

DOWNTOWN VARINA

411 E Broad St, Fuquay - Varina, NC 27526



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DOWNTOWN VARINA



PROPERTY INFORMATION

Call for Rate

PROPERTY ADDRESS

411 E Broad St, Fuquay - Varina, NC 27526

RENTABLE AREA

1,285 Sq. Ft.

DOWNTOWN VARINA

411 E Broad St
Fuquay - Varina, NC
27526



PROPERTY OVERVIEW

Second-generation café space.

Almost turnkey opportunity

Ideal for a coffee shop, café, bakery, smoothie bar, or grab-and-go concept.

Located in the heart of Downtown Fuquay-Varina.

Excellent visibility along E. Broad Street (NC Hwy 55).

Charming, historic building that offers character and complements a unique food and beverage concept.

Existing café infrastructure allows for a faster and more cost-effective opening.

Flexible space suitable for dine-in service similar retail food uses.

Positioned in one of the Triangle's fastest-growing communities.

Convenient access to major thoroughfares connecting Raleigh, Holly Springs, and surrounding areas.

Rare opportunity to lease a café-ready space in a highly sought-after downtown area.



DOWNTOWN VARINA

411 E Broad St, Fuquay - Varina, NC 27526



PROPERTY DETAILS

±1,285 SF Second-Generation Café Space for Lease

411 E. Broad Street | Downtown Fuquay-Varina, NC

Rare opportunity to lease a **±1,285 SF first-floor retail space** in the heart of Downtown Fuquay-Varina. This **second-generation café** offers an efficient, functional layout with existing food service equipment, allowing a new operator to reduce start-up costs and accelerate opening.

Positioned along highly traveled **E. Broad Street (NC Hwy 55)**, the property benefits from excellent storefront exposure. As Fuquay-Varina continues to experience rapid population and commercial growth, creating an ideal environment for future business development.

The space is well suited for a coffee shop, café, bakery, deli, smoothie or juice bar, dessert concept, specialty food, or other retail use.

Lease Details

- **Available Space:** ±1,285 SF
- **Lease Rate:** \$4,400/Month Gross
- **Lease Term:** Minimum 3 years
- **Location:** First-floor retail storefront
- **Condition:** Second-generation café with existing equipment; almost turnkey
- **Availability:** Immediate
- **Personal Guarantee:** Required

Property Features

- Existing café equipment included
- Functional food service layout with customer seating area
- Attractive storefront with large display windows providing abundant natural light
- Excellent signage and branding opportunity
- High-visibility location in Downtown Fuquay-Varina
- Surrounded by restaurants, retail, professional offices, breweries, and neighborhood amenities
- Strong daytime and evening traffic generated by nearby businesses and community events
- Convenient customer parking nearby
- Ideal opportunity for both local operators and expanding regional concepts

Take advantage of this rare opportunity to establish your business in one of the Triangle's fastest-growing downtown markets with a space that is nearly ready for operation.



PROPERTY
PHOTOS



DOWNTOWN VARINA

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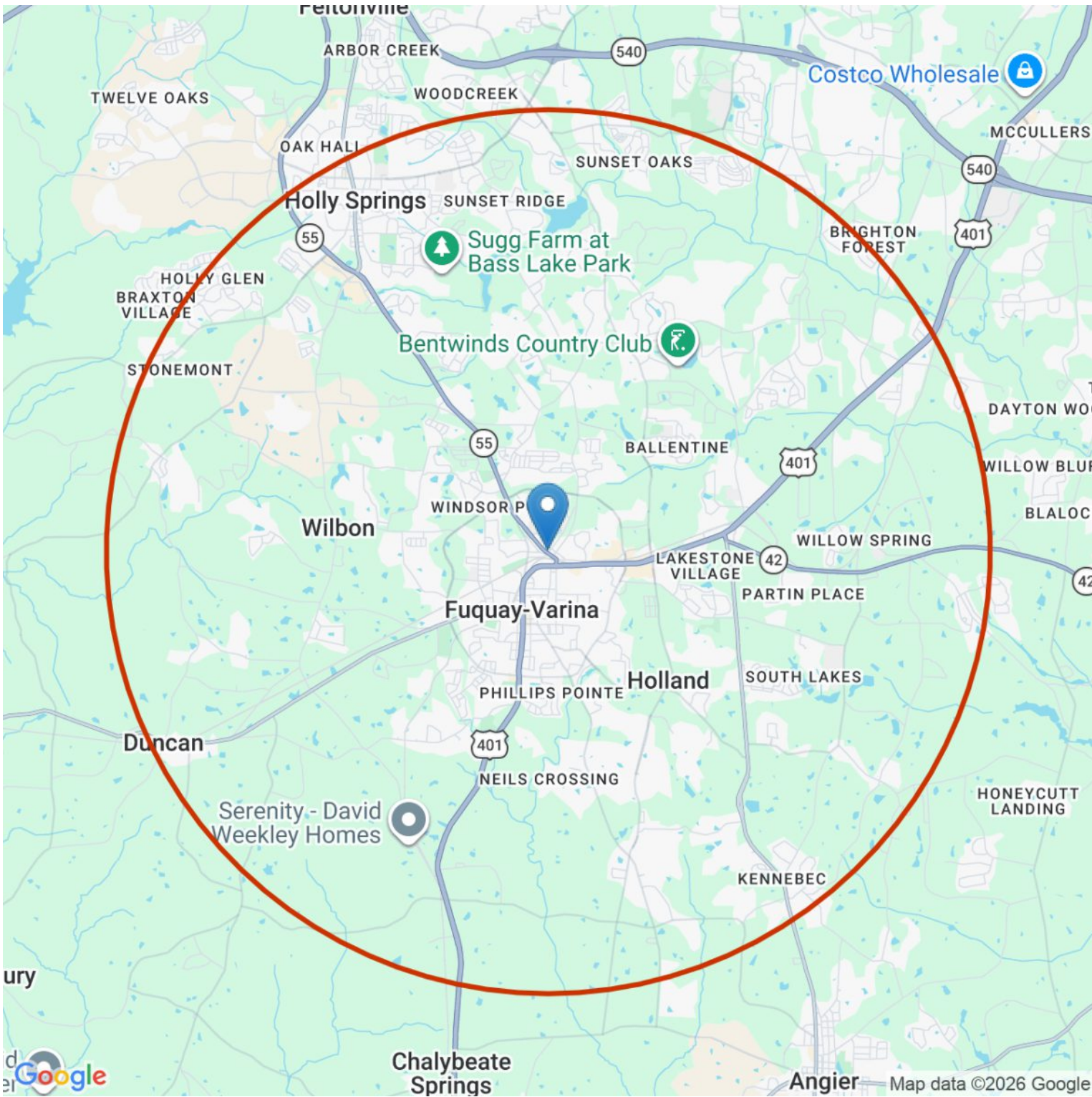


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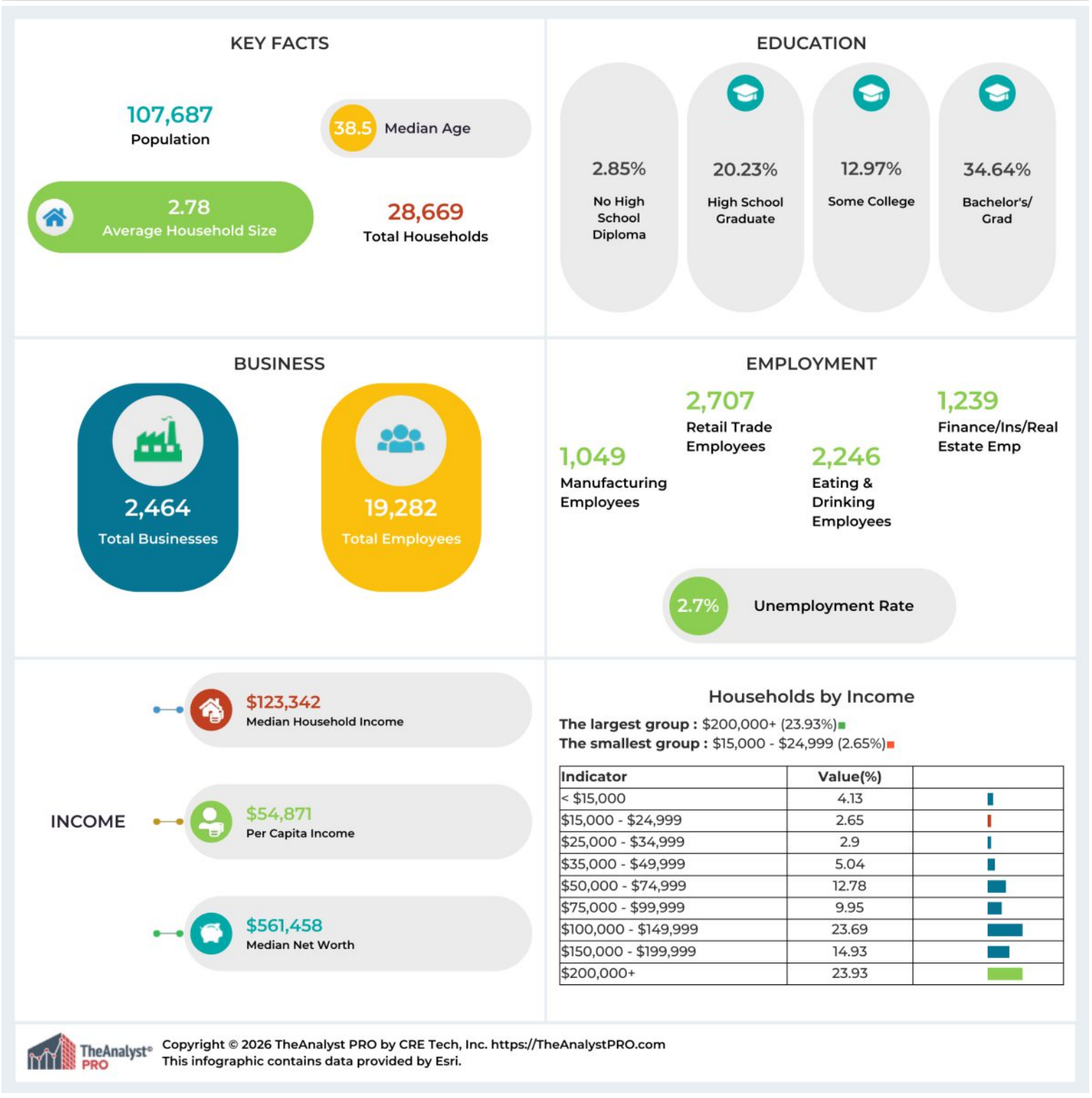
LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

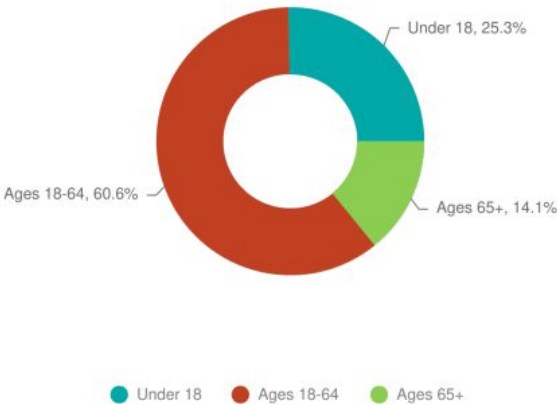


INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

107,687	38,590	38.5
Population	Households	Median Age
2.78	\$123,342	\$498,091
Avg Size Household	Median Household Income	Median Home Value
127	101	55.6
Wealth Index	Housing Affordability	Diversity Index

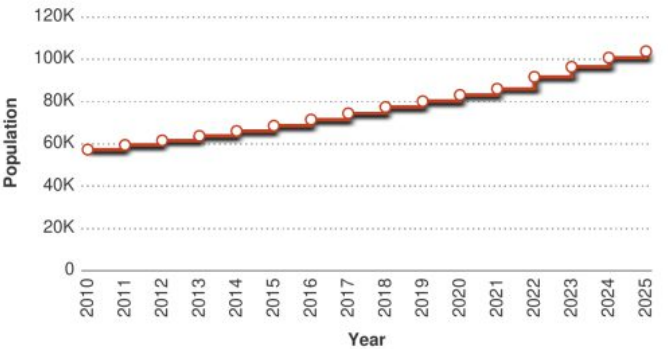
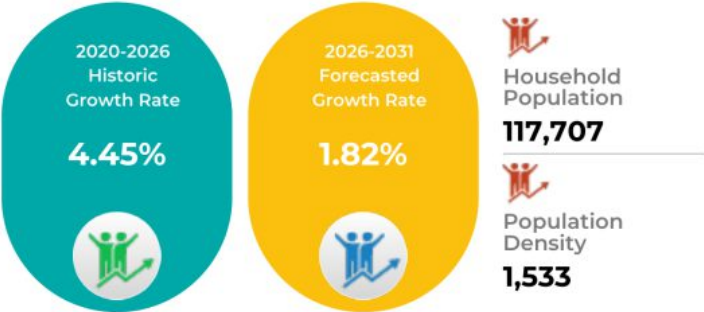
POPULATION BY AGE



POPULATION BY GENERATION

2.55%	15.03%	21.36%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
23.35%	24.42%	13.29%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

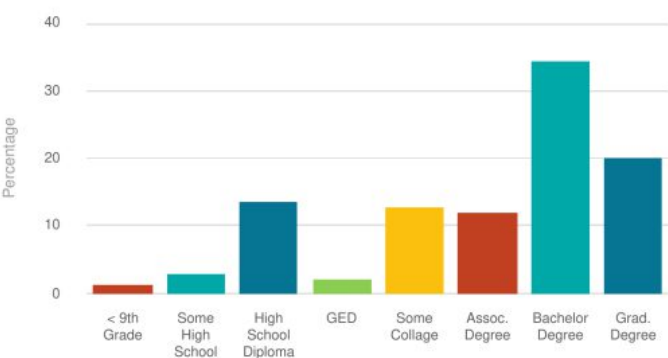
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION

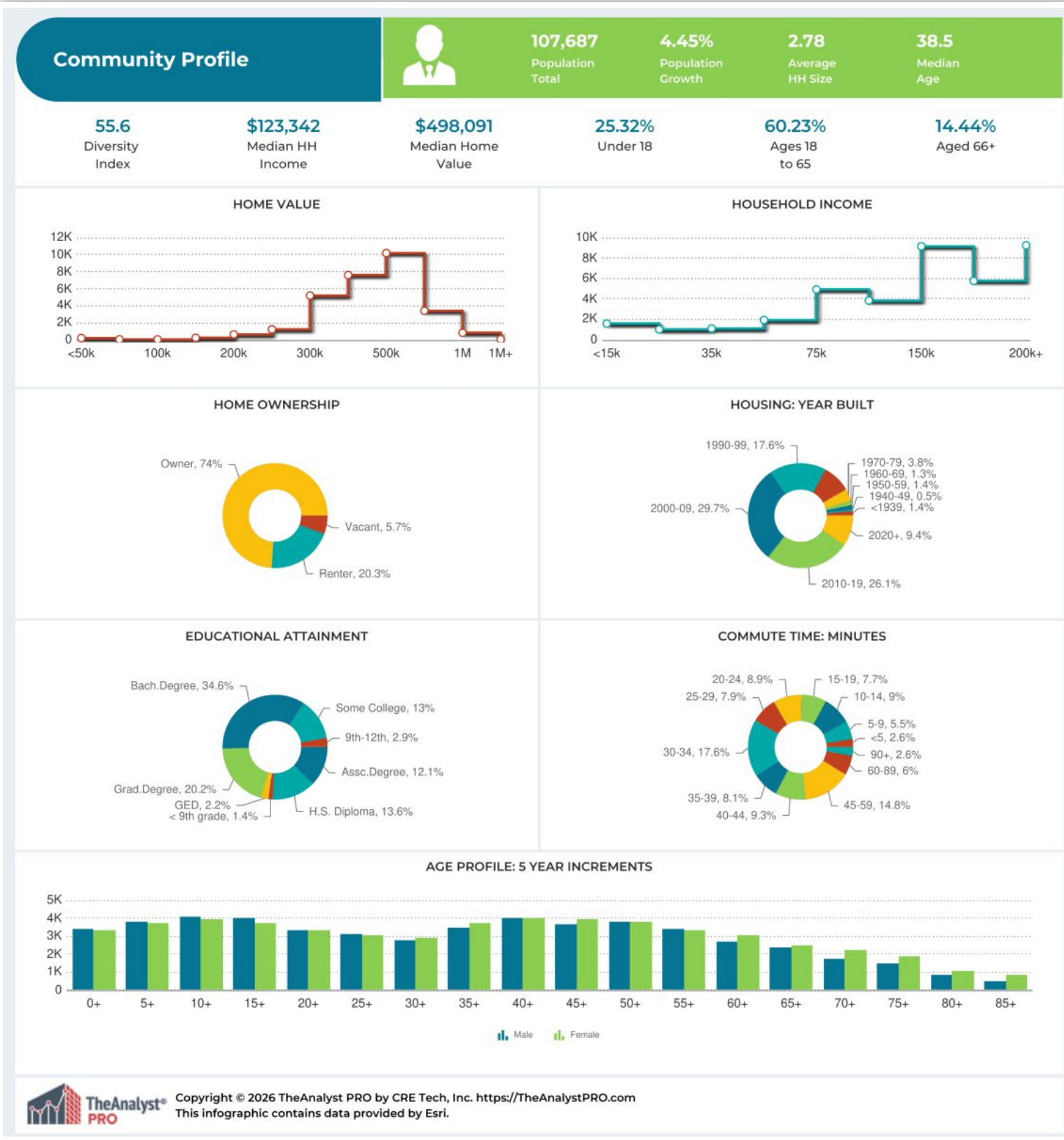


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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

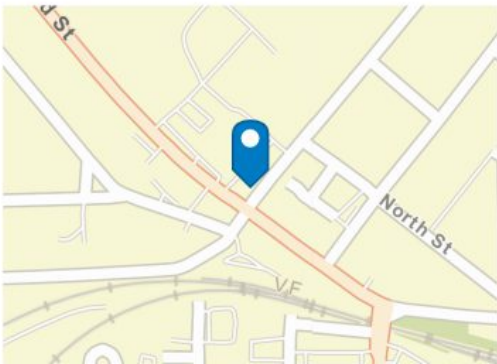
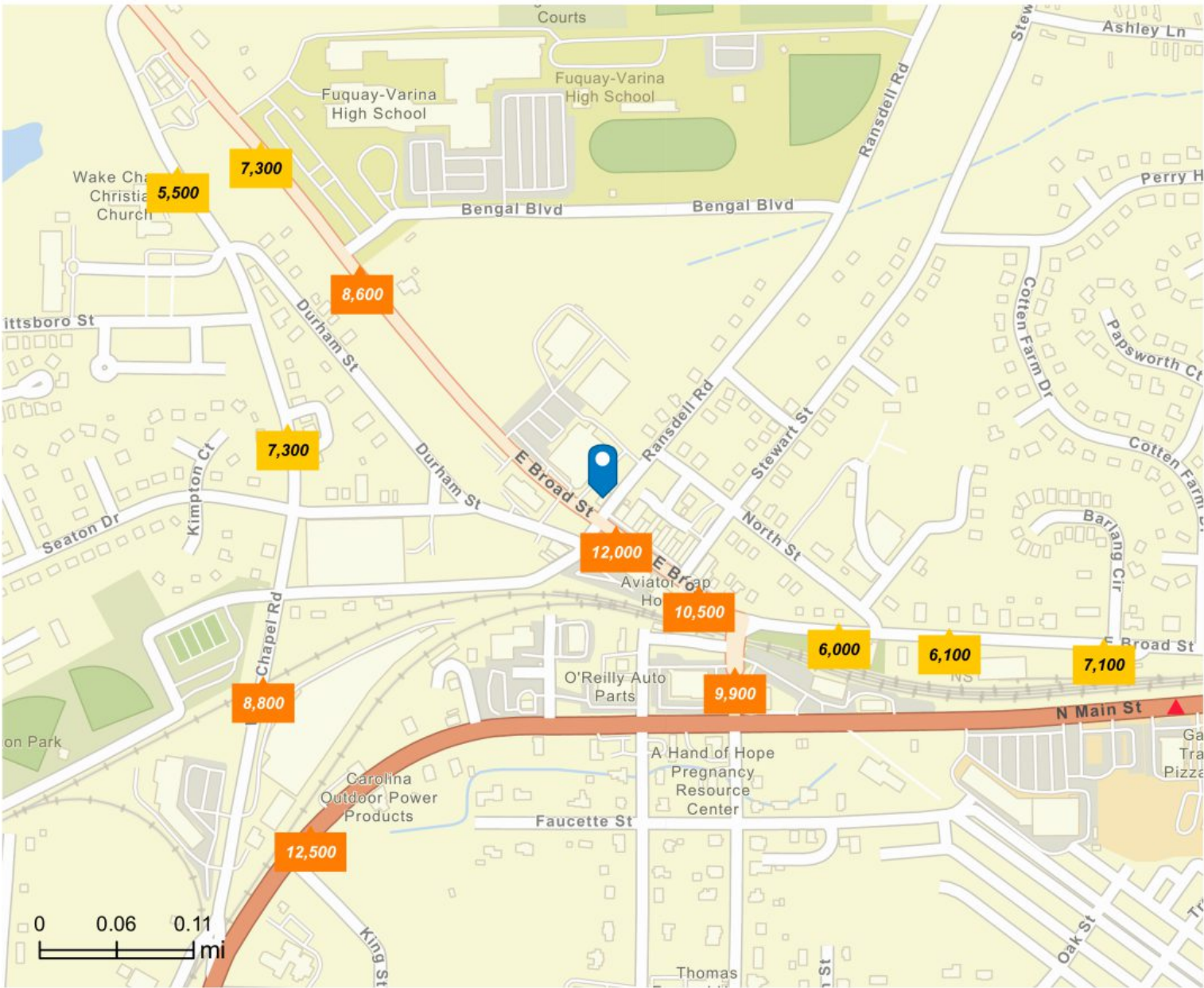


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TRAFFIC COUNT MAP - CLOSE-UP



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



DOWNTOWN VARINA
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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2020	2026	2031
Total Population	82,040	107,687	118,186
Total Households	28,669	38,590	42,973
Family Households	22,677	29,731	32,917
Average Household Size	2.85	2.78	2.74
Owner Occupied Housing Units	22,932	30,285	33,993
Renter Occupied Housing Units	5,737	8,305	8,980
Median Age	37.8	38.5	38.7

Trends 2026 - 2031	Area	State	National
Population	1.90%	0.90%	0.50%
Households	2.20%	1.20%	0.70%
Family Population	2.10%	1.10%	0.60%
Owner Occupied Housing Units	2.30%	1.30%	0.00%
Median Household Income	3.00%	3.10%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	5,361	6.5%	6,768	6.3%	7,374	6.2%
5-9	6,393	7.8%	7,543	7.0%	7,704	6.5%
10-14	7,091	8.6%	8,124	7.5%	8,222	7.0%
15-19	6,186	7.5%	7,787	7.2%	7,606	6.4%
20-24	3,756	4.6%	6,706	6.2%	6,839	5.8%
25-29	3,706	4.5%	6,177	5.7%	8,830	7.5%
30-34	5,120	6.2%	5,764	5.3%	7,532	6.4%
35-39	6,189	7.5%	7,198	6.7%	6,667	5.6%
40-44	6,355	7.8%	8,110	7.5%	8,039	6.8%
45-49	6,313	7.7%	7,719	7.2%	8,436	7.1%
50-54	5,625	6.9%	7,652	7.1%	7,918	6.7%
55-59	4,922	6.0%	6,761	6.3%	7,548	6.4%
60-64	4,211	5.1%	5,823	5.4%	6,782	5.7%
65-69	3,619	4.4%	4,901	4.5%	5,623	4.8%
70-74	3,235	3.9%	3,958	3.7%	4,703	4.0%
75-79	1,927	2.4%	3,410	3.2%	3,588	3.0%
80-84	1,113	1.4%	1,909	1.8%	2,845	2.4%
Age 85+	916	1.1%	1,377	1.3%	1,932	1.6%



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

<\$10,000	1,169	3.0%	1,055	2.5%
\$10,000-14,999	424	1.1%	346	0.8%
\$15,000-19,999	441	1.1%	354	0.8%
\$20,000-24,999	584	1.5%	459	1.1%
\$25,000-29,999	675	1.8%	530	1.2%
\$30,000-34,999	443	1.1%	340	0.8%
\$35,000-39,999	475	1.2%	382	0.9%
\$40,000-44,999	795	2.1%	666	1.6%
\$45,000-49,999	674	1.8%	557	1.3%
\$50,000-59,999	1,802	4.7%	1,580	3.7%
\$60,000-74,999	3,131	8.1%	2,857	6.7%
\$75,000-99,999	3,841	9.9%	3,559	8.3%
\$100,000-124,999	5,114	13.3%	5,285	12.3%
\$125,000-149,999	4,028	10.4%	4,641	10.8%
\$150,000-199,999	5,760	14.9%	7,223	16.8%
\$200,000-249,999	3,727	9.7%	5,391	12.5%
\$250,000-299,999	2,108	5.5%	2,838	6.6%
\$300,000-399,999	1,936	5.0%	3,010	7.0%
\$400,000-499,999	330	0.9%	286	0.7%
\$500,000+	1,133	2.9%	1,616	3.8%
Median Household Income	\$123,342	-	\$143,014	-
Average Household Income	\$152,798	-	\$175,065	-
Per Capita Income	\$54,871	-	\$63,781	-

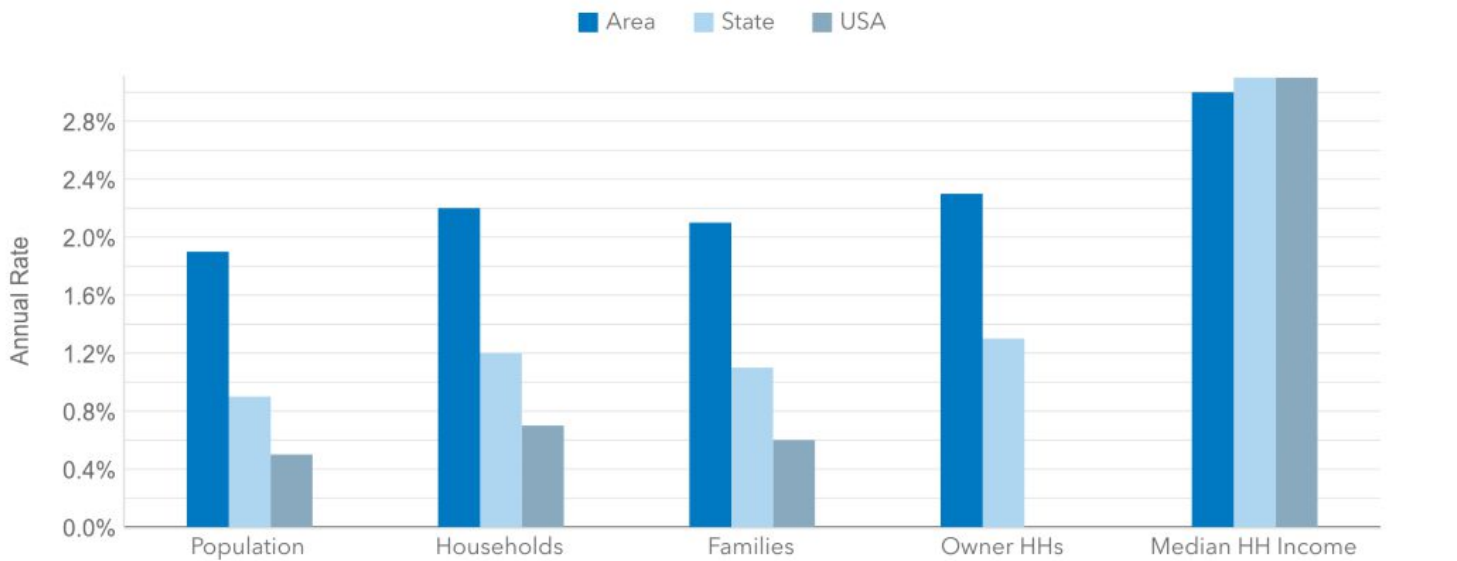
Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	60,664	73.9%	77,543	72.0%	83,209	70.4%
Black Alone	9,024	11.0%	12,057	11.2%	13,725	11.6%
American Indian	427	0.5%	582	0.5%	677	0.6%
Asian Alone	2,115	2.6%	3,662	3.4%	4,244	3.6%
Pacific Islander	47	0.1%	54	0.1%	63	0.1%
Some Other Race	3,120	3.8%	4,340	4.0%	5,141	4.3%
Two or More Races	6,643	8.1%	9,449	8.8%	11,128	9.4%
Hispanic (Any Race)	7,762	9.5%	10,741	10.0%	12,750	10.8%



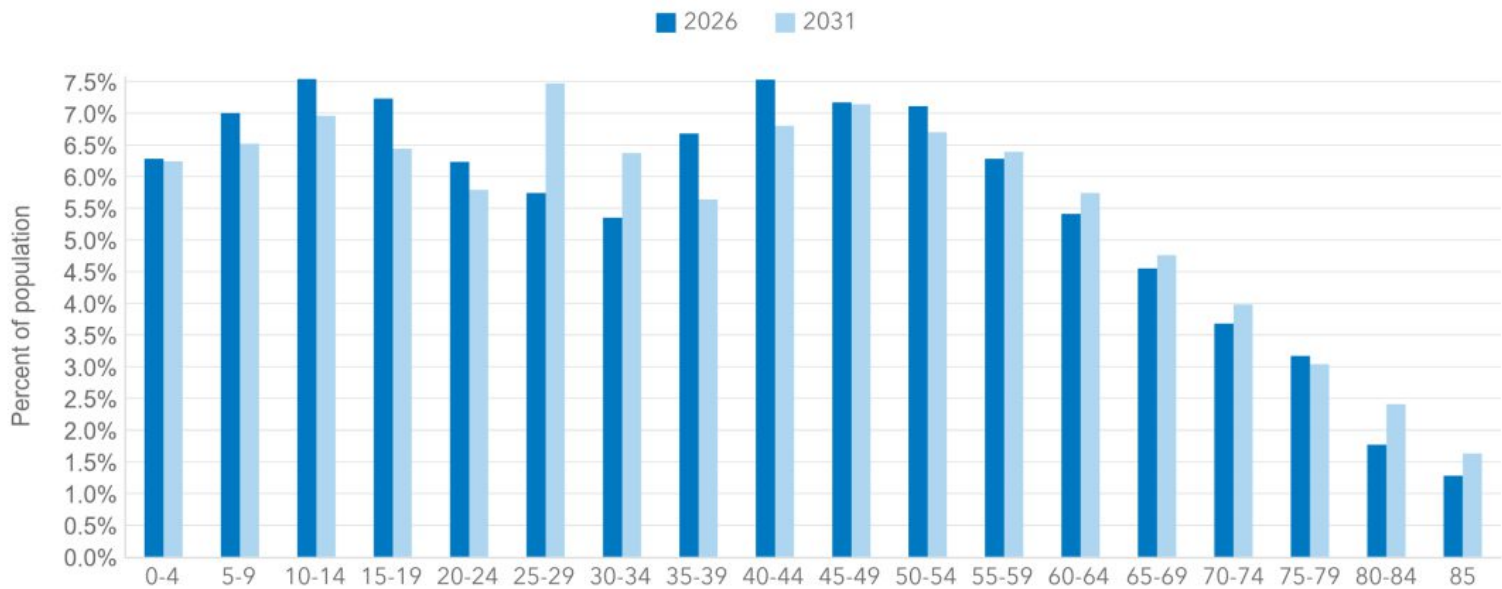
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Trends: 2026 - 2031 Annual Rate



Population by Age



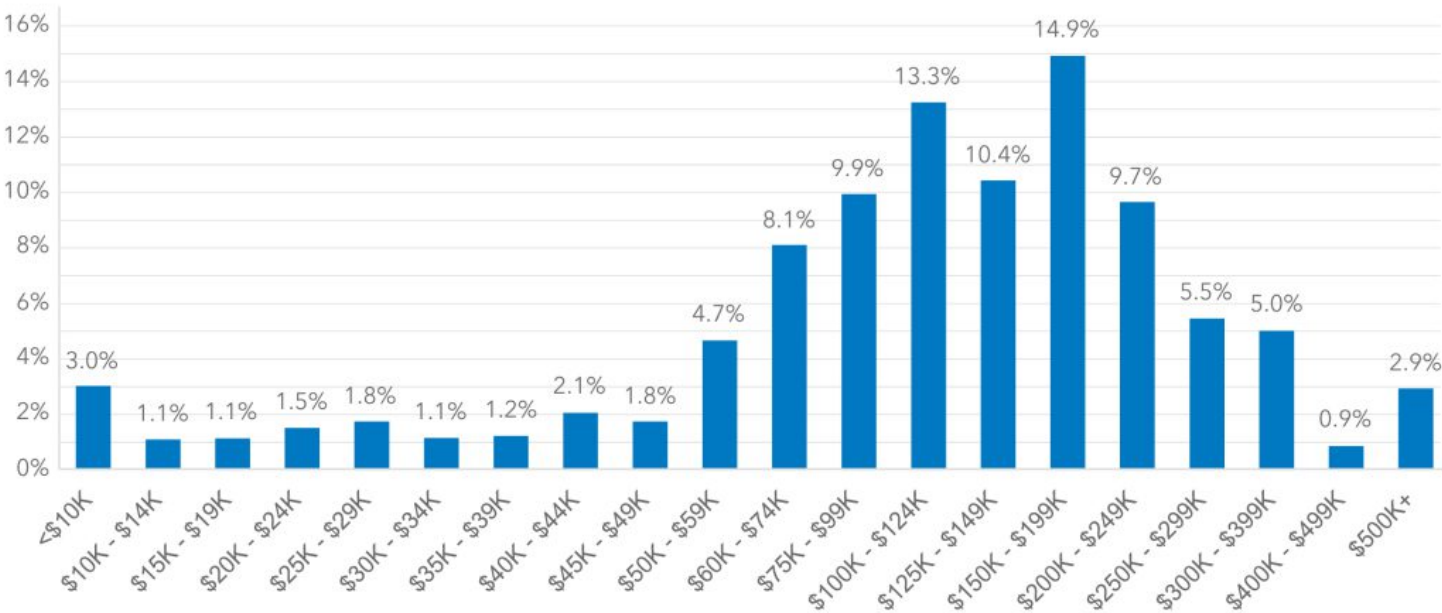
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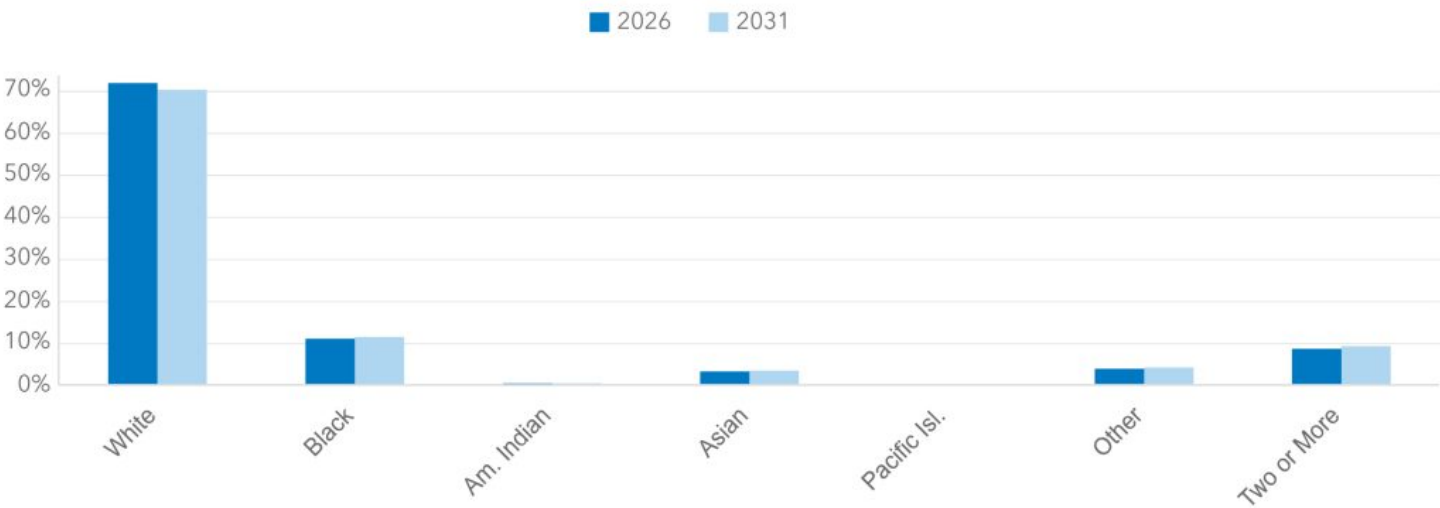
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Households by Income for 2026



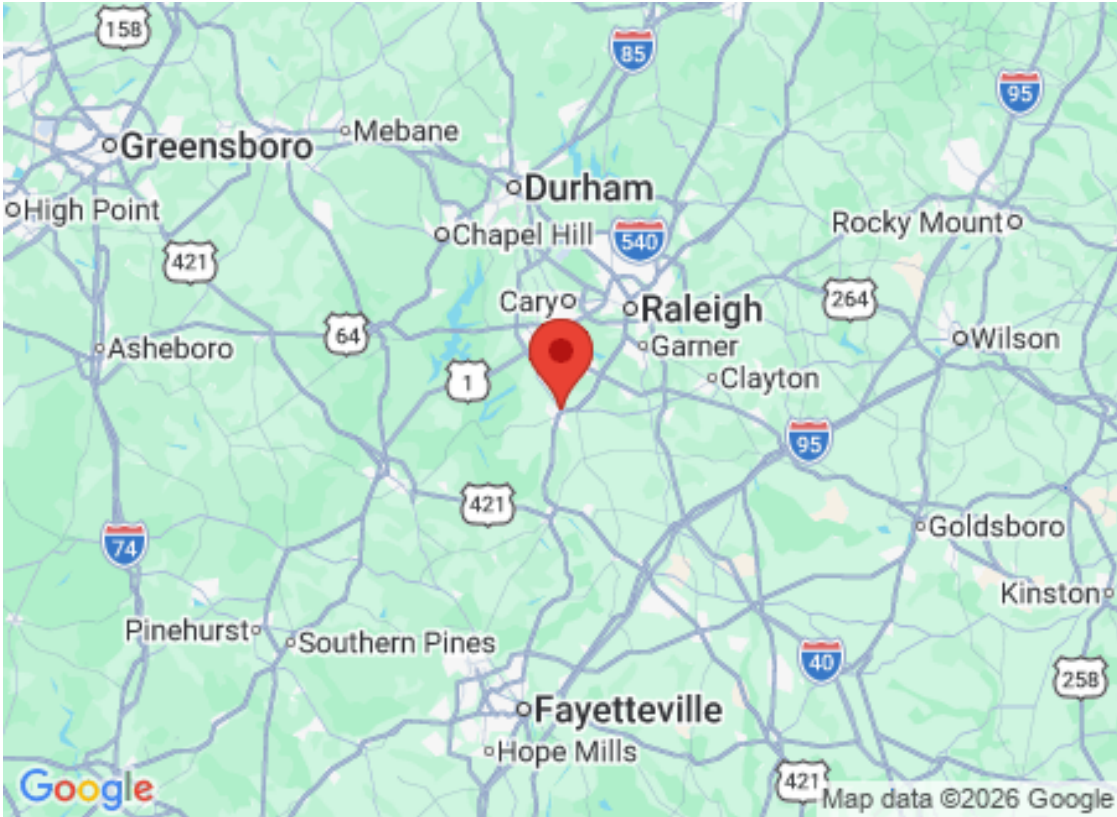
Population by Race



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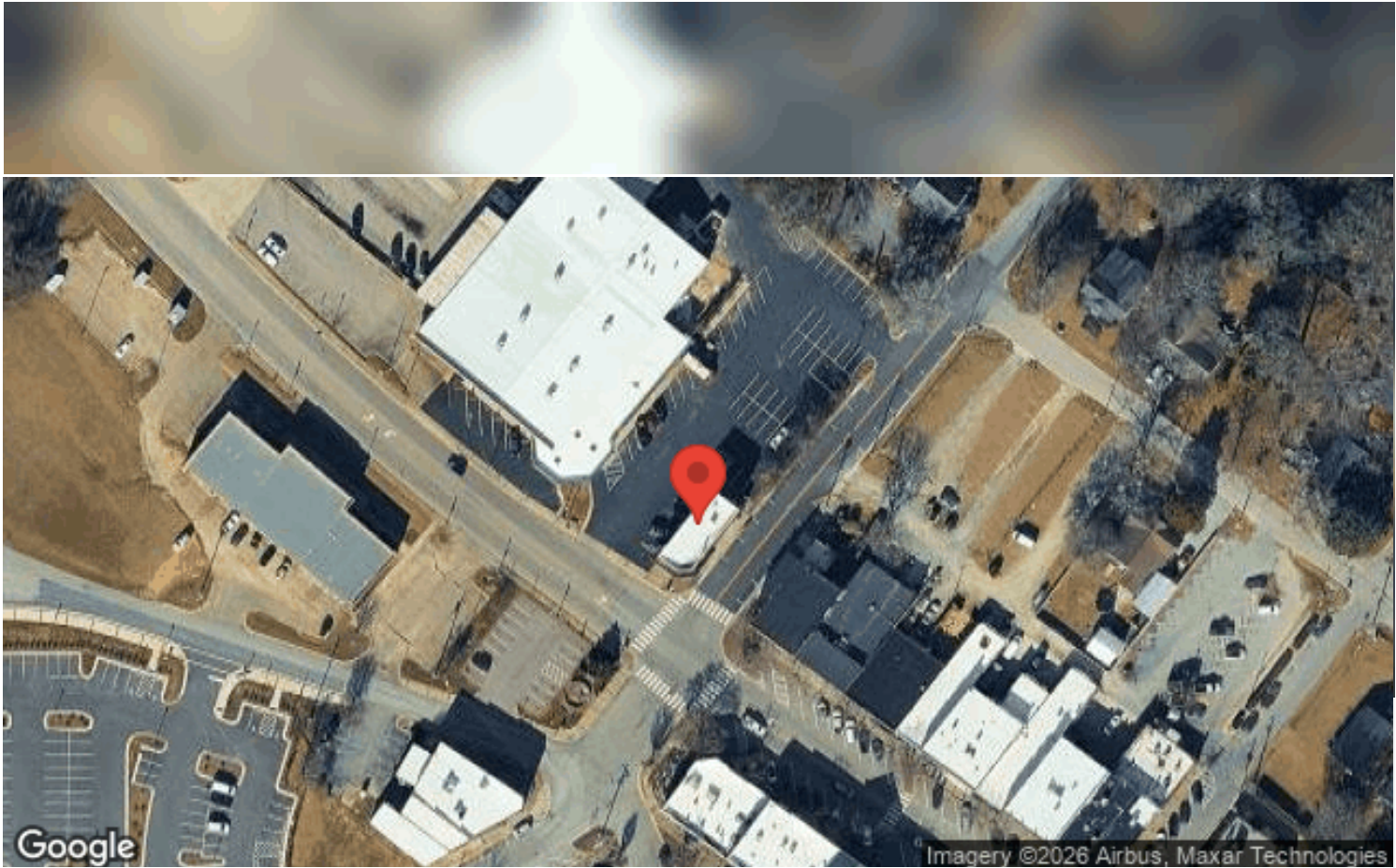
AREA LOCATION MAP



DOWNTOWN VARINA

411 E BROAD ST, FUQUAY - VARINA, NC, 27526

AERIAL ANNOTATION MAP



Downtown Varina

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