



ROLESVILLE, NC

LOUISBURG RD & HAMPTON LAKE DR

MULTIPLE PADS AVAILABLE FOR LEASE



PROJECT
DETAILS

AVAILABLE SPACE

±2.5 AC available; able to subdivide as needed

TRAFFIC COUNTS

11,000 ADT on Louisburg Rd/US-401

PROPERTY HIGHLIGHTS

- Outparcels available across the street from a new Publix anchored shopping center
- Outparcels adjacent to a planned first in class c-store and Heartland Dental
- Access back to signalized corner
- Extremely high growth trade area in the Raleigh area

LEASE RATE

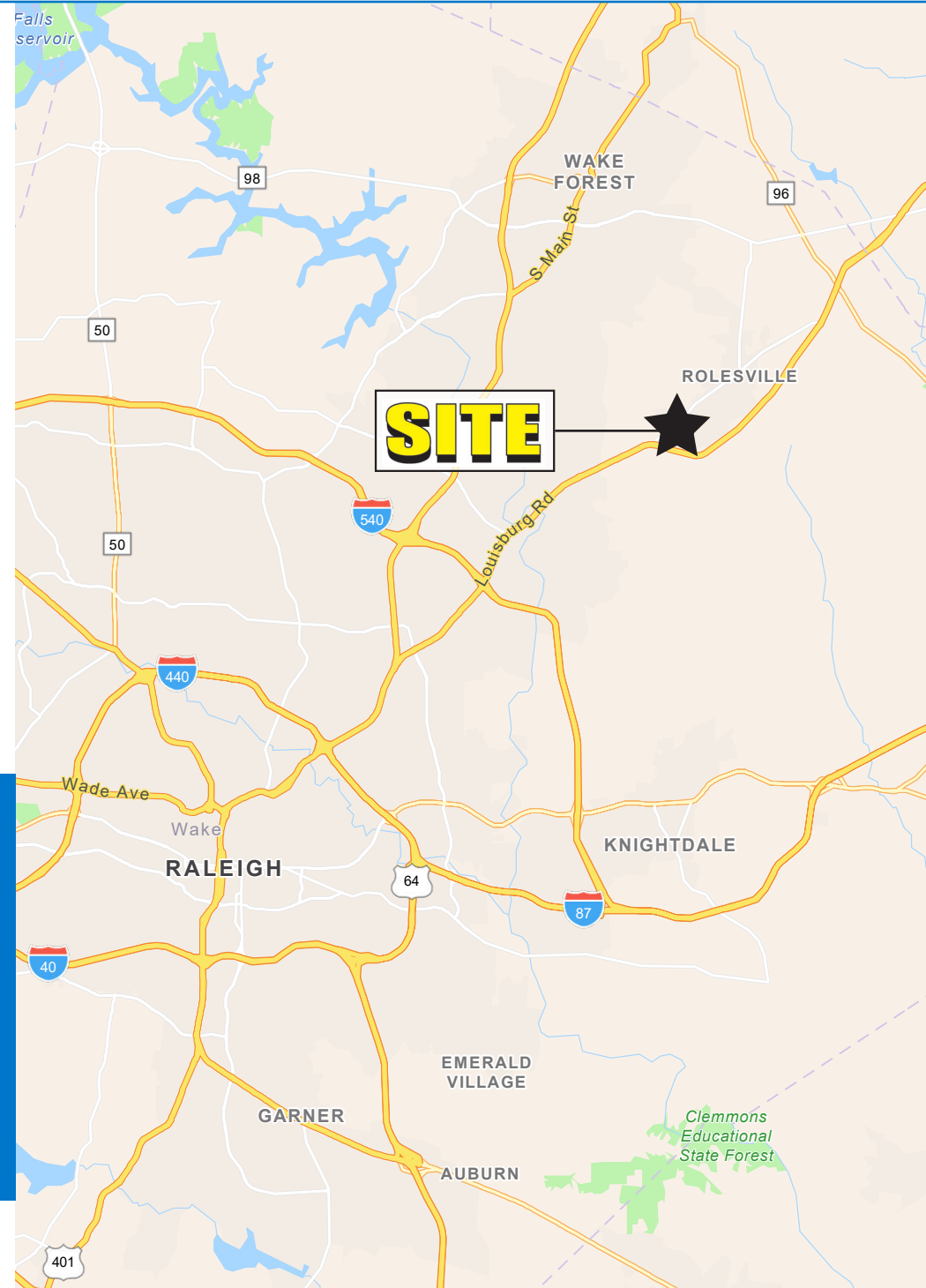
Call to discuss; Ground lease preferred

COUNTY

Wake

MARKET

Raleigh MSA



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS

1,324

12,408

35,890



TOTAL POPULATION

3,992

37,030

99,761



MEDIAN HH INCOME

\$100,286

\$111,915

\$101,990

AERIAL



AERIAL

Rolesville Charter Academy
735 students

SITE

HEARTLAND
DENTISTRY

Bojangles
Famous Chicken & Biscuits

0.83 AC

0.93 AC

PLANNED
C-STORE

UNDER
CONSTRUCTION
Publix

11,000 ADT

Louisburg Rd

Hampton Lake Dr

S Main St

401

ABC
LIQUORS

AERIAL

Rolesville Charter Academy
735 students



SITE

0.83 AC

0.93 AC

PLANNED
C-STORE

UNDER
CONSTRUCTION
Publix

11,000 ADT

Hampton Lake Dr

Louisburg Rd





NORTH CAROLINA

ROLESVILLE

Rolesville, situated in Wake County, North Carolina, is a picturesque town renowned for its close-knit community and rich history dating back to its establishment in 1837. Initially rooted in agriculture, the town has transformed into a suburban enclave while retaining its small-town charm. Residents benefit from proximity to Raleigh, enjoying both urban amenities and a tranquil lifestyle. With a strong focus on education, Rolesville boasts schools within the Wake County Public School System, including Rolesville High School, established in 2013. As part of the Research Triangle region, Rolesville has experienced notable growth, welcoming new residents drawn to its recreational offerings, community spirit, and expanding commercial opportunities.

Despite its modest size, Rolesville offers various recreational activities, including parks and sports facilities like Rolesville Community School Park. The town's economy has seen development alongside its residential growth, featuring businesses and services catering to residents' needs. Overall, Rolesville presents an appealing blend of rural heritage and modern convenience, making it a sought-after destination for families and professionals seeking a high quality of life within a welcoming community setting.

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