

# RETAIL **FOR** LEASE

ADDRESS

126-138 E Vance Street, Zebulon NC 27597



2,100 SQFT  
For Lease



Dedicated  
Parking



Local  
Amenities



Downtown  
Location

Leasing  
Agents

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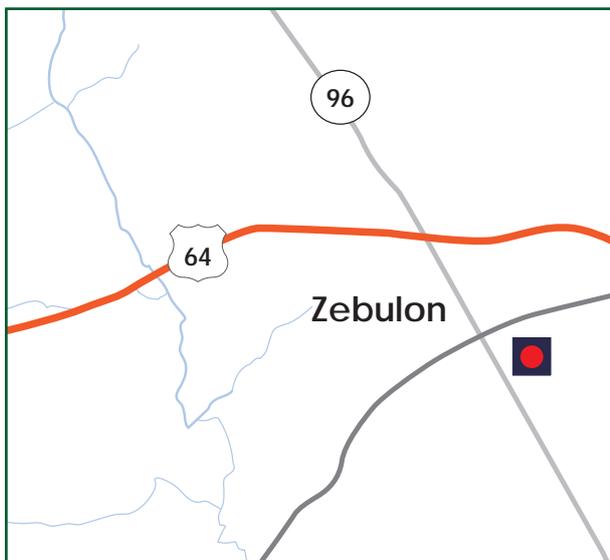


Lease Rate  
**\$20.00 PSF**

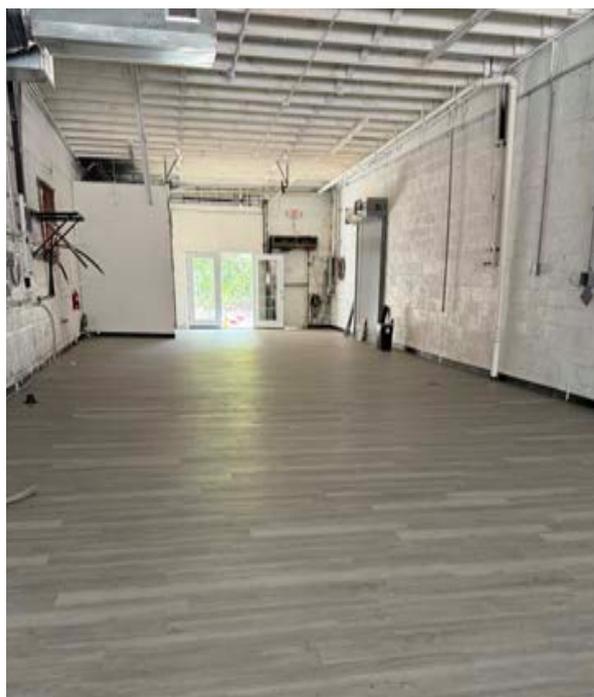
**Suite 138** ■ 2,100 SF | \$20.00 PSF/MG Net Utilities

Located in Downtown Zebulon, this suite offers an open layout suitable for creative businesses

**Location**



**Inside View**



## Area Amenities

Downtown Zebulon offers a walkable, small-town charm with growing retail, dining, and community-focused public spaces. It blends historic character with ongoing revitalization, making it an emerging hub for local businesses and events.



## Photos



## Town of Zebulon

Zebulon is a rapidly growing town in eastern Wake County that maintains a warm, small-town feel. Its historic downtown is experiencing revitalization, adding new shops, dining, and community gathering spaces. The town was previously home to the Carolina Mudcats and benefits from strong regional connectivity via major high-ways. With steady residential and commercial growth, Zebulon is becoming an increasingly attractive place to live, work, and invest.

### Demographics

December 2025

[126-138 E Vance Street] [Zebulon, NC]		1 mi radius	3 mi radius	5 mi radius
POPULATION	2025 Estimated Population	3,118	17,416	35,104
	2030 Projected Population	3,484	20,913	42,176
	2020 Census Population	2,978	12,359	26,142
	2010 Census Population	2,604	9,655	21,373
	Projected Annual Growth 2025 to 2030	2.3%	4.0%	4.0%
	Historical Annual Growth 2010 to 2025	1.3%	5.4%	4.3%
2025 Median Age		37.9	38.0	37.7
HOUSEHOLDS	2025 Estimated Households	1,208	6,501	13,199
	2030 Projected Households	1,382	7,977	16,203
	2020 Census Households	1,051	4,450	9,557
	2010 Census Households	940	3,535	7,884
	Projected Annual Growth 2025 to 2030	2.9%	4.5%	4.6%
	Historical Annual Growth 2010 to 2025	1.9%	5.6%	4.5%
EDUCATION	2025 Estimated Elementary (Grade Level 0 to 8)	4.8%	3.3%	3.6%
	2025 Estimated Some High School (Grade Level 9 to 11)	14.0%	7.8%	7.1%
	2025 Estimated High School Graduate	30.4%	27.2%	27.0%
	2025 Estimated Some College	17.3%	19.7%	20.4%
	2025 Estimated Associates Degree Only	7.1%	9.4%	10.0%
	2025 Estimated Bachelors Degree Only	19.1%	21.2%	20.6%
	2025 Estimated Graduate Degree	7.3%	11.4%	11.2%
INCOME	2025 Estimated Average Household Income	\$85,933	\$107,133	\$105,523
	2025 Estimated Median Household Income	\$75,400	\$92,788	\$91,013
	2025 Estimated Per Capita Income	\$33,353	\$40,072	\$39,735
BUSINESS	2025 Estimated Total Businesses	255	512	996
	2025 Estimated Total Employees	2,401	4,034	7,180
	2025 Estimated Employee Population per Business	9.4	7.9	7.2
	2025 Estimated Residential Population per Business	12.2	34.0	35.2