

WENDELL COMMONS

1236 WENDELL FALLS PARKWAY
WENDELL, NC 27591



Jenn Olevitch-Roberson
jolevitch-roberson@lee-associates.com
D 919.576.2517

Chip Lanier, MBA
clanier@lee-associates.com
D 919.576.2516

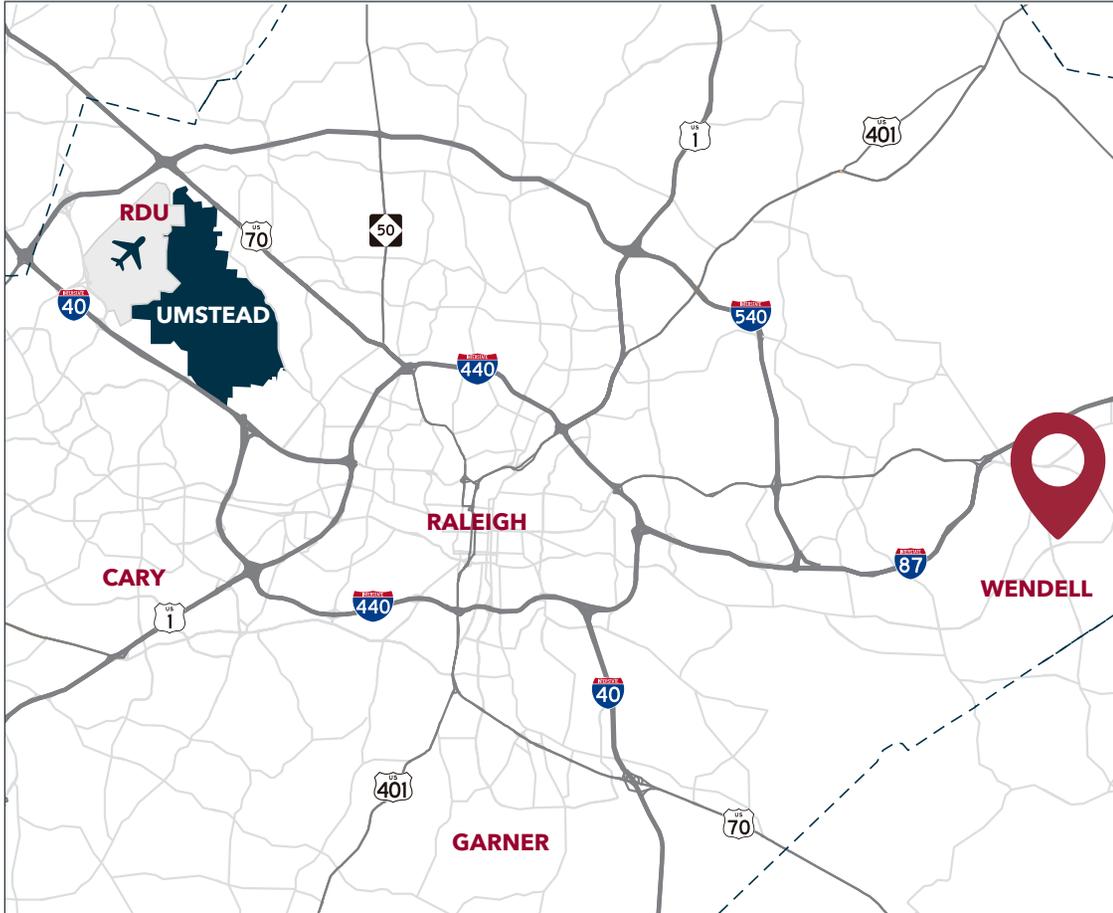
Loup Gajigianis
lgajigianis@lee-associates.com
D 984.684.5008

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE AND OUTPARCEL FOR SALE WENDELL COMMONS

1236 WENDELL FALLS PARKWAY, WENDELL, NC 27591



AVAILABILITY

- Four 4,800 SF buildings with shop space from 1,200 SF to 4,800 SF
- One 6,000 SF building adjacent to Lowes Food with shop space from 1,200 to 6,000 SF
- One 10,000 SF Stand-alone building
- One 1.15 acre outparcel for sale
- Contact broker for leasing and sale pricing

PROPERTY HIGHLIGHTS

- Lowes Foods anchored retail center at the corner of Wendell Falls Parkway and Eagle Rock Road
- Construction under way, Delivering Q1 2027

DEMOGRAPHICS

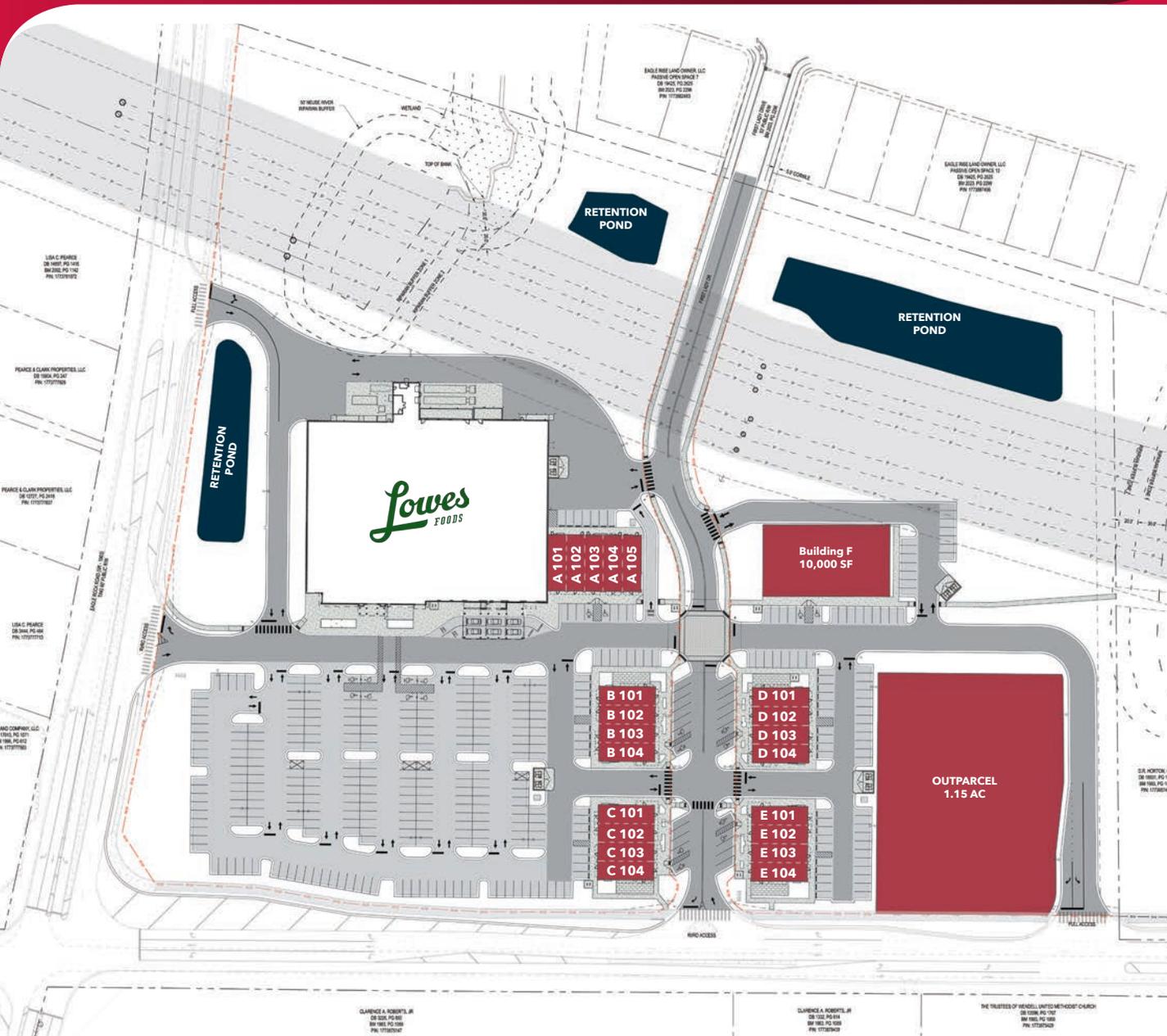
	3 Miles	5 Miles	7 Miles
Population	21,853	48,169	90,362
Avg. HH Income	\$117,515	\$113,897	\$111,160
No. of Businesses	555	1,011	2,217
No. of Employees	3,977	7,337	19,016
Daytime Population	16,794	34,119	70,601

Source: ESRI 2025

RETAIL FOR LEASE AND OUTPARCEL FOR SALE

WENDELL COMMONS

1236 WENDELL FALLS PARKWAY, WENDELL, NC 27591



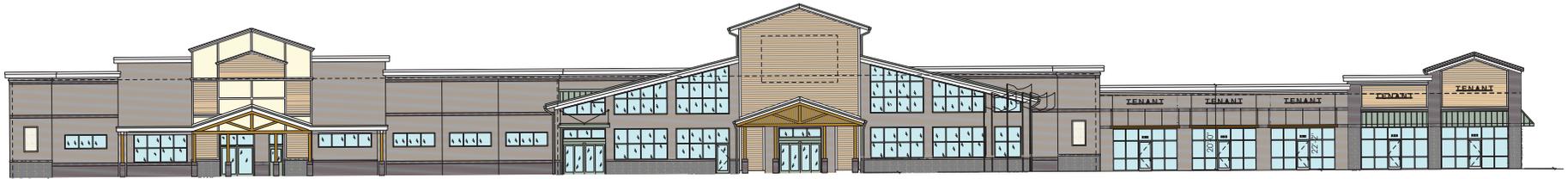
TENANT ROSTER

Suite A101	Available	1,200 SF
Suite A102	Available	1,200 SF
Suite A103	Available	1,200 SF
Suite A104	Available	1,200 SF
Suite A105	Available	1,200 SF
Suite B101	Available	1,200 SF
Suite B102	Available	1,200 SF
Suite B103	Available	1,200 SF
Suite B104	Available	1,200 SF
Suite C101	Available	1,200 SF
Suite C102	Available	1,200 SF
Suite C103	Available	1,200 SF
Suite C104	Available	1,200 SF
Suite D101	Available	1,200 SF
Suite D102	Available	1,200 SF
Suite D103	Available	1,200 SF
Suite D104	Available	1,200 SF
Suite E101	Available	1,200 SF
Suite E102	Available	1,200 SF
Suite E103	Available	1,200 SF
Suite E104	Available	1,200 SF
Building F	Available	10,000 SF
Outparcel	Available	1.15 AC

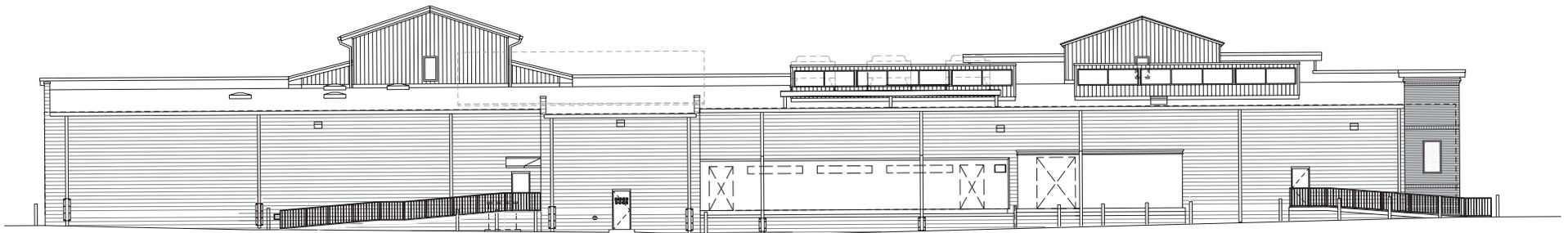
RETAIL FOR LEASE AND OUTPARCEL FOR SALE WENDELL COMMONS

1236 WENDELL FALLS PARKWAY, WENDELL, NC 27591

Building A Front and Rear Elevation



A2.1 FRONT ELEVATION
.1 SCALE: 1/16" = 1'-0"

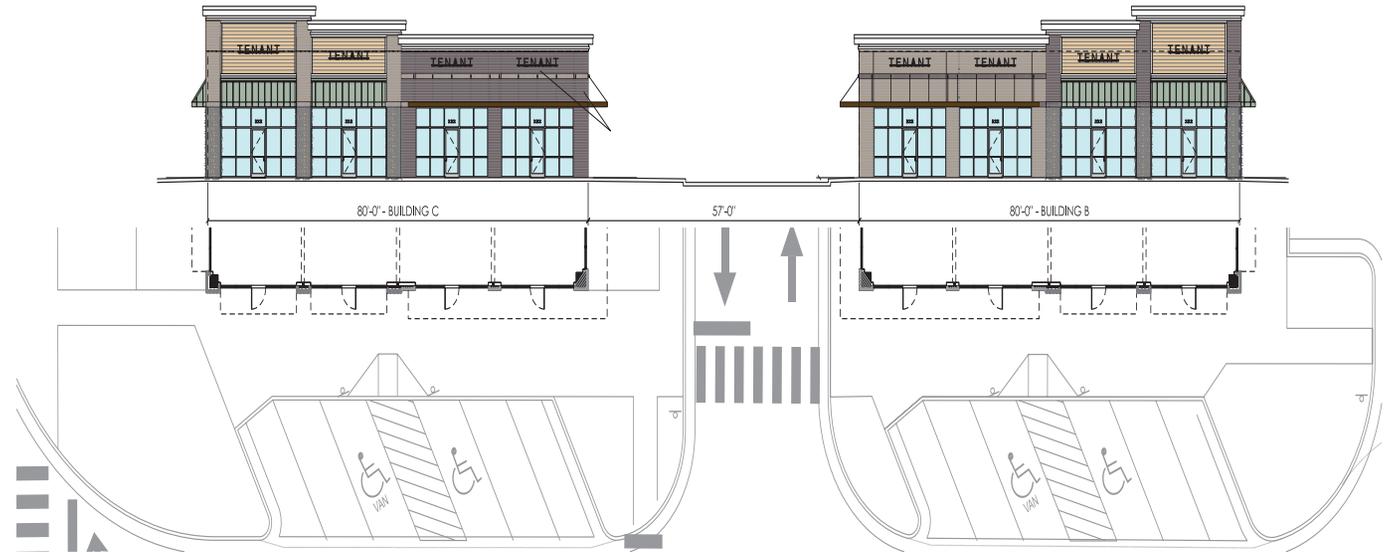


A2.1 REAR ELEVATION
.3 SCALE: 1/16" = 1'-0"

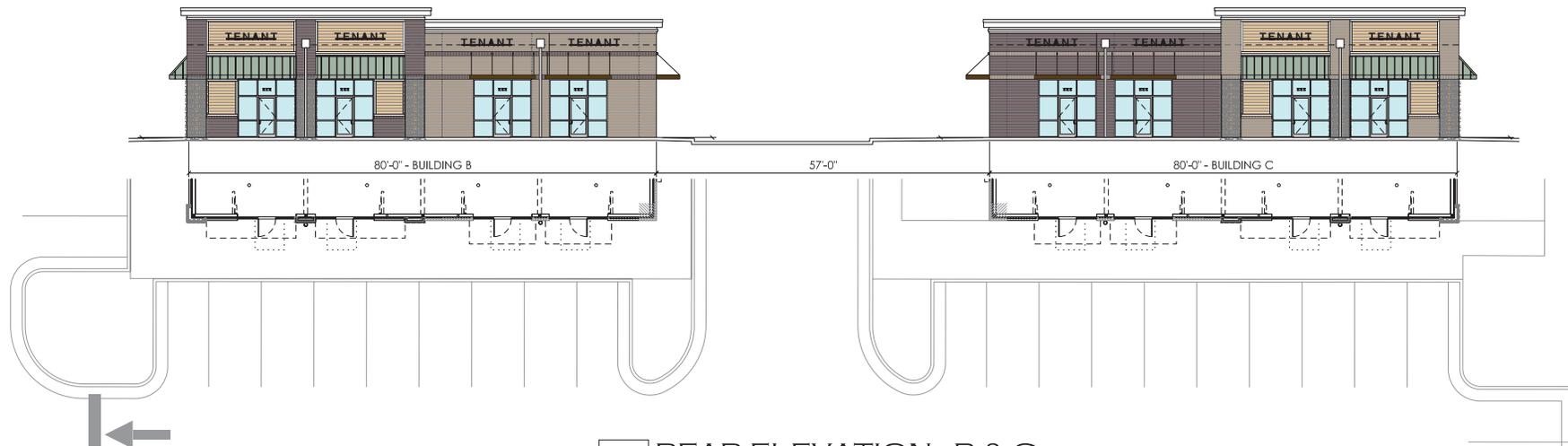
RETAIL FOR LEASE AND OUTPARCEL FOR SALE WENDELL COMMONS

1236 WENDELL FALLS PARKWAY, WENDELL, NC 27591

Buildings B & C Front and Rear Elevation



A3.1
.1 FRONT ELEVATION - B & C
SCALE: 1/16" = 1'-0"

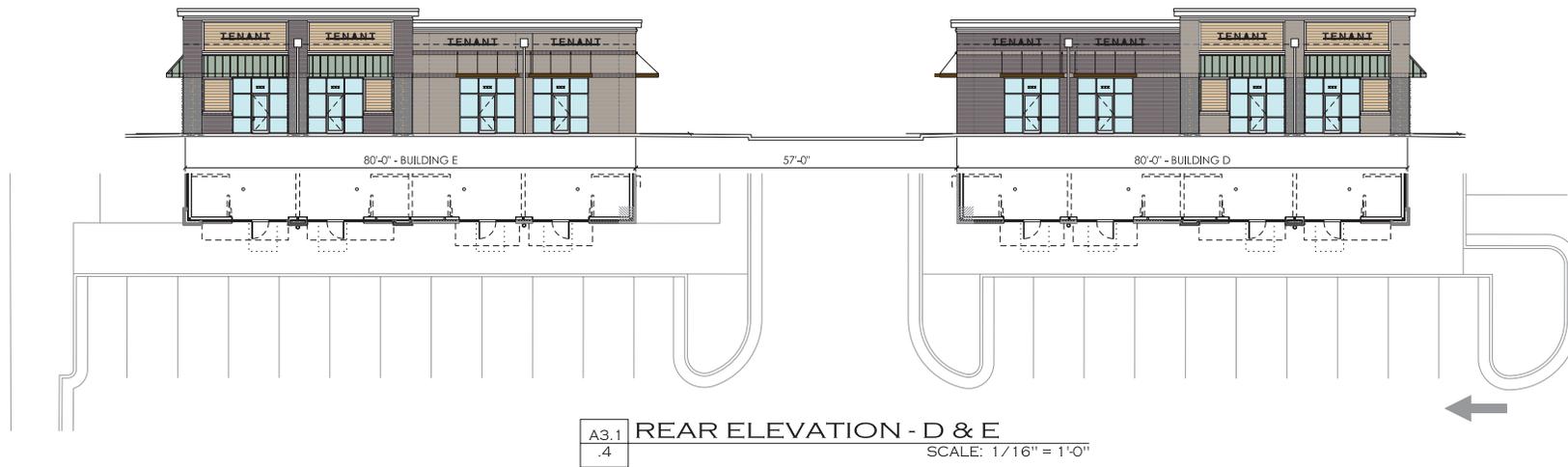
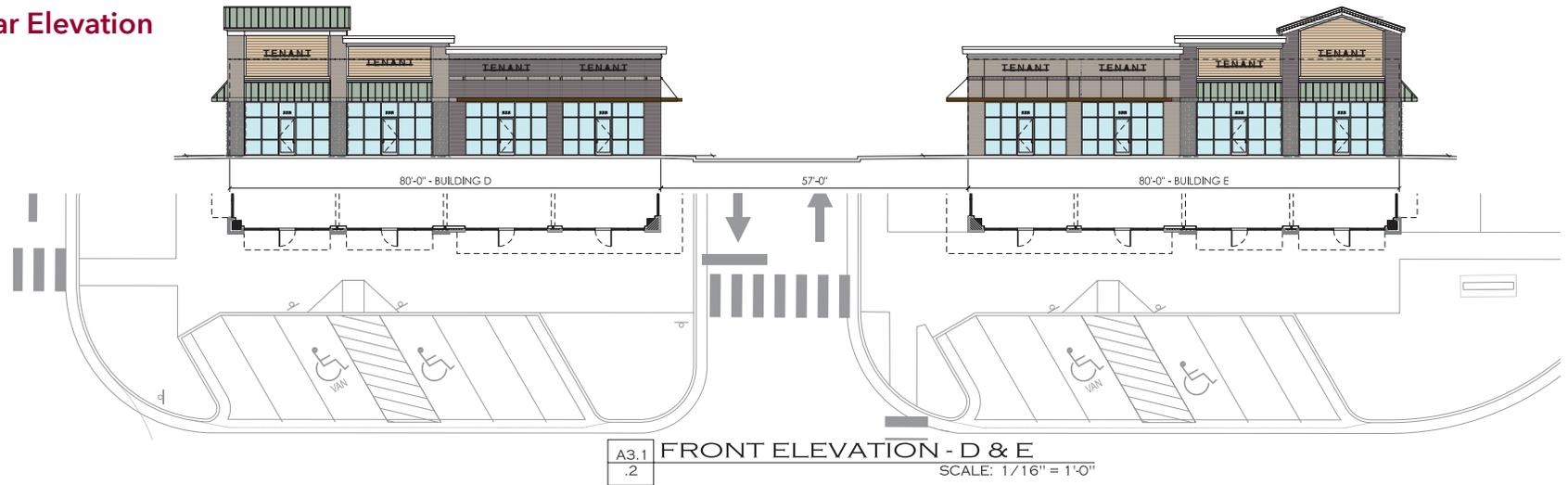


A3.1
.3 REAR ELEVATION - B & C
SCALE: 1/16" = 1'-0"

RETAIL FOR LEASE AND OUTPARCEL FOR SALE WENDELL COMMONS

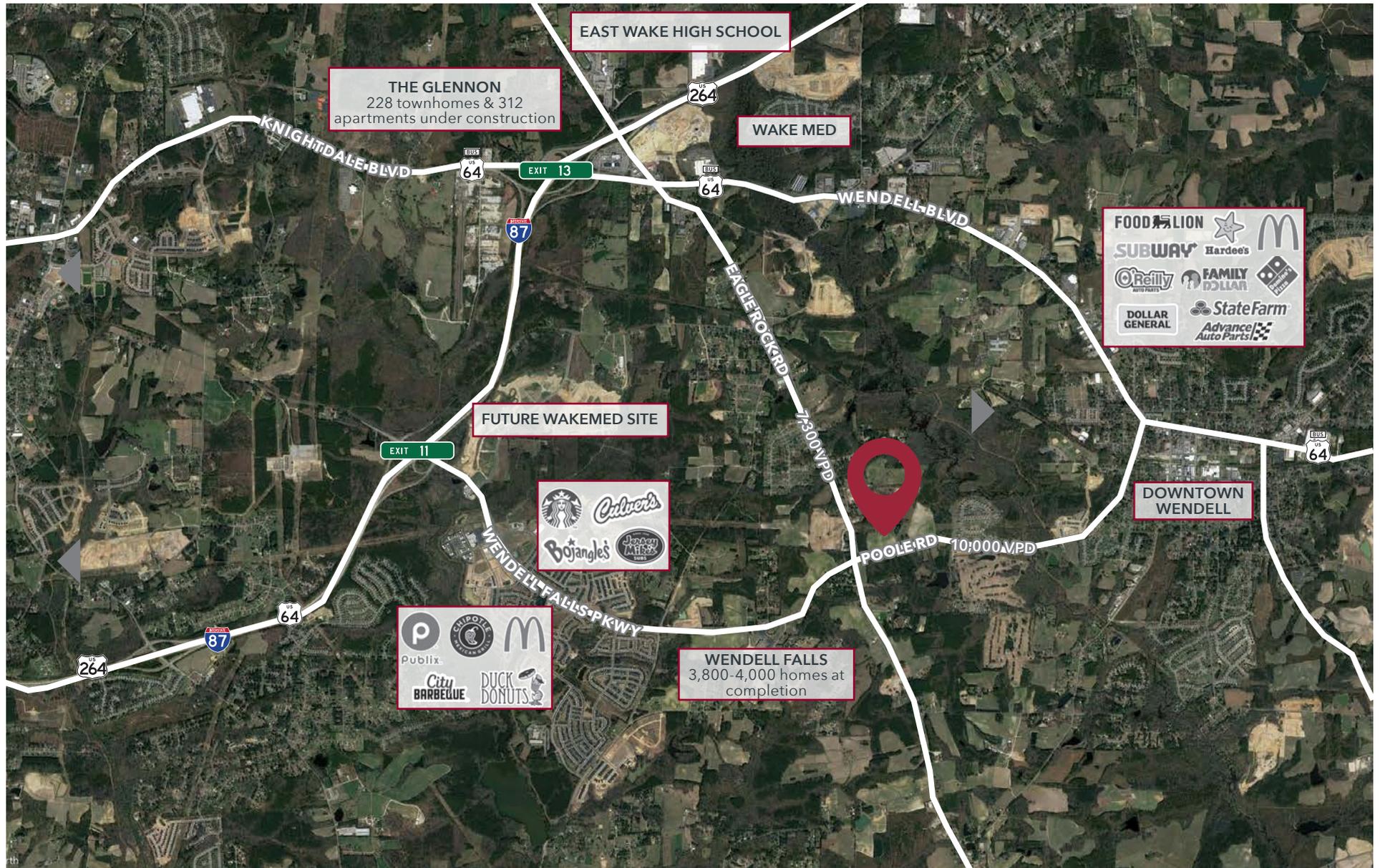
1236 WENDELL FALLS PARKWAY, WENDELL, NC 27591

Buildings D & E Front and Rear Elevation



RETAIL FOR LEASE AND OUTPARCELS FOR SALE WENDELL COMMONS

1236 WENDELL FALLS PARKWAY, WENDELL, NC 27591



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Presented by:

Chip Lanier, MBA
Vice President
D: 919.576.2516
clanier@lee-associates.com

Loup Gajigianis
Associate Broker
D: 984.684.5008
lgajigianis@lee-associates.com

Jenn Olevitch-Roberson
Vice President
D: 919.576.2517
jolevitch-roberson@lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

100 Walnut Street | Cary, NC 27511 | 919-576-2500 | lee-associates.com/raleigh/

