

6000 ROGERS ROAD

Rolesville, North Carolina 27571

FOR LEASE



Preleasing Restaurant/Retail/Medical Space in Rolesville, NC

HIGHLIGHTS

- 3,034 SF Available
- 10,702 SF development with retail, restaurant, and office suites available for prelease
- Restaurant End cap w/ stacking drive-thru and outdoor patio seating
- Attractive tenant improvement allowance for creditworthy tenants
- Located in one of Wake County's fastest-growing communities, with over
- 2,000 rooftops projected within a two-mile radius
- Just 15 miles from downtown Raleigh, conveniently accessible via US 401 to I-540 and I-440.
- Only a 30-minute drive to RDU International Airport and Research Triangle Park.
- **Lease Rate: \$33-\$35 / SF NNN**



Gregg Marks

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PROPERTY INFORMATION

Development Size: 10,207 SF

Land Size: 2.09 Acres

Available: 3,034 SF

Zoned: GC (General Commercial)

Parking: 85 Total Parking Spaces

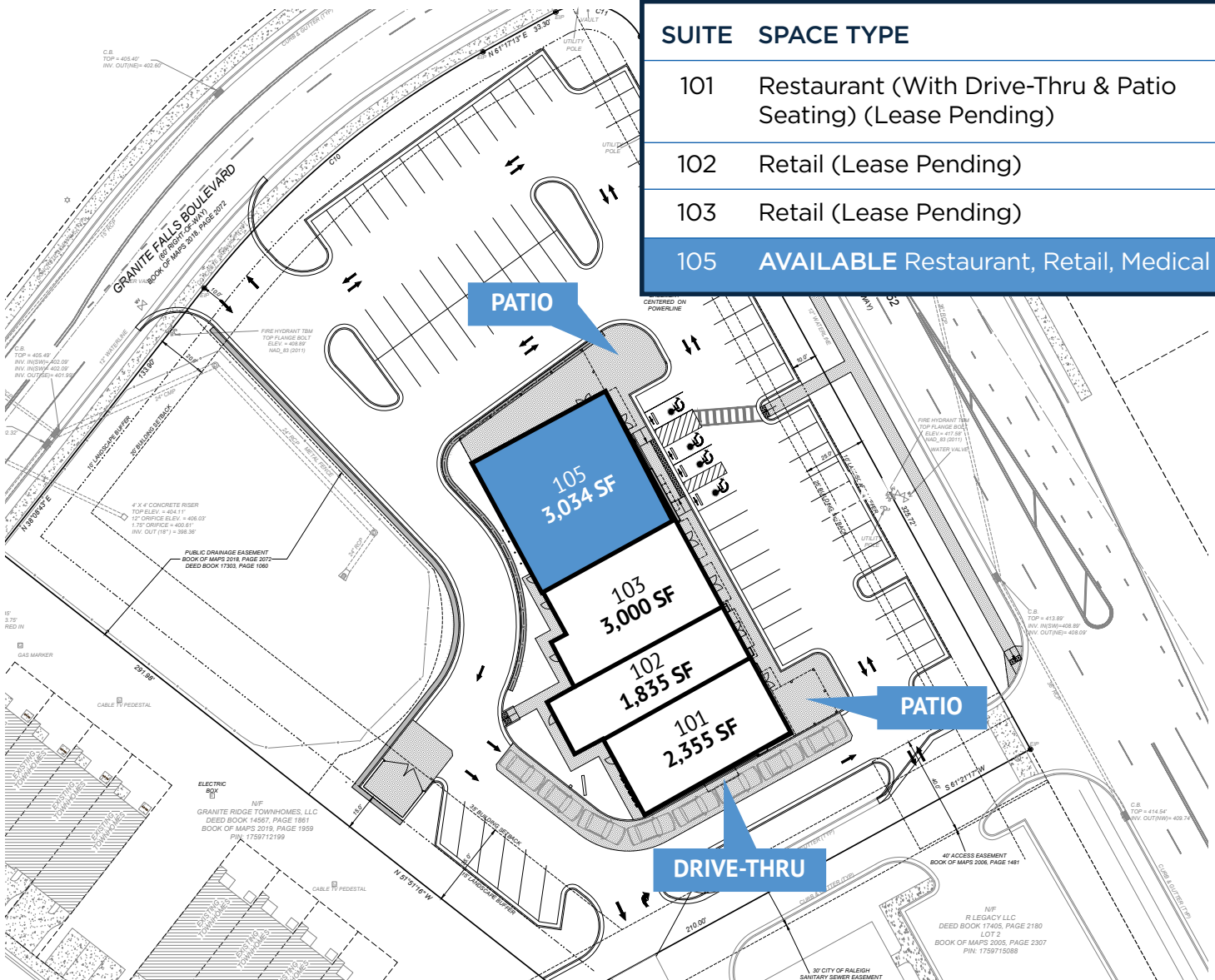
Other Parking: 1 Loading Space, 2 Bike Racks

Rental Rate: \$33-\$35 / SF NNN

TICAM: TBD

SUITE SPACE TYPE

101	Restaurant (With Drive-Thru & Patio Seating) (Lease Pending)
102	Retail (Lease Pending)
103	Retail (Lease Pending)
105	AVAILABLE Restaurant, Retail, Medical



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PROPERTY RENDERINGS



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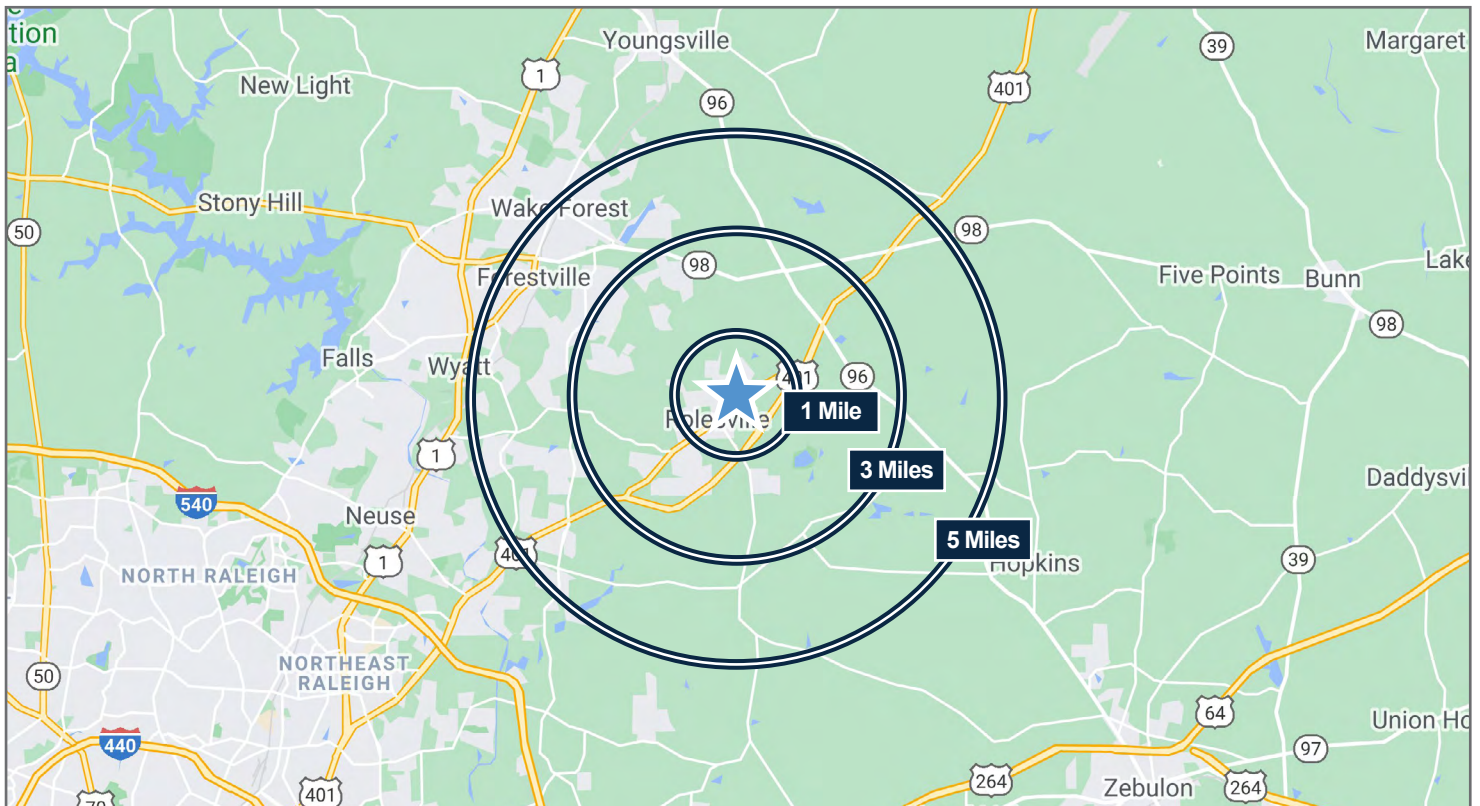
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DEMOGRAPHICS

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



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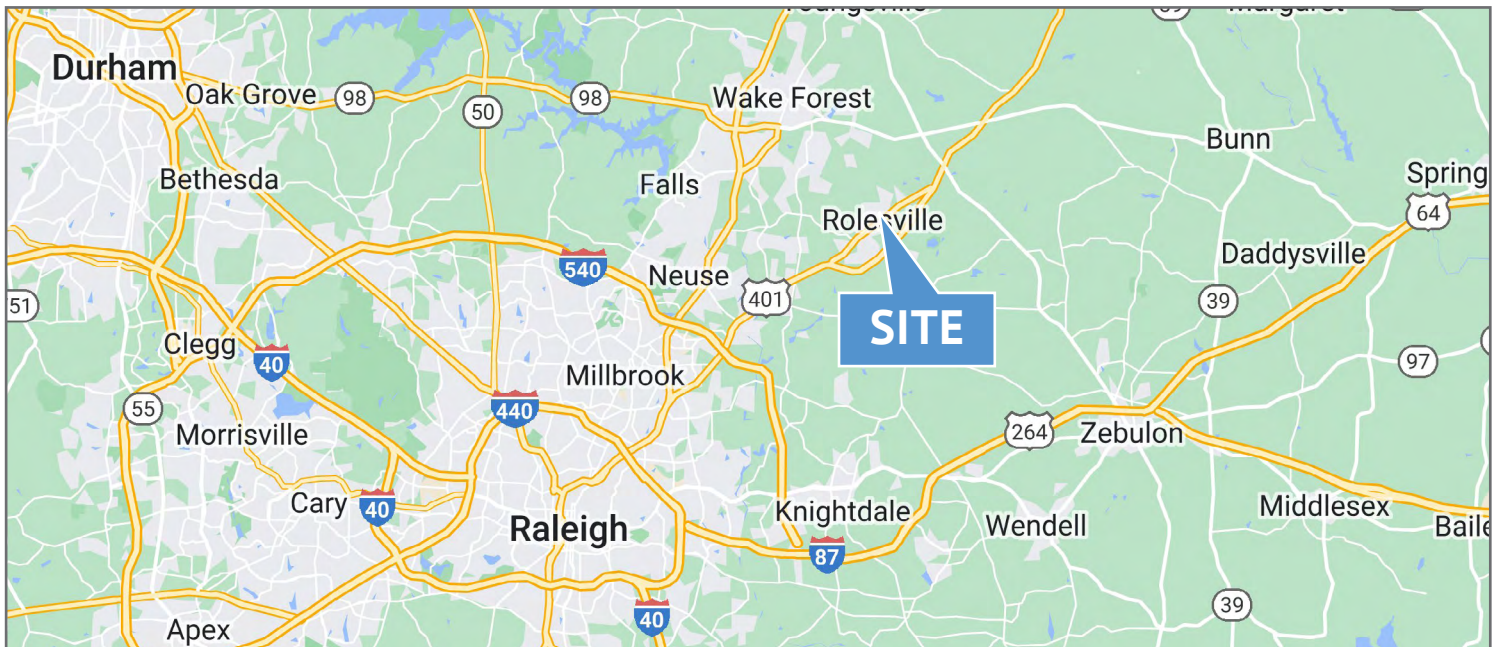
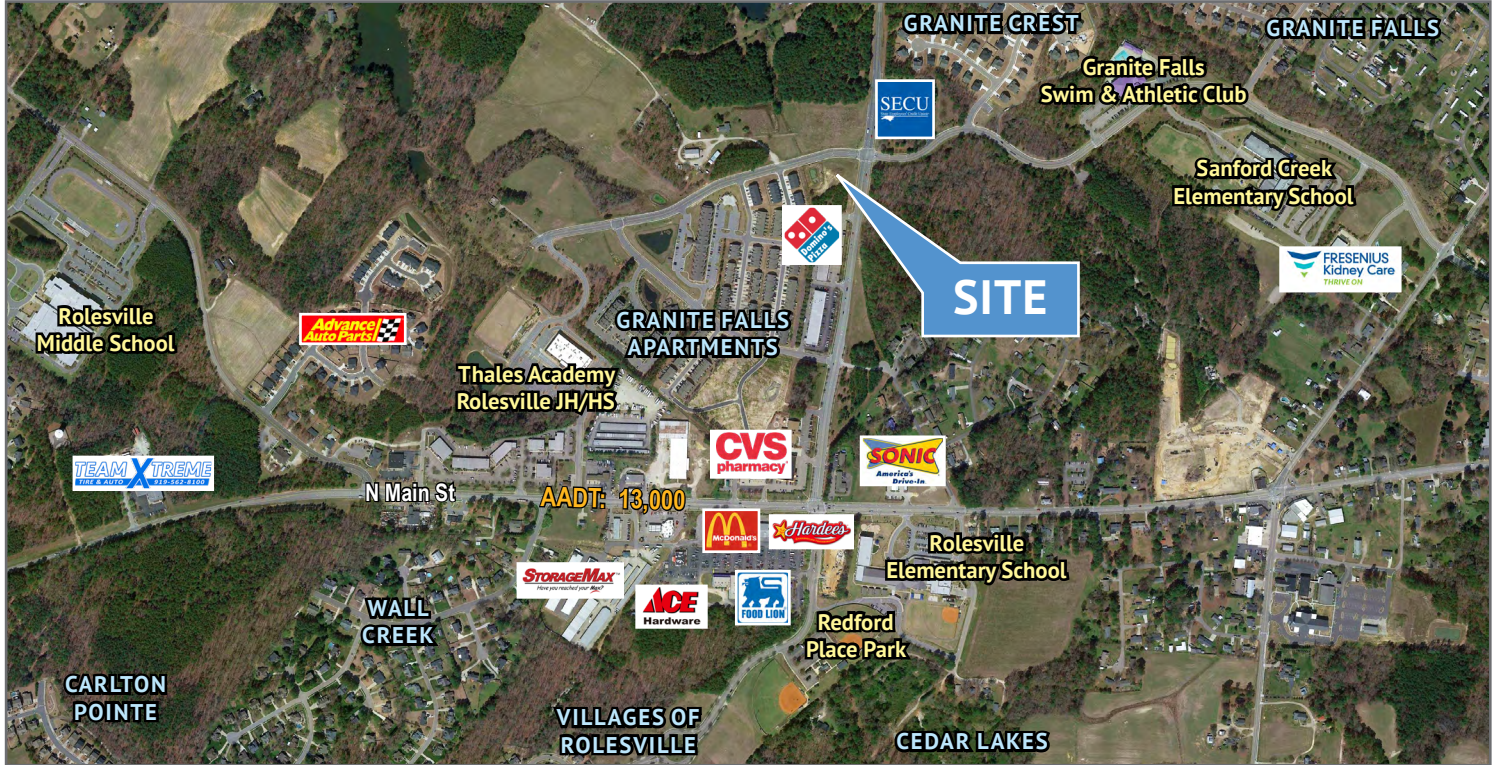


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LOCATION OVERVIEW



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