



MEDICAL OFFICE FOR LEASE

916 S MAIN ST

FUQUAY-VARINA, NC 27526



916 S MAIN ST

PROPERTY SUMMARY



PROPERTY DESCRIPTION

A rare second-generation medical opportunity in one of the Triangle's fastest-growing communities. This 2,000 SF former Fresenius Kidney Care suite offers a turnkey advantage for healthcare, wellness, or specialty medical users — with existing infrastructure that can significantly reduce build-out costs and time to open. Situated within a 19,651 SF center, this space benefits from strong co-tenancy and direct access to Fuquay-Varina's rapidly expanding residential base.

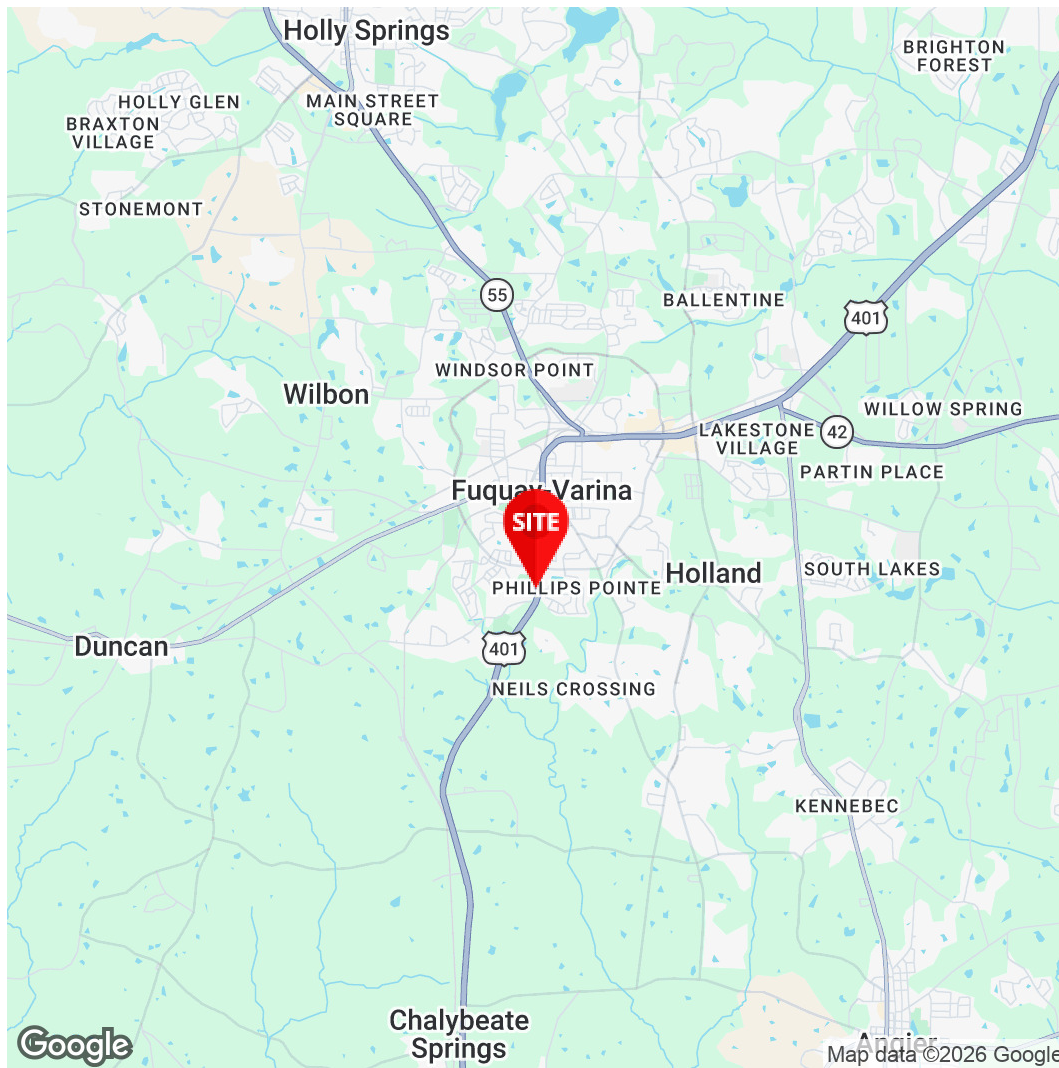
PROPERTY HIGHLIGHTS

- High visibility location
- Ample parking
- Zoned O&I
- Built in 2000
- S Main St: 11,000 VPD

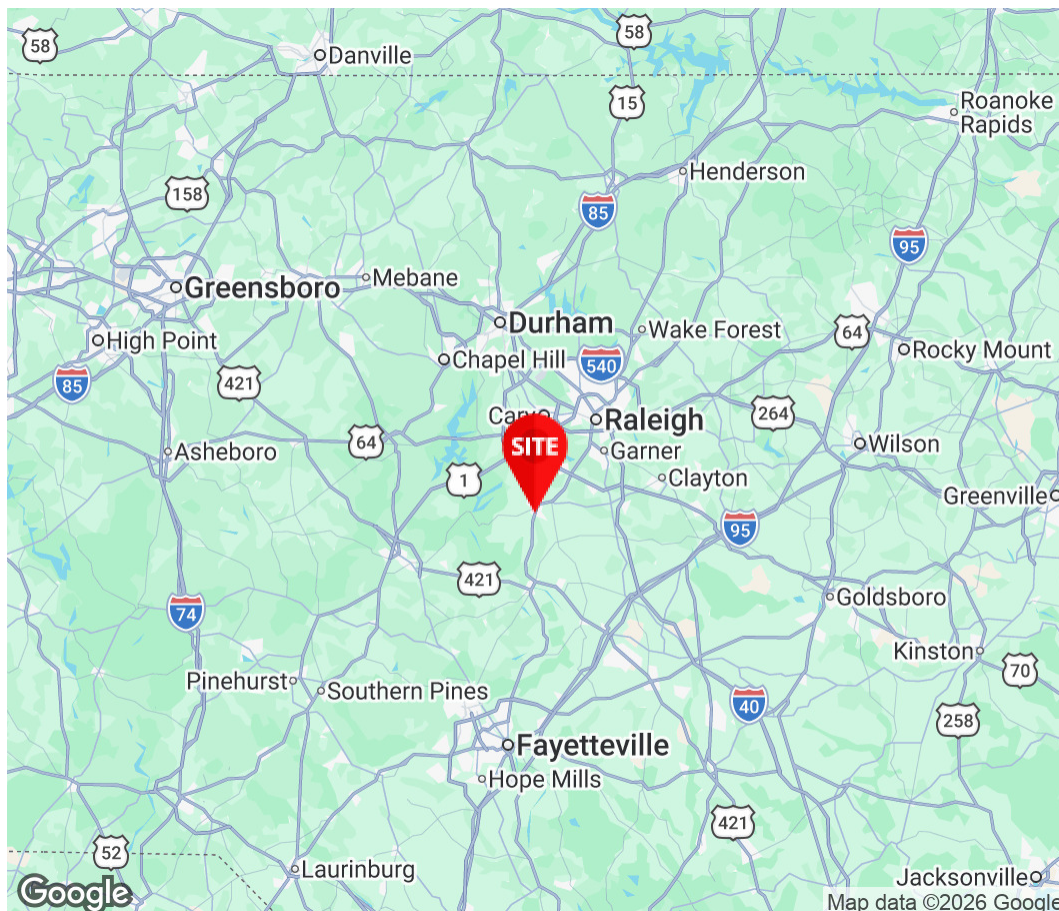
OFFERING SUMMARY

Lease Rate:	Call Broker
Available SF:	2,000 SF
Lot Size:	49,223 SF
Building Size:	19,561 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,042	22,499	66,486
Average HH Income	\$119,237	\$132,850	\$145,931
Daytime Population	35,678	64,151	163,357



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