

FUQUAY MARKET

GROCERY ANCHORED RETAIL SPACE AVAILABLE FOR LEASE
1301 N JUDD PKWY NE, FUQUAY-VARINA 27526



MOSS WITHERS, SIOR, MBA
CEO & Principal
O: 919.576.2501
mwithers@lee-associates.com

KARAH JENNINGS MCCONNELL
Executive Vice President, Principal
O: 919.576.2502
C: 919.817.0705
kjennings@lee-associates.com

ALYSSA STEPUSIN BYRD
Broker
O: 919.576.2512
C: 919.482.0660
abyrd@lee-associates.com

 **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.



1301 N JUDD PKWY NE, FUQUAY-VARINA

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

PROPERTY OVERVIEW

GROCERY ANCHORED RETAIL SPACE AVAILABLE FOR LEASE

±27,000 SF multitenant retail center with a remaining 1,330-4,319 SF available for lease. End cap ideal for a restaurant or dining concept, the space includes patio availability, excellent visibility, ample surface parking, and strong accessibility within a high-traffic retail corridor.

Located at the high-traffic intersection of N Judd Parkway NE and Broad Street (NC 55), this prime retail site offers excellent visibility and access in the growing community of Fuquay-Varina. With direct connections to Holly Springs, Apex, and the Raleigh-Durham area, plus proximity to major retailers and strong local traffic, this is a rare opportunity in one of Wake County's fastest-growing submarkets.

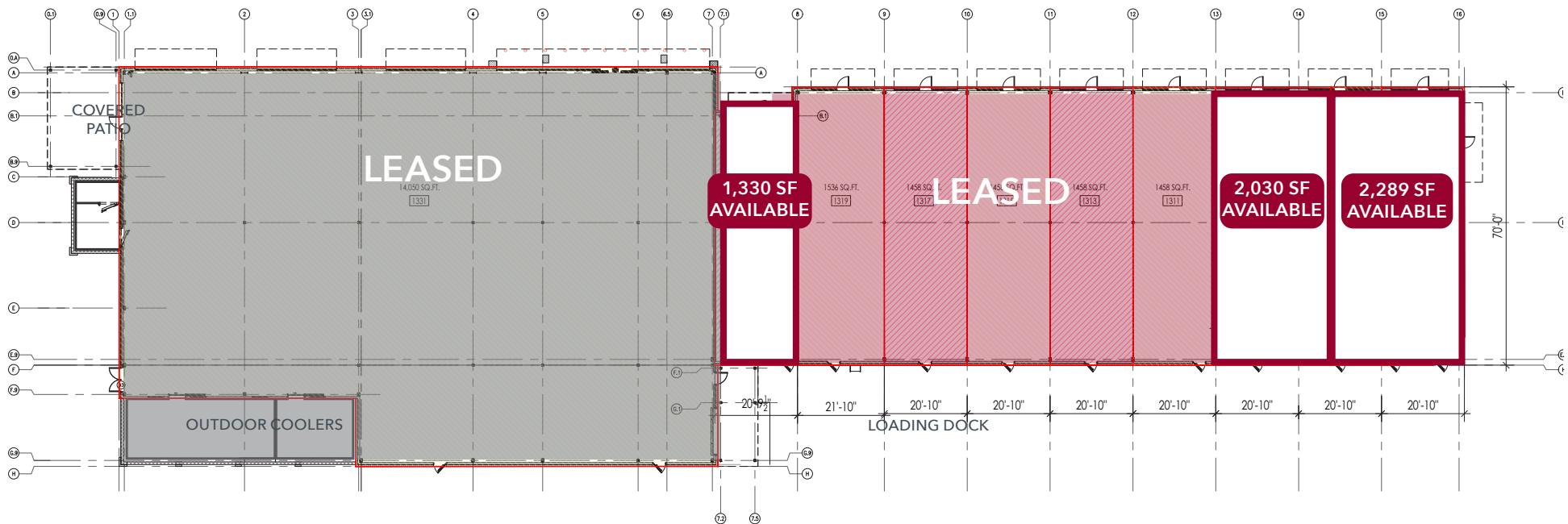
HIGHLIGHTS

- » Grocery anchored retail space available for lease
- » Suite 1321: ±1,330 SF available
- » End Cap: ±2,030-4,319 SF available with patio, ideal for restaurant
- » Cold dark shell estimated to deliver in Q2 2026
- » Up to ±15,000 SF adjacent build to suit option available
- » Signage opportunities
- » Parking: 4.5/1000, 127 total spaces
- » Grease trap stubs available for tenants
- » 33,500 VPD: Broad St, 16,000 VPD: N Judd Pkwy NE
- » TI Allowance available
- » TICAM Estimate: \$6/SF

BUILDING PLANS

1,330 SF - 4,319 SF AVAILABLE

127 PARKING SPACES



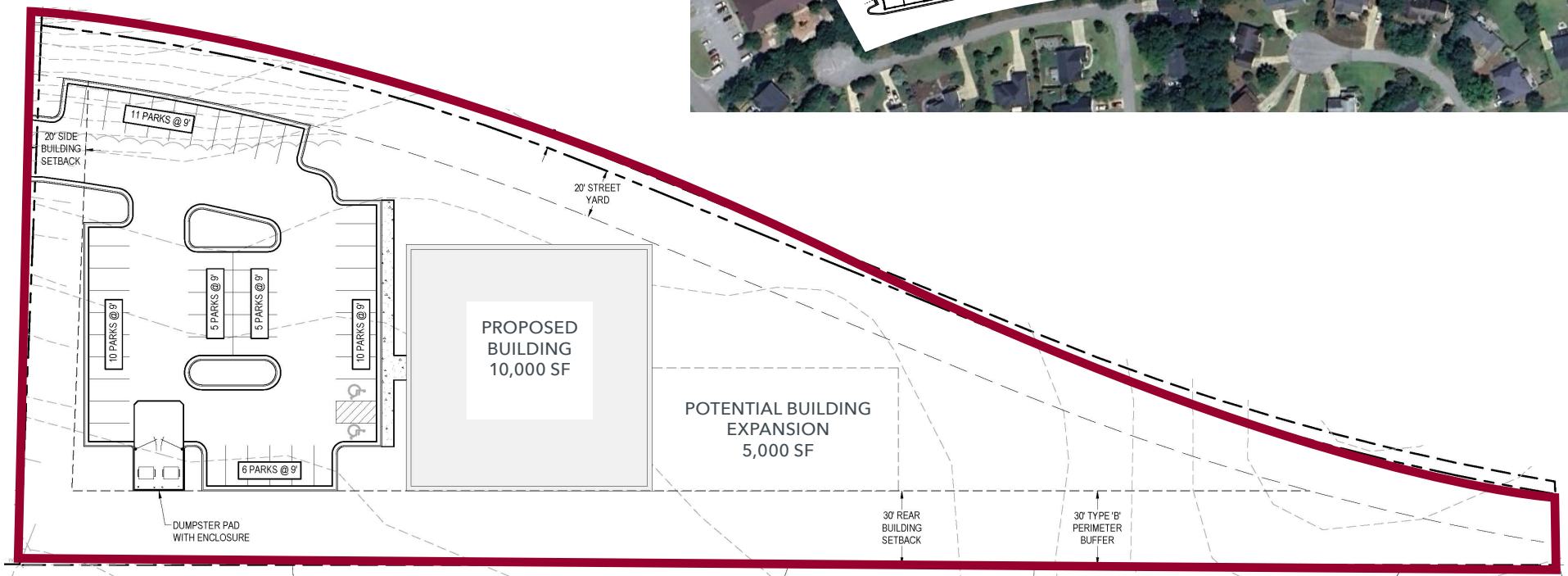
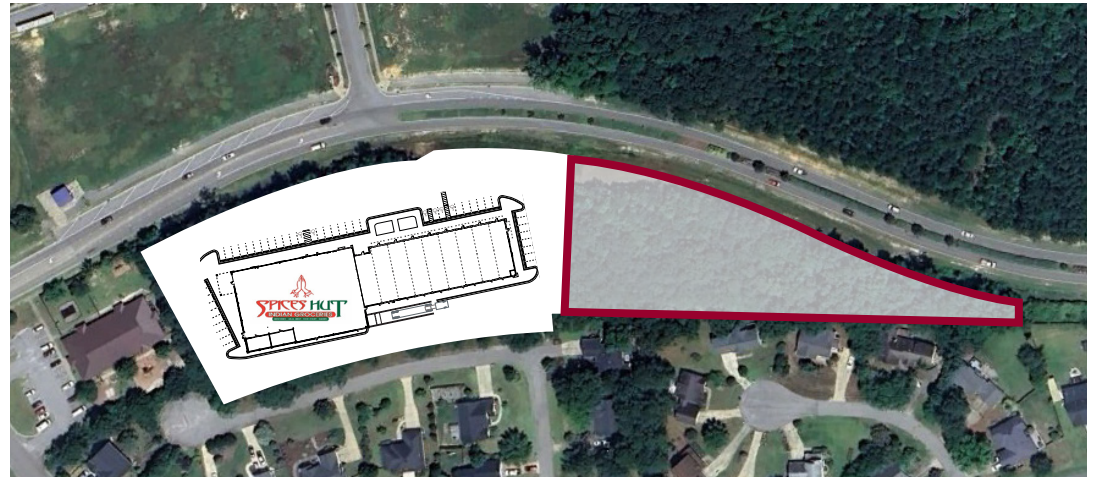
GALLERY



Construction progress as of December 12, 2025



PROPOSED BUILD TO SUIT PLANS



Distances

Downtown Holly Springs	5 miles
Downtown Raleigh	18 miles
NC 540	8.4 miles
RDU Airport	26.9 miles
Research Triangle Park	27.9 miles

DEMOGRAPHICS

#1 SAFEST Small Town in North Carolina

MoneyGeek, 2024

HOTTEST 20 Real Estate Zip Code Market List in the U.S.

(Ranked 20th out of 41,704)
Opendoor, 2025

TOP 10 Cities to Move to in North Carolina

Consumer Affairs, 2025

	1 MILE	3 MILES	5 MILES
2025 Population	6,831	52,702	114,852
2030 Estimated Population	7,409	57,388	124,916
Daytime Population	5,443	44,238	92,199
Median Age	38.5	38.0	37.9
Average Household Income	\$118,788	\$134,931	\$149,824
Average Home Value	\$650,896	\$599,005	\$583,161
Bachelor's Degree or Higher	51.8%	54.3%	57.9%





MOSS WITHERS, SIOR, MBA
CEO & Principal
O: 919.576.2501
mwithers@lee-associates.com

KARAH JENNINGS MCCONNELL
Executive Vice President, Principal
O: 919.576.2502
C: 919.817.0705
kjennings@lee-associates.com

ALYSSA STEPUSIN BYRD
Broker
O: 919.576.2512
C: 919.482.0660
abyrd@lee-associates.com

