

REDFORD PLACE

101 Redford Place Drive • Rolesville, NC 27571

FOR LEASE



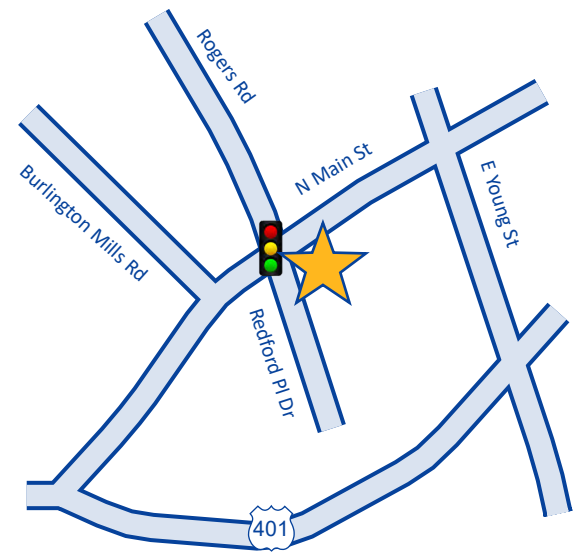
Preleasing Office & Retail Off North Main Street in Rolesville

OFFERING

Lease Rate:	\$31.00 / SF NNN
Delivering:	Construction Underway Delivering Fall 2022
Available:	2,226 RSF

HIGHLIGHTS

- Space available for prelease in office building under development
- Attractive tenant improvement allowance
- Front and rear access with great visibility
- Excellent location off busy North Main Street
- More than 2,000 rooftops projected to be built within a two-mile radius of site over the next few years



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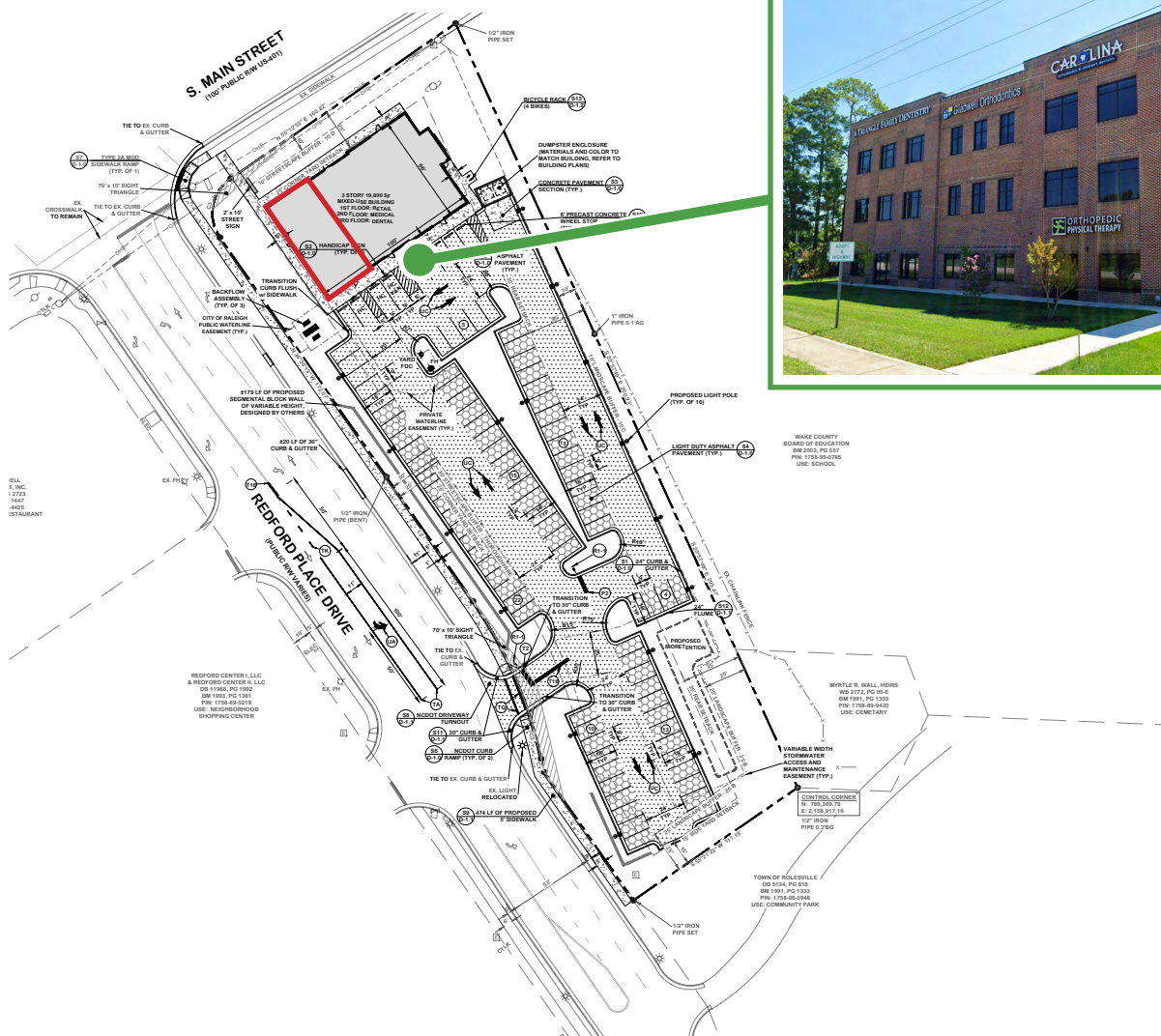
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PROPERTY INFORMATION

Building Size	19,890 SF	Parking	93 Spaces
Lot Size	1.62 Acres	Parking Ratio	5 / 1,000 SF
Available	2,226 RSF	Rental Rate	\$31.00 / SF NNN
Property Type	Medical/Office Space	TICAM:	\$5.50
Zoned	GC	Lease Term	5-10 Years



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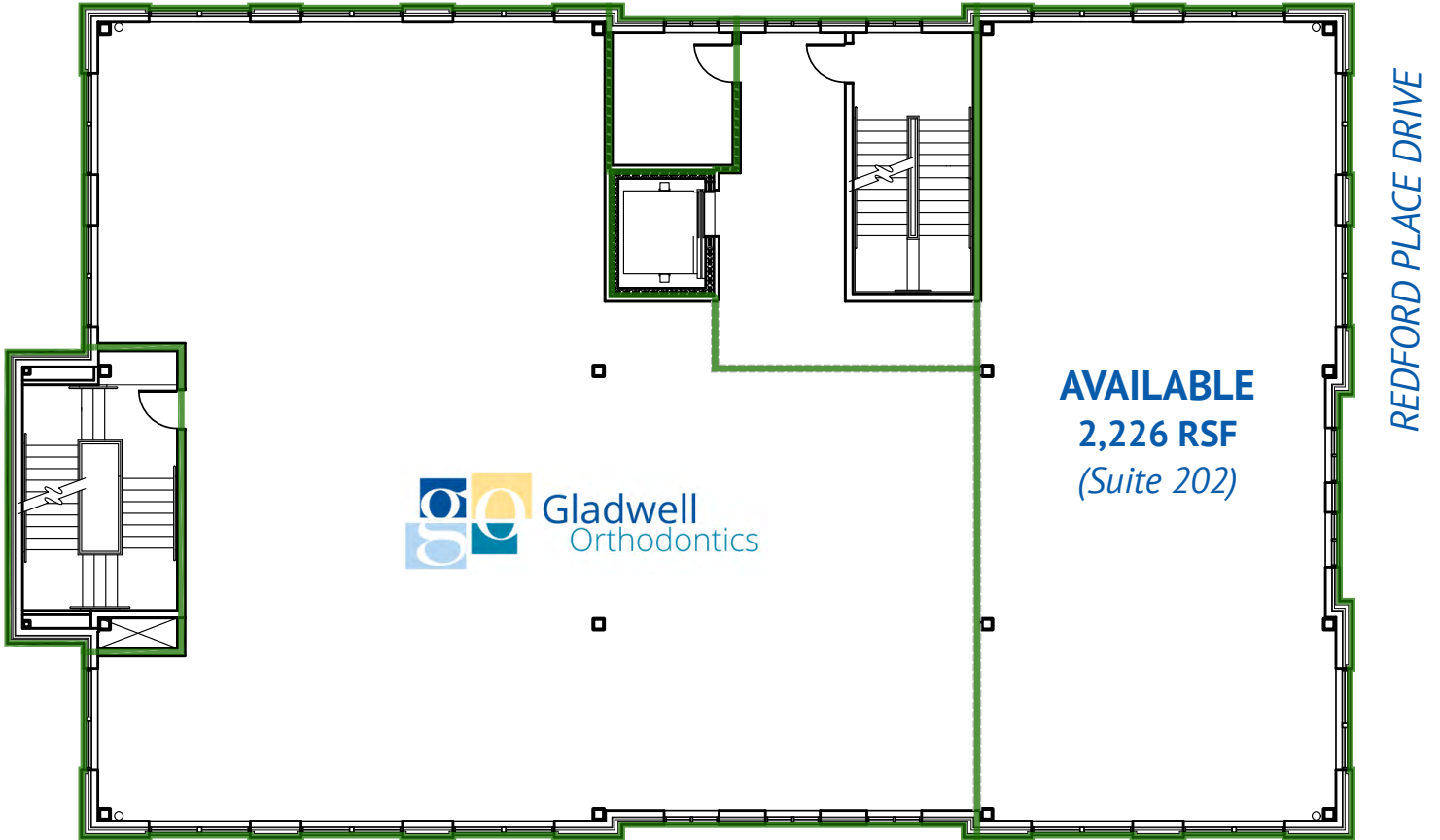
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FLOOR PLAN - AVAILABLE SPACE (2ND FLOOR)

PARKING



MAIN STREET

2ND FLOOR

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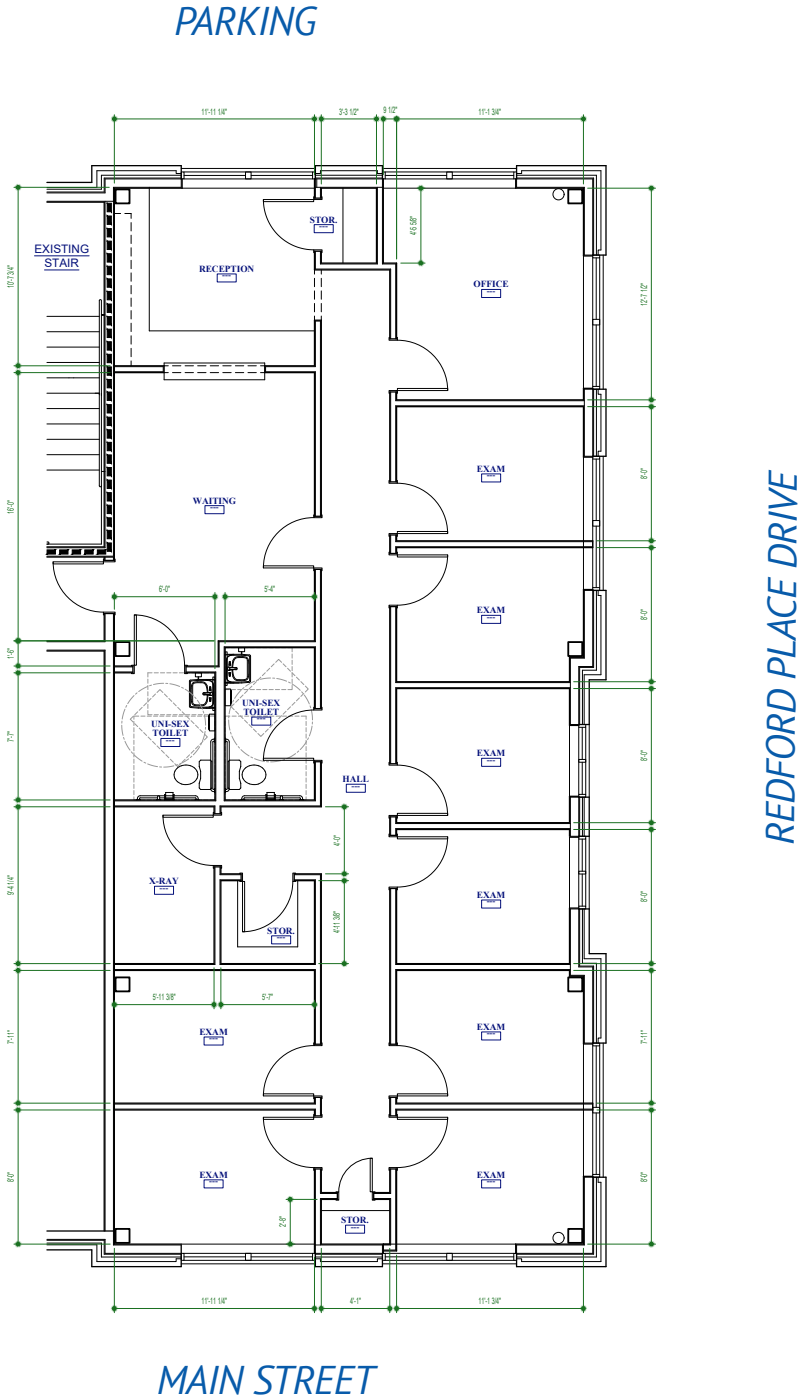
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FLOOR PLAN - AVAILABLE SPACE (2ND FLOOR)

SAMPLE PLAN

2,226 RSF
(Suite 202)

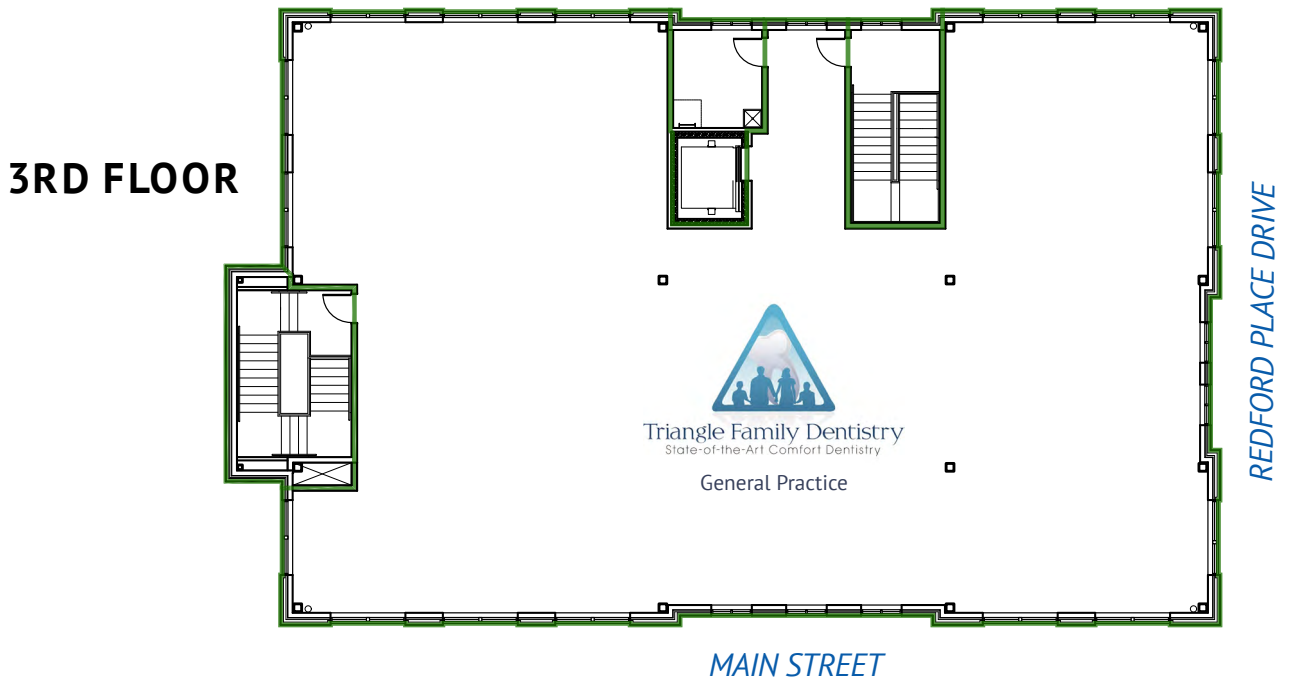
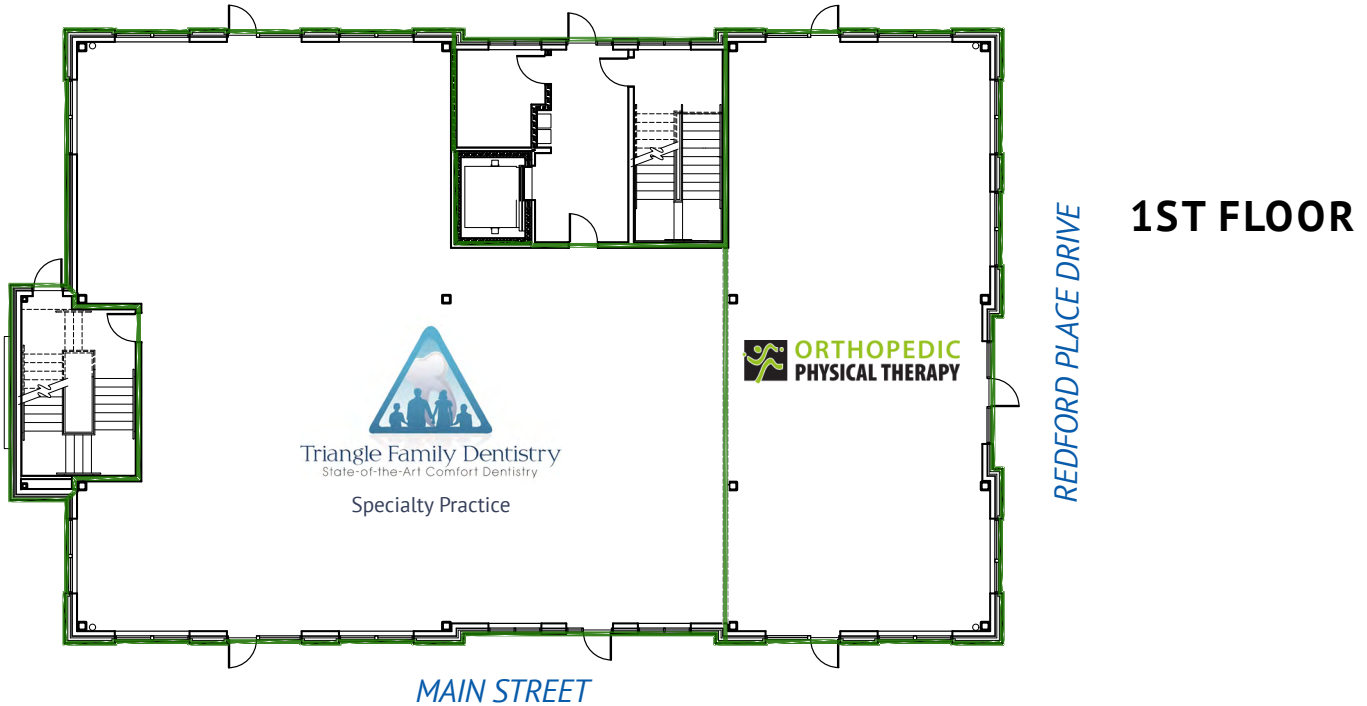


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FLOOR PLAN - 1ST & 3RD FLOORS



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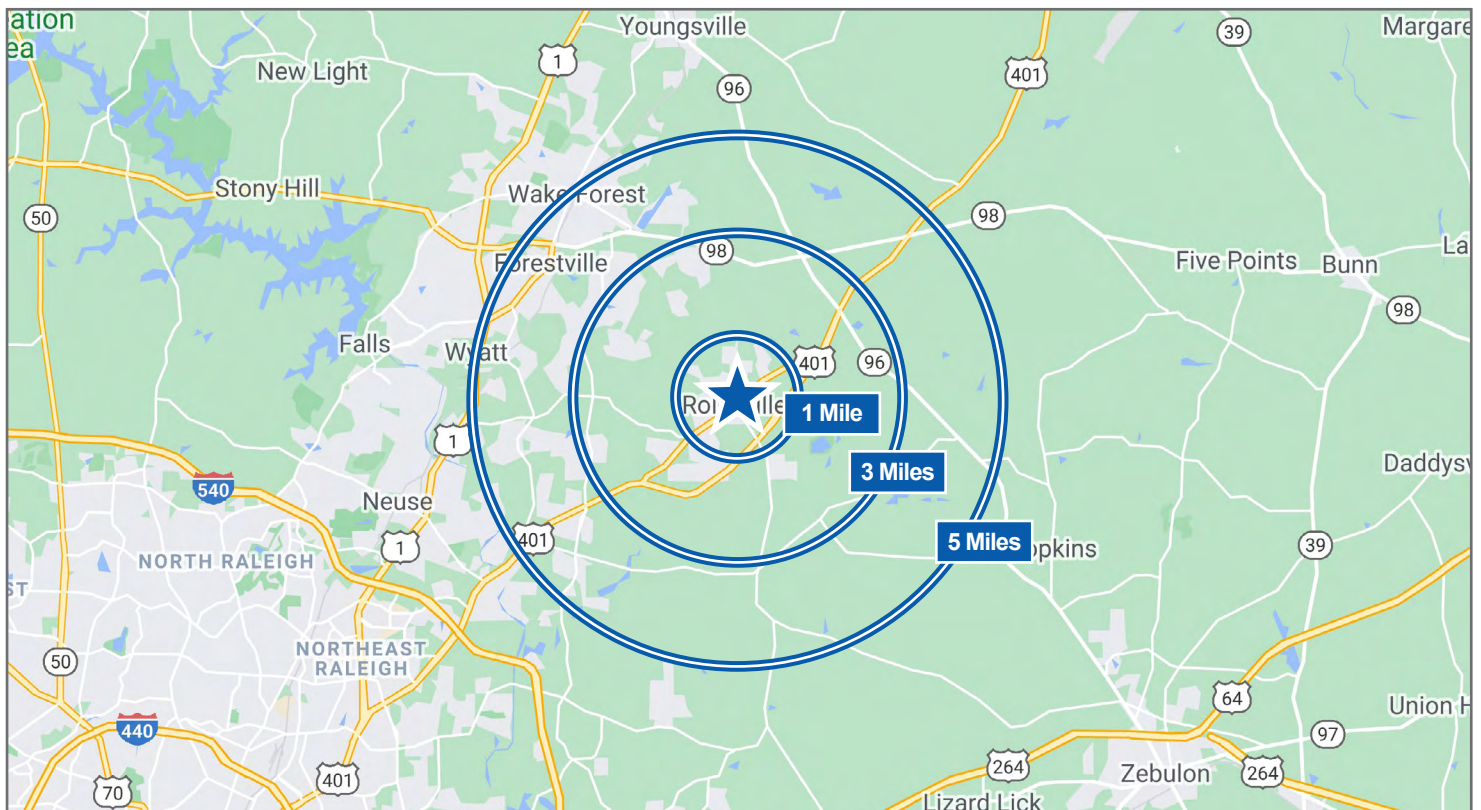
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2020 Population	3,175	24,194	74,314
2025 Population	3,544	26,315	83,198
Annual Pop Growth	2.22%	1.69%	2.28%
2020 Households	1,173	8,111	26,116
2025 Households	1,298	8,800	29,249
Avg HH Size	2.71	2.98	2.84
2020 Median Age	37.7	37.4	36.6
2020 Average HH Income	\$111,801	\$123,809	\$110,128
2020 Median HH Income	\$90,172	\$101,591	\$88,584



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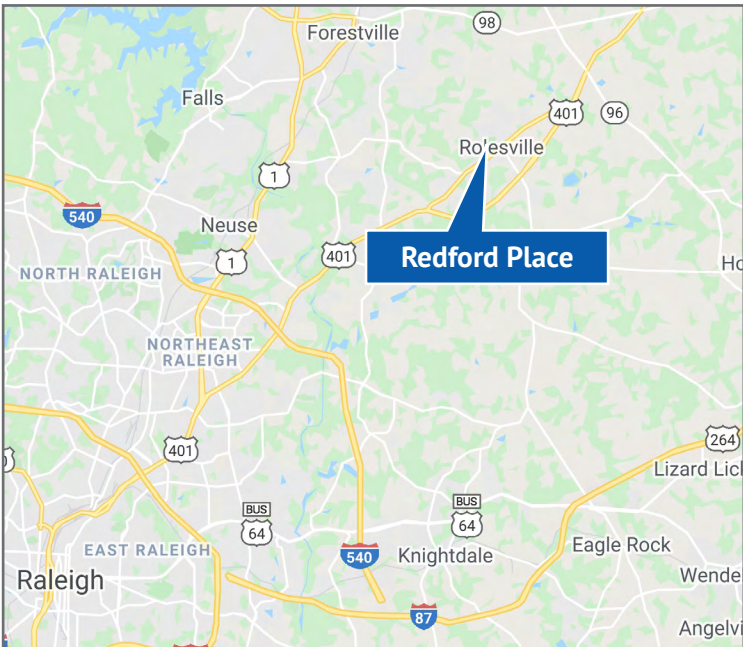
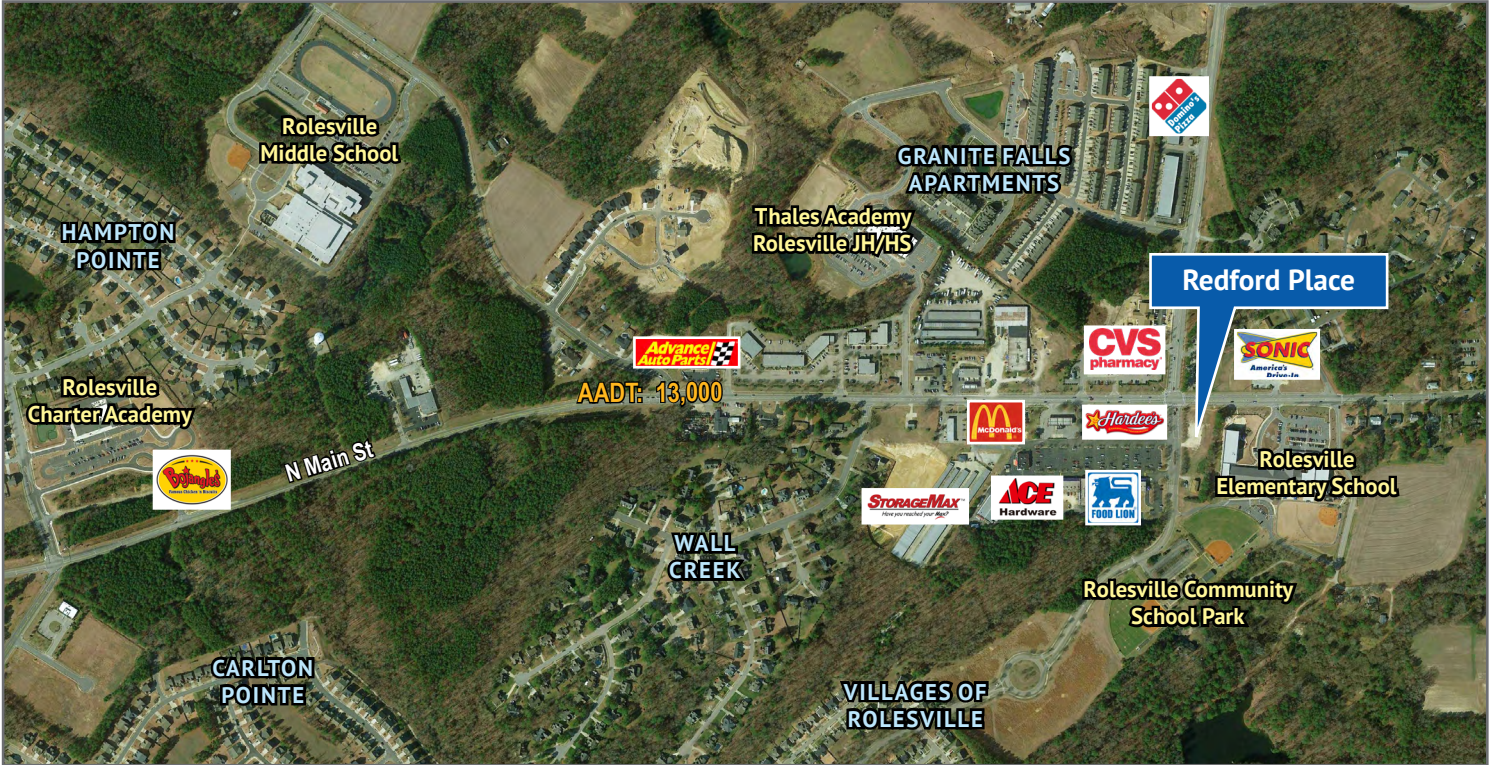


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LOCATION OVERVIEW



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