

# WENDELL COMMERCE CENTER

WENDELL BLVD & I-87 | WENDELL, NC 27591



## RETAIL OUTPARCELS FOR LEASE OR SALE

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# SIGNALIZED RETAIL OUTPARCELS AT I-87 & WENDELL BLVD

BUILT-TO-SUIT, LEASE, OR SALE | ADJACENT TO 350-UNIT MULTIFAMILY

Wendell Commerce Center offers signalized retail outparcels at the I-87 & Wendell Boulevard interchange within a 257-acre mixed-use development. Outparcels available with build-to-suit, land lease, and land sale options, adjacent to a planned 350-unit multifamily community and surrounded by rapid residential growth.

## LOCATION DESCRIPTION

Situated at a full-movement, signalized intersection at I-87 and Wendell Boulevard, the site serves the ±4,000-home Wendell Falls community, Wake Tech East Campus, East Wake High School, and a growing industrial employment base.

## RETAIL OPPORTUNITY

- » Retail outparcels available for BTS, Lease, or Sale
- » 1,200 SF to 10,000 SF Available for Lease (Lots 3 & 4)
- » 1.00 acres - 7.70 acres Available for Sale (Lots 1, 6 & 7, X)
- » Serves ±4,000-home Wendell Falls community
- » Adjacent 350-unit multifamily development
- » 62,000 VPD at I-87 | 22,500 VPD at Wendell Blvd
- » Within 1.8M SF industrial workforce base
- » Near Wake Tech East Campus (students + staff)
- » Limited competing retail immediately at interchange
- » Signalized access | Full-movement intersection
- » Building size, configuration, and parking layout can be tailored to tenant requirements
- » Call broker for pricing



**IDEAL USES:** QSR w/ drive-thru • Medical/Urgent Care • Dental • Coffee • Bank • Fitness • Fast Casual • Service Retail

# PRELIMINARY LAND PLAN



AREA OF FOCUS

# CONCEPTUAL MASTER PLAN



WENDELL COMMERCE CENTER | WENDELL, NORTH CAROLINA

# PERMITTED USES

The following uses are permitted in zone 1 of the PUD.

## LODGING

Hotels/Motels/Inns

## OFFICE/SERVICE

Animal Services

ATM

Animal Services - Boarding as Primary\*

Banks, Credit Unions, Financial Services

Business Support Services

Child/Adult Day Care Center (More than 8 persons)

Community Service Organizations

Continuing Care Retirement Community

Drive Thru Service

Funeral Homes

Group Care Facility (More than 6 residents)\*\*

Government Services

Laundry Services

Medical Services - Clinic, Urgent Care Center

Medical Services - Doctor

Post Office

Personal Services

Professional Services

Residential Treatment Facility\*

Studio - Art, Music

Studio - Dance, Martial Arts

Vehicle Services - Minor Maintenance/Retail\*\*

## RETAIL/RESTAURANTS

Alcoholic Beverage Sales Store

Auto Parts Store

Bar/Tavern/Night Club

Car Wash - Stand Alone, Self Service

Drive-Thru Retail/Restaurants\*\*

Gas Station\*\*

General Retail

Nursery and Garden Center

Restaurant

Shopping Center - Neighborhood Center

Shopping Center - Community Center

Vehicle Sales\*

Entertainment/Recreation

Amusement, Indoors\*

Amusements, Outdoor

Cultural or Community Facility

Event Venue, Outdoor\*

Farmers Market

Meeting Facility/Indoor Event Venue

Recreation Facilities, Indoor

Recreation Facilities, Outdoor

Shooting Range, Indoor\*

Sports Training/Fitness Complex

Theater, Live Performance

Theater, Movie

## MANUFACTURING/WHOLESALE/STORAGE

Manufacturing, Light

Manufacturing, Neighborhood

Micro-Distillery/Micro-Brewery/Micro-Winery

Mini-Warehouses\*\*

Research and Development

Storage - Warehouse, indoor storage

## CIVIC INSTITUTIONAL

Colleges/Universities

Hospital

Public Safety Station

Religious Institutions

Schools - Elementary & Secondary

Schools - Vocational/Technical

Transit Station - Passenger

Wireless Telecommunication Facility - Stealth

Utilities - Class 1

\* PS Permitted subject to Additional Standards in the current UDO

\*\* SUP Special Use Permit Required (See Chapter 3 and Chapter 15 of UDO)

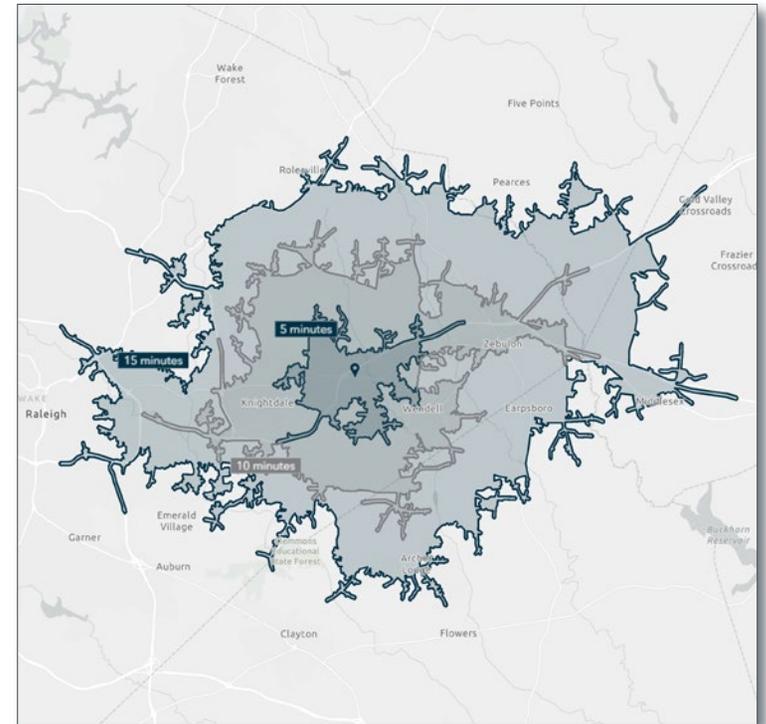
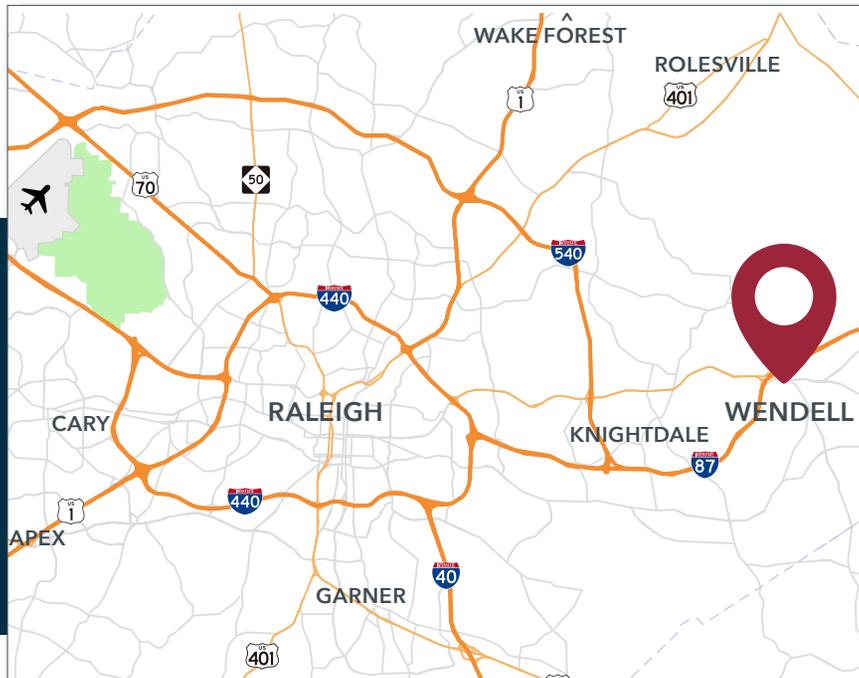
# AREA OVERVIEW



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# DEMOGRAPHICS

DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
2025 Population	7,066	60,913	155,570
Total Businesses	251	1,799	4,354
2030 Projected Population	8,105	69,541	174,800
Daytime Population	6,599	51,043	149,023
Bachelor's Degree or Higher	39.7%	39.0%	38.7%
Median Age	39.4	37.9	37.5
Average Household Income	\$115,976	\$111,815	\$109,126
Average Home Value	\$475,611	\$473,471	\$469,148



## ABOUT WENDELL

Wendell is located in eastern Wake County approximately 12 miles from the City of Raleigh. The Town of Wendell has experienced explosive growth with over 140% population increase in the last ten years. In 2024, Wake Tech Community College opened its Wake Tech East Campus. The 106-acre site includes a Public Safety Simulation Complex, a General Education and Student Services Building, and a Technology 4.0 Facility.



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