

Investment opportunity

RETAIL PROPERTY FOR SALE

1 & 5 N MAIN STREET
WENDELL, NORTH CAROLINA

OFFERING MEMORANDUM



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If you would like more information on this offering please get in touch.

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01 Executive summary

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Executive summary

RETAIL PROPERTY FOR SALE

OFFERING OVERVIEW

Avison Young is pleased to present a rare investment opportunity in Wendell, NC. We are offering 1 & 5 North Main Street at ±9,672 square feet for sale. Please contact Baxter Walker with further interest at 919-913-1118.

PROPERTY OVERVIEW

The subject property is a highly visible retail property located at a premier corner location in Wendell, North Carolina. The property features a historic brick building, offering a unique combination of charm and modern appeal. It presents an exceptional investment opportunity for investors and business owners seeking a strategic location in a growing community.

PROMINENT LOCATION

The property's location presents an advantageous position, situated in downtown Wendell on the corner of N Main Street and W 3rd Street. The property benefits from significant foot traffic and visibility, making it ideal for retail businesses. Wendell is a thriving community with a growing population and an expanding local economy. The downtown area is a focal point for commercial activity, supported by ongoing urban development projects and community initiatives aimed at boosting local businesses. The retail sector in Wendell is poised for significant growth, making this property a lucrative investment opportunity.

INVESTMENT SUMMARY

Sale Price	\$2,250,000
Zoning	DMX (Downtown Mixed-Use)
Market	Raleigh/Durham
Submarket	Eastern Wake County
1 NORTH MAIN STREET, WENDELL, NC	
Lot Size	± 0.04 acres
Property SF	± 3,500 SF
Year Built	1920
5 NORTH MAIN STREET, WENDELL, NC	
Lot Size	± 0.11 acres
Property SF	± 6,172 SF
Year Built	1920

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022 Property summary



1 & 5 N Main Street

INVESTMENT HIGHLIGHTS



High visibility

High traffic area with excellent exposure



Mixed-use

Zoned to encourage the redevelopment and expansion of the traditional Downtown area



Historic appeal

Brick building offers a distinctive historical charm that can enhance the business's image



Growth potential

Increasing demand for retail spaces in the Town of Wendell

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Property summary

RETAIL PROPERTY FOR SALE

LOCATION OVERVIEW

- Located just under 18 miles from Raleigh, in the last undeveloped northeast quarter of the Raleigh metropolitan area, known for its higher affordability
- The area is set to benefit from the upcoming Interstate 540
- Property features very nice curb appeal and is a proven commercial destination
- Boasts a loyal and engaged population that values small-town charm and aspires to grow into a modern town
- The area offers a great quality of life and more affordability

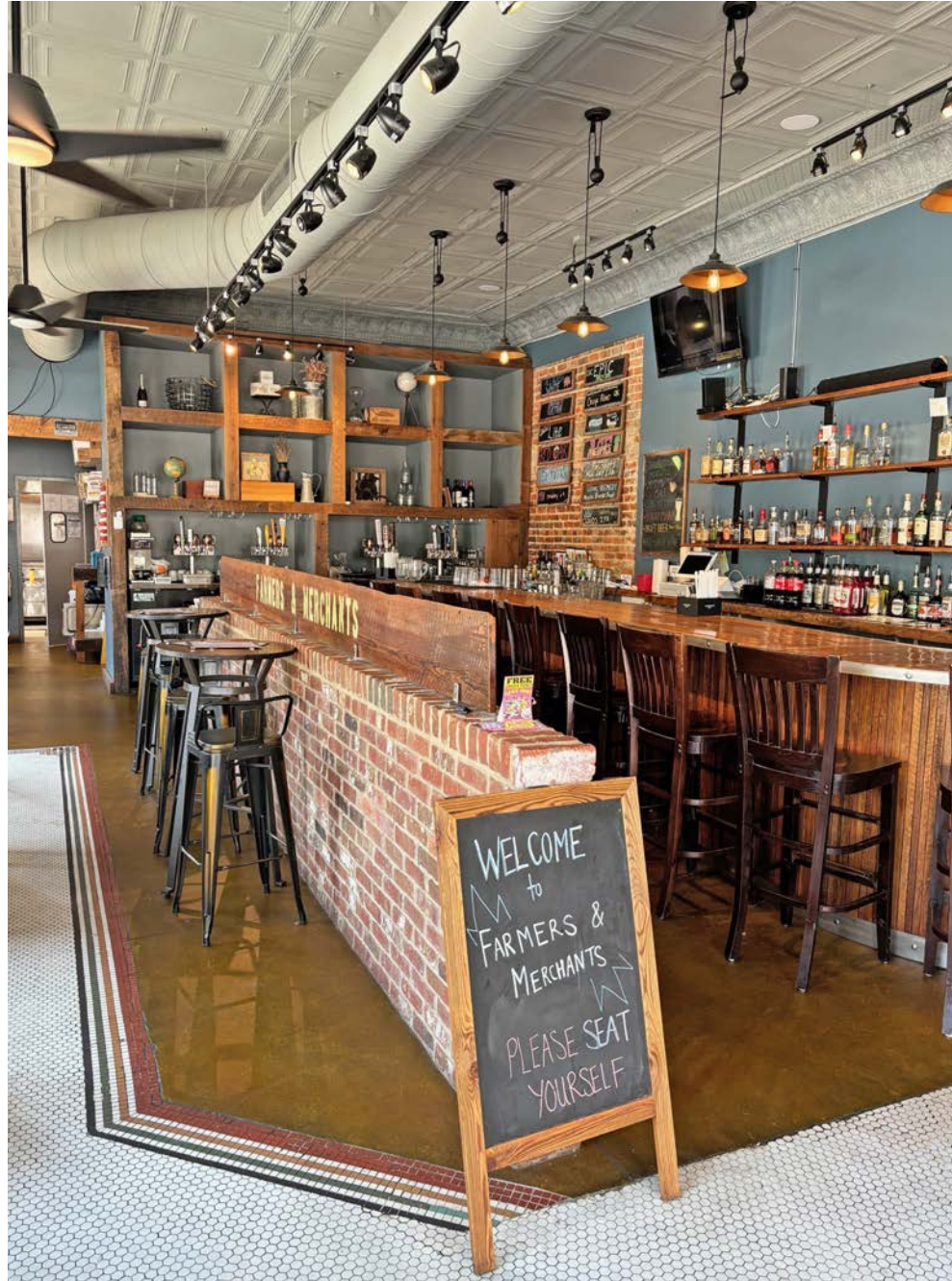
BUILDING HIGHLIGHTS

- 8 new HVAC systems
- All new electrical and plumbing
- Brand new, 25-year warranted TPO roofs
- Elevated patio with handicap ramp and multiple access points
- Restaurant with grease trap and hood



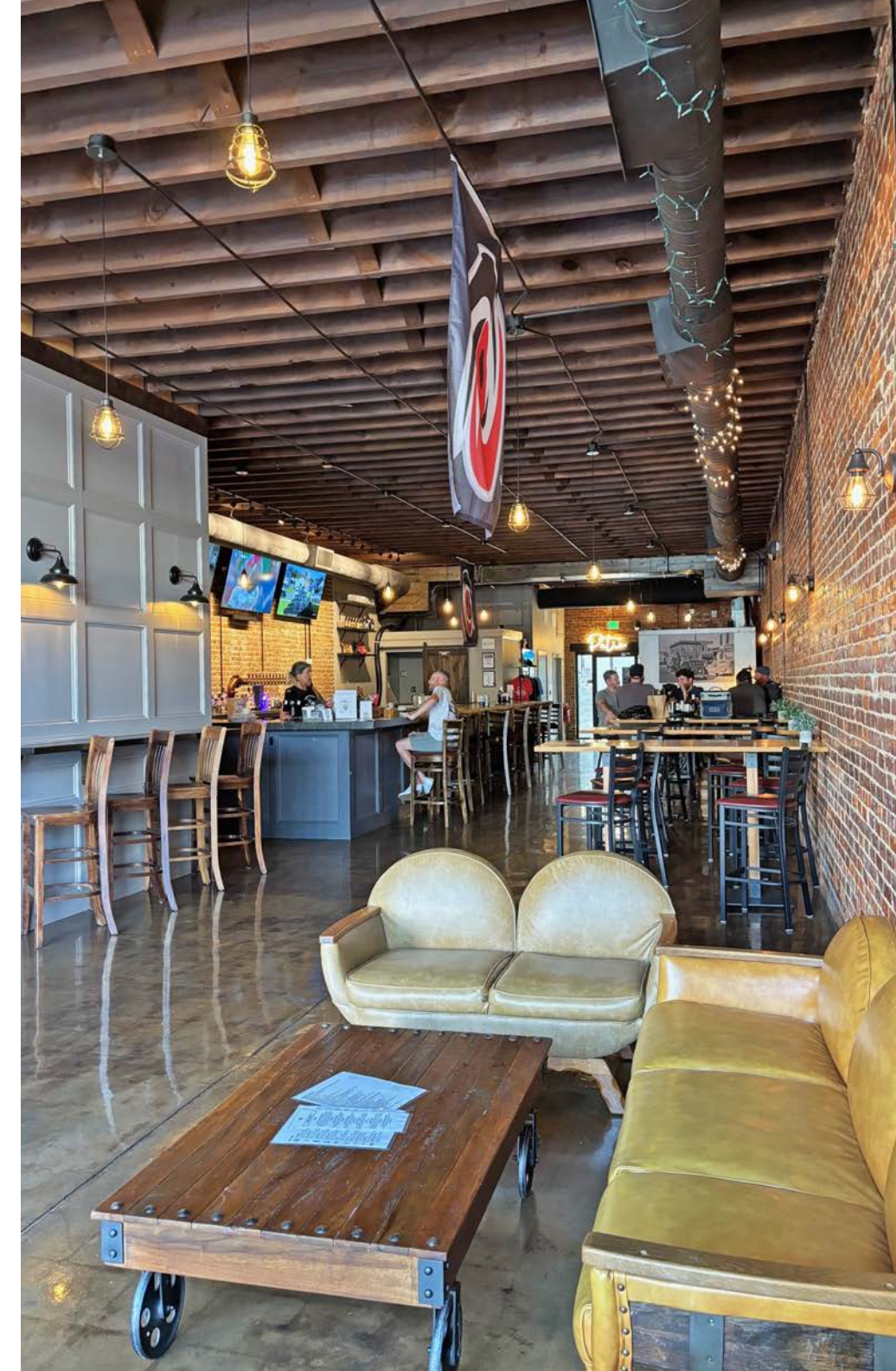
Investment opportunity

1 N MAIN STREET



Investment opportunity

5 N MAIN STREET



03 Area overview



Wendell Market | Source: Eventeny



Eastern Wake County

WENDELL, NORTH CAROLINA

Wendell is a town located in Eastern Wake County, North Carolina, and is part of the Research Triangle metropolitan area, known for its vibrant economy and high quality of life. The town has experienced significant population growth in recent years, driven by its proximity to Raleigh and the overall attractiveness of the region.

Wendell's business environment is growing, with an emphasis on local businesses and retail. The town has been making efforts to attract new businesses and industries to diversify its economic base. While many residents commute to Raleigh and other parts of the Research Triangle for work, local employment opportunities are increasing, particularly in retail, education, and small manufacturing.

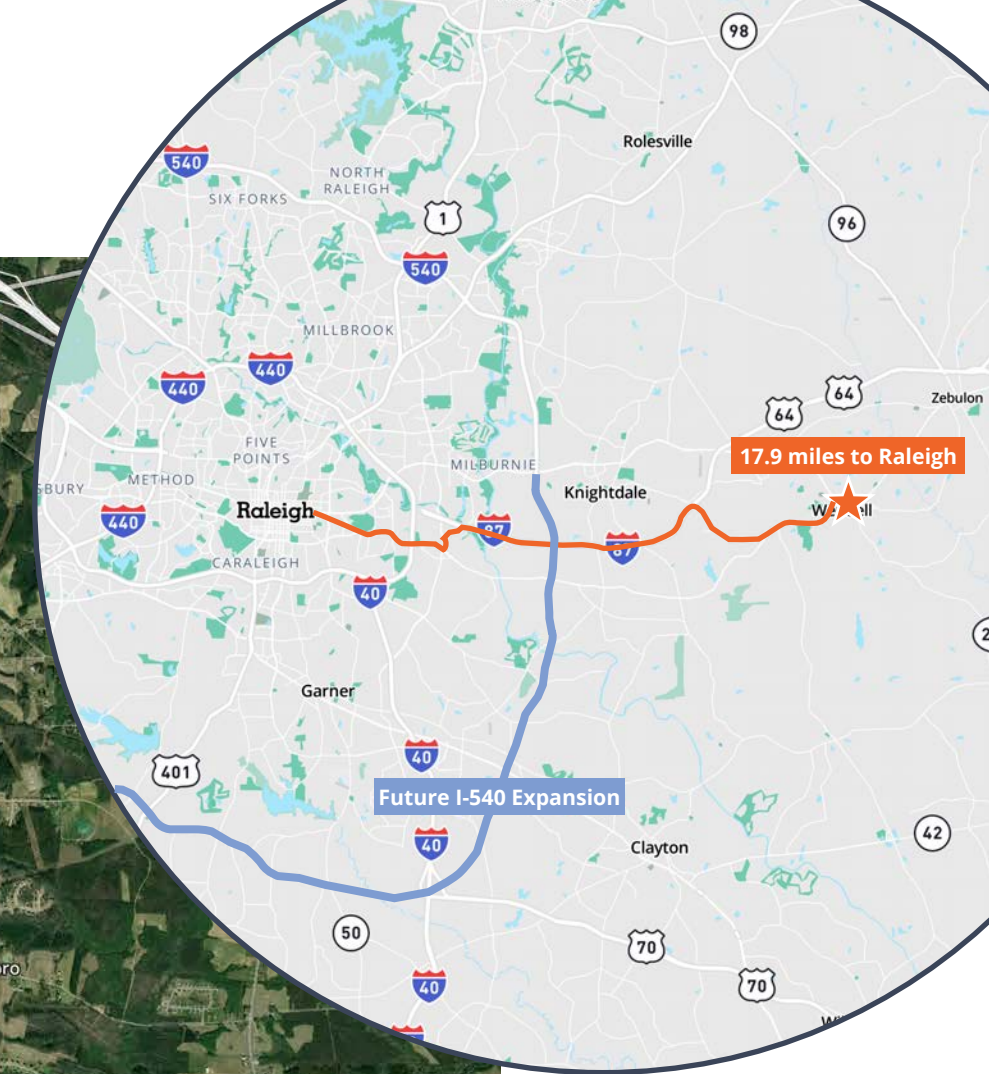
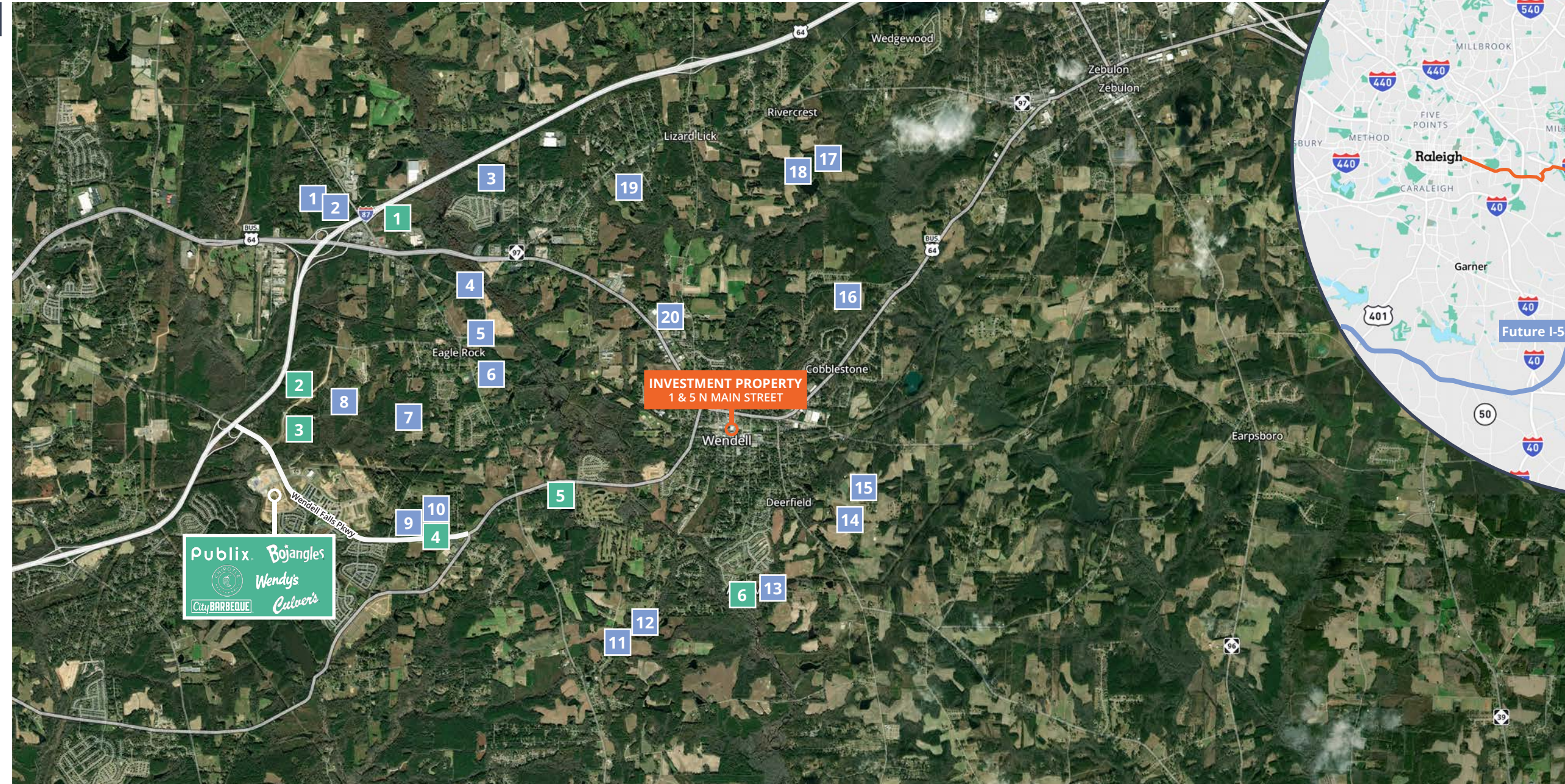
The town is well-connected by major highways, including U.S. Route 64 and Interstate 87, facilitating easy commutes to Raleigh and other surrounding areas. Ongoing infrastructure projects aim to improve roadways and enhance public services to support the growing population.

Wendell, North Carolina, is a dynamic and growing community within Eastern Wake County, offering a mix of affordable housing, increasing economic opportunities, and a high quality of life. With its strategic location near Raleigh and ongoing development initiatives, Wendell is poised for continued growth and prosperity.

Development activity

WENDELL, NORTH CAROLINA

Type	Project	Size	
1	Residential	The Glennon Townes	228 units
2	Residential	The Glennon Apartments	312 units
3	Residential	Harmony Landing	202 units
4	Residential	Anderson Farm	307 units
5	Residential	Leo at Eagle Rock	375 units
6	Residential	Eagle Rock Townhomes	150 units
7	Residential	Martin Pond Road Subdivision	519 units
8	Residential	Wendell Falls Phases 10 & 11	703 units
9	Residential	Gladwen Apartments	365 units
10	Residential/Mixed-Use	West End	535 units
11	Residential	Jones Property Subdivision	235 units
12	Residential	Edwards Property	263 units
13	Residential	The Meadows & The Glen at Hollybrook	290 units
14	Residential	Belle Grove	205 units
15	Residential	Harper's Glen	456 units
16	Residential	McKenzie Meadows Subdivision	320 units
17	Residential	Ammons PUD	1,833 units
18	Residential	Marshburn Manor	404 units
19	Residential	Cayden Cove	222 units
20	Residential	Wendell Village	396 units
1	Commercial	Wake Tech Community College	105.85 acres
2	Commercial	Wendell Falls Collective	168.91 acres
3	Commercial	Wake Med Emergency Facility	10.79 acres
4	Commercial/Mixed-Use	West End	535 units
5	Commercial/Mixed-Use	Jake May Mixed-Use	26 units
6	Commercial	Hollybrook Park	19 acres



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