

REDEVELOPMENT OPPORTUNITY | FOR SALE
526 N. MAIN STREET
FUQUAY-VARINA, NC 27526



KIM MILLS

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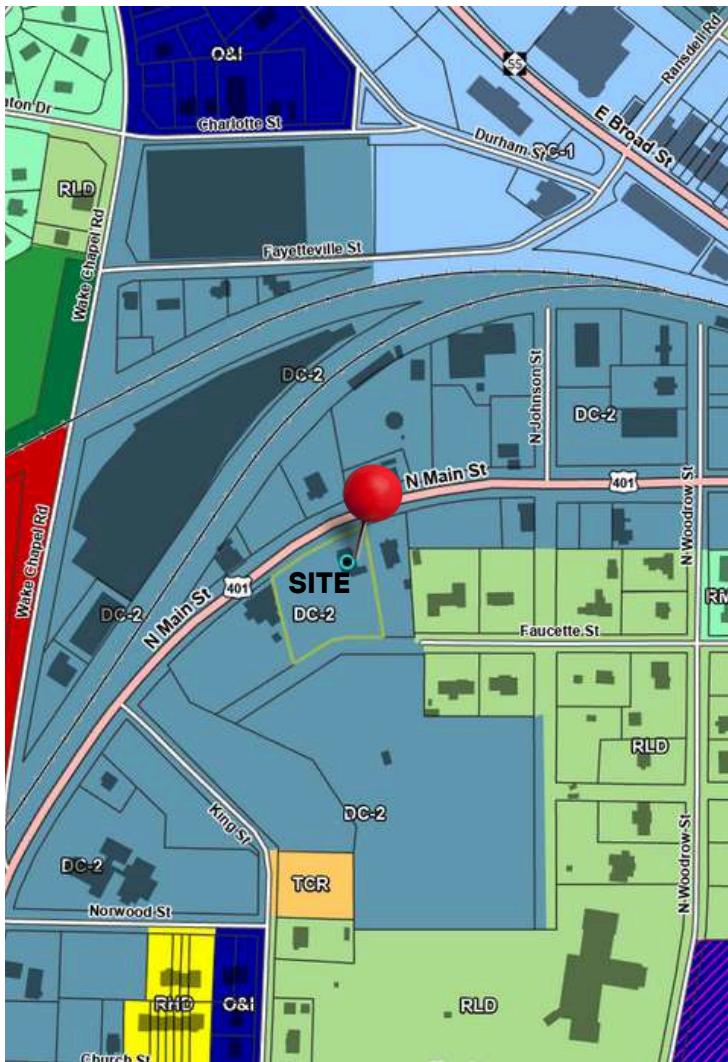
919.896.6497

PROPERTY HIGHLIGHTS

526 N. MAIN ST, FUQUAY-VARINA, NC 27526

Seize the opportunity to redevelop a prime 1.16-acre parcel at 526 N. Main Street in the vibrant heart of Fuquay-Varina, NC. This property boasts DC-2 zoning, offering flexibility for numerous types of retail, office, civic or mixed-use projects. Connectivity to water, sewer, and natural gas utilities, streamlines the development process. Its strategic location provides excellent connectivity to US-401 and NC-42, enhancing accessibility and visibility. Priced at \$795,000, this site presents a compelling investment in a thriving downtown area. Contact Phoenix Commercial Properties at 919-896-6497 to schedule a viewing and explore the potential of this exceptional property.

ACREAGE	±1.16
PIN	0666093929
ZONING	DC-2 (Click here for permitted use table).
UTILITIES	Water, sewer, and natural gas
LOCATION	In close proximity to Downtown Fuquay-Varina
ACCESS	Connectivity to US-401 and NC-42
SALE PRICE	\$795,000.00



PROPERTY LOCATION

526 N. MAIN ST, FUQUAY-VARINA, NC 27526



*TRAFFIC COUNTS DERIVED FROM NCDOT

DEMOGRAPHICS

526 N. MAIN ST, FUQUAY-VARINA, NC 27526

FUQUAY-VARINA NORTH CAROLINA



RANKS #1 SAFEST TOWNS IN NORTH CAROLINA



RANKS TOP 25 PLACES TO LIVE FOR YOUNG PROFESSIONALS IN NORTH CAROLINA



TRIANGLE'S BEST SUBURBAN TOWN FOR YOUNG FAMILIES



NOTABLE FUQUAY-VARINA CORPORATIONS



DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	26,516	90,867	226,686
HOUSEHOLDS	9,901	31,806	80,192
HOUSEHOLD MEDIAN INCOME	\$77,008	\$99,037	\$101,824
2029 POPULATION PROJECTION	29,428	100,212	248,913
MEDIAN AGE	39.3	39.5	40

*DEMOGRAPHICS DERIVED FROM COSTAR 2024

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±1.16
ACRES

N. MAIN ST

WAKE CHAPEL RD.

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