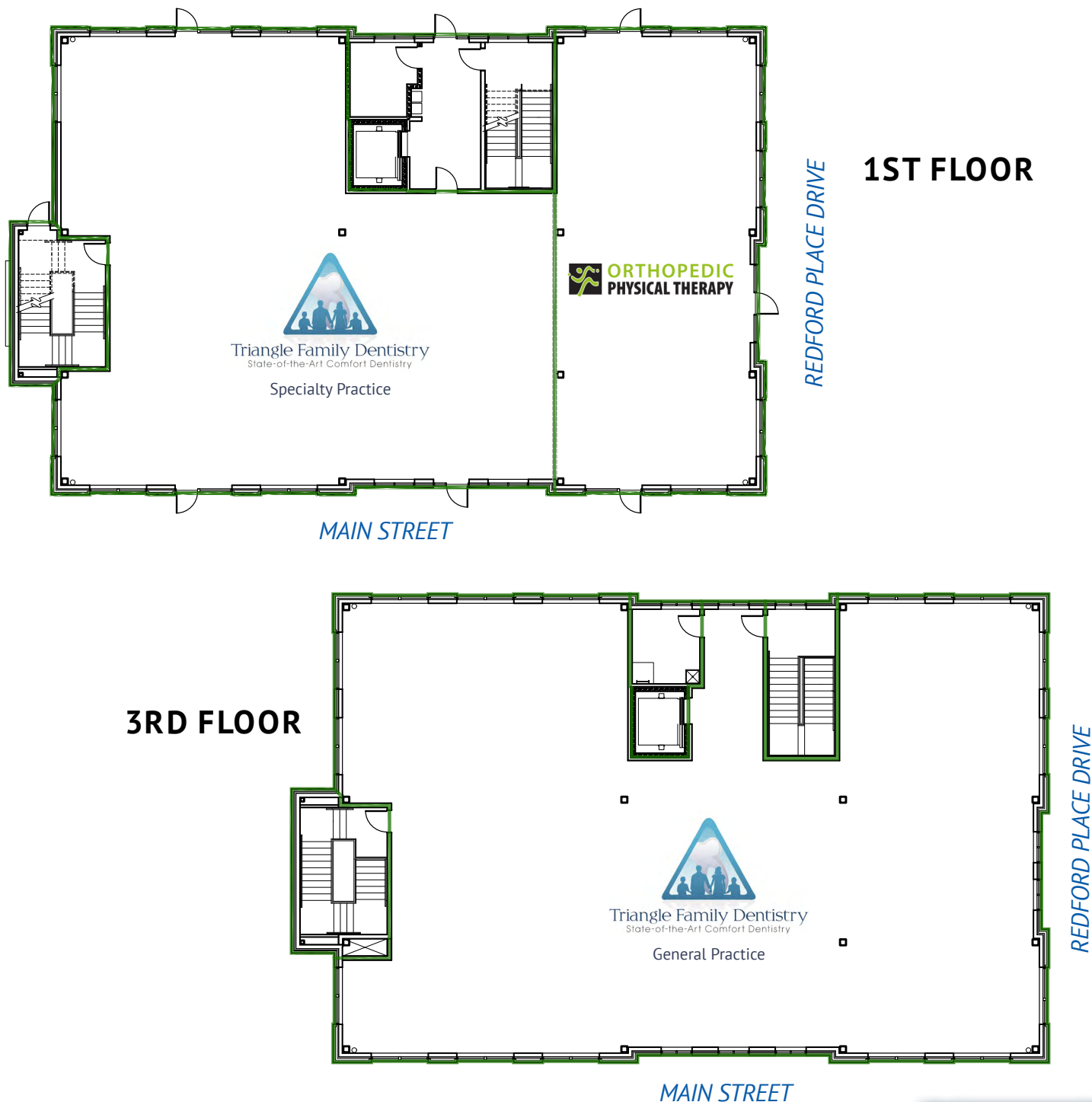


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FLOOR PLAN - 1ST & 3RD FLOORS



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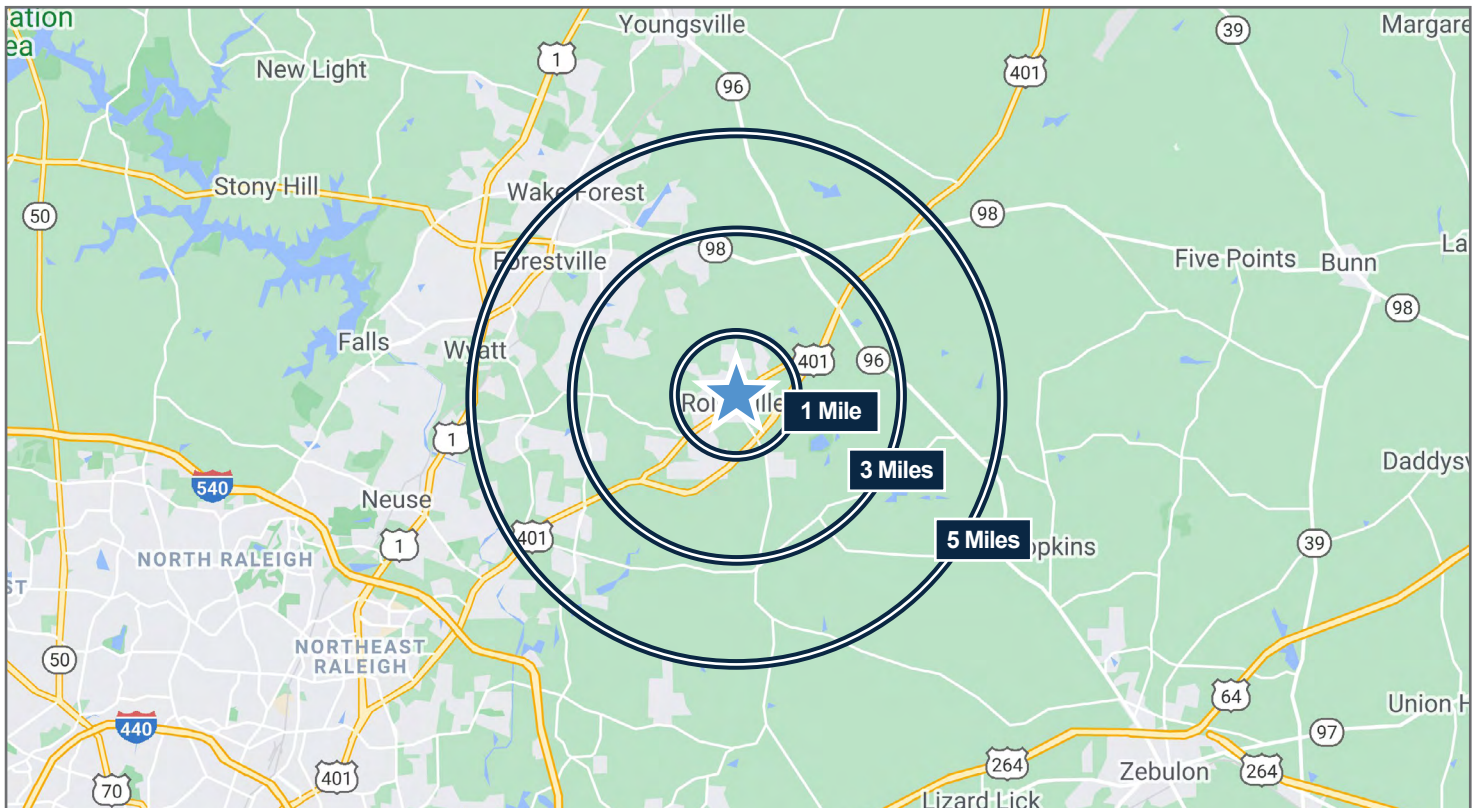
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2020 Population	3,175	24,194	74,314
2025 Population	3,544	26,315	83,198
Annual Pop Growth	2.22%	1.69%	2.28%
2020 Households	1,173	8,111	26,116
2025 Households	1,298	8,800	29,249
Avg HH Size	2.71	2.98	2.84
2020 Median Age	37.7	37.4	36.6
2020 Average HH Income	\$111,801	\$123,809	\$110,128
2020 Median HH Income	\$90,172	\$101,591	\$88,584



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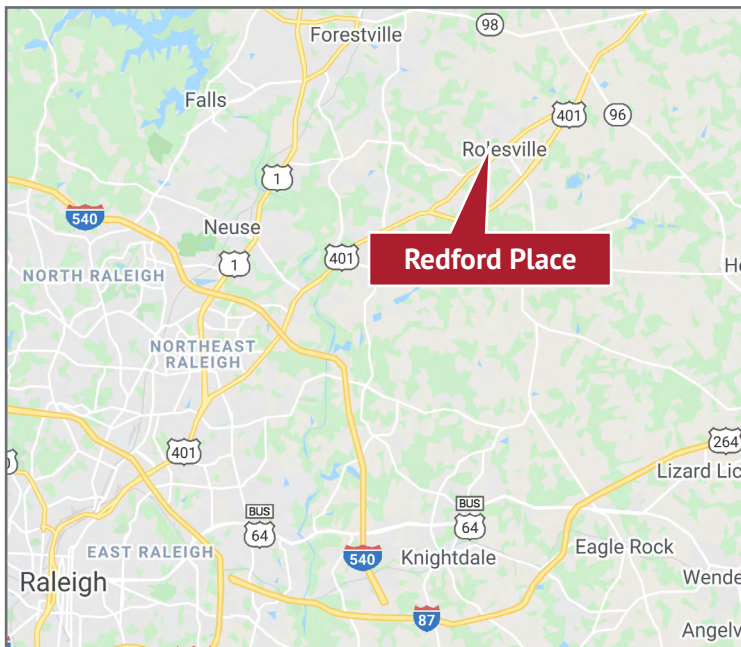
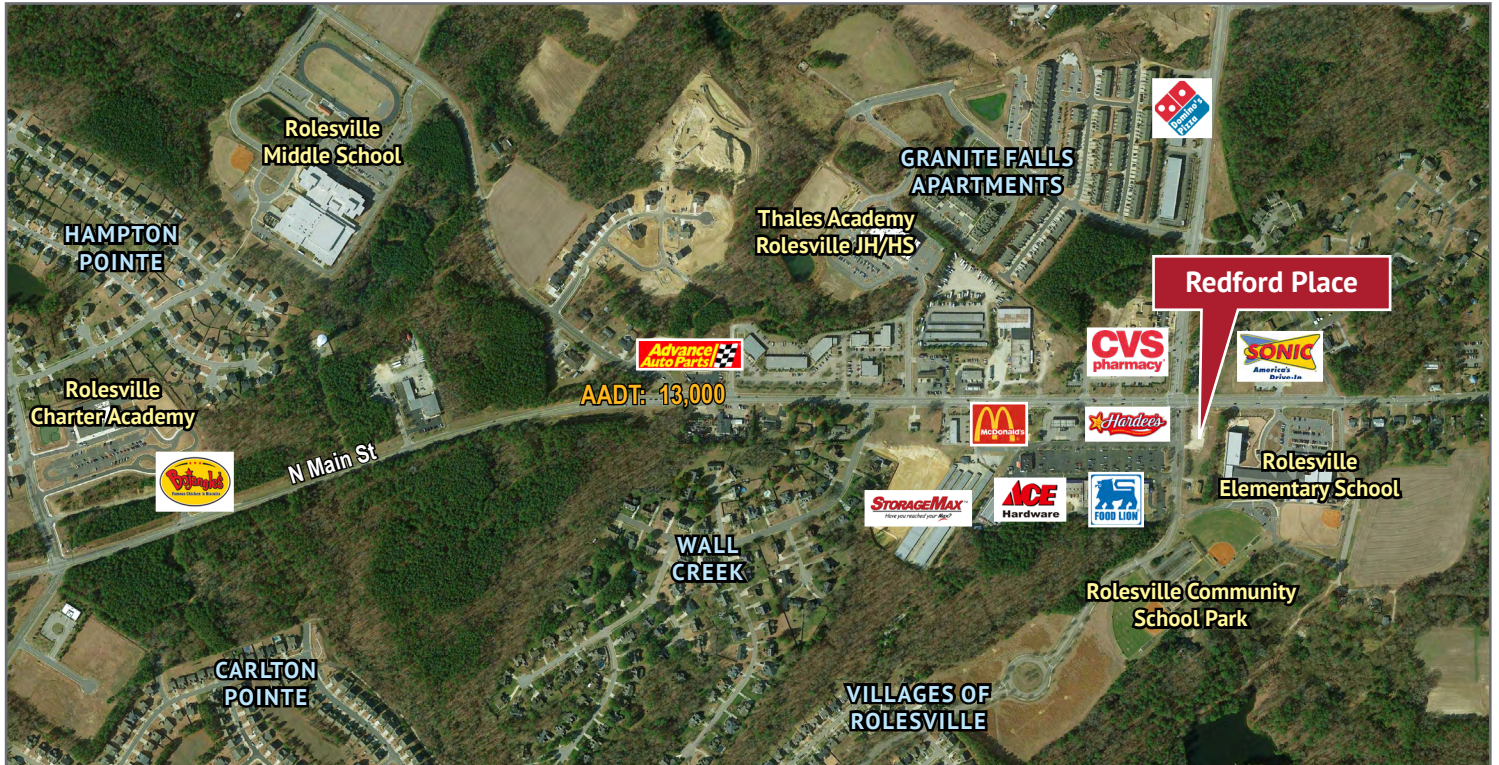


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LOCATION OVERVIEW



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