

# 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

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## PROPERTY OVERVIEW

### GROCERY ANCHORED RETAIL SPACE AVAILABLE FOR LEASE

±27,000 SF multitenant retail center with 1,400 SF to 13,000 SF available for lease. The property offers excellent visibility, ample surface parking, and a prime location ideal for a variety of retail, dining, or service users.

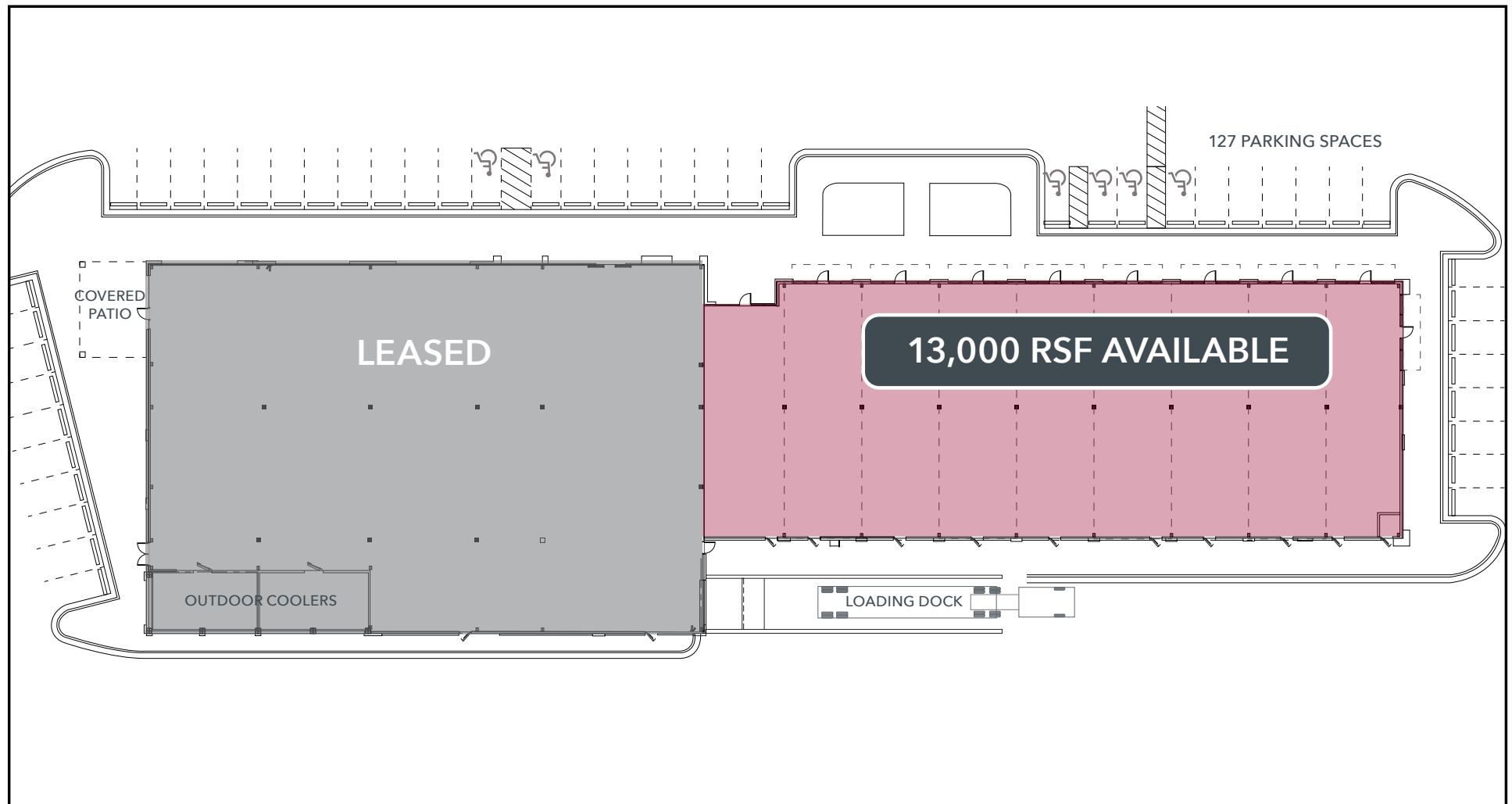
Located at the high-traffic intersection of N Judd Parkway NE and Broad Street (NC 55), this prime retail site offers excellent visibility and access in the growing community of Fuquay-Varina. With direct connections to Holly Springs, Apex, and the Raleigh-Durham area, plus proximity to major retailers 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
- » ±1,400 SF up to 13,000 SF available
- » 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: \$5-6/SF

**LEASE RATE: \$37/SF NNN**

# BUILDING PLANS

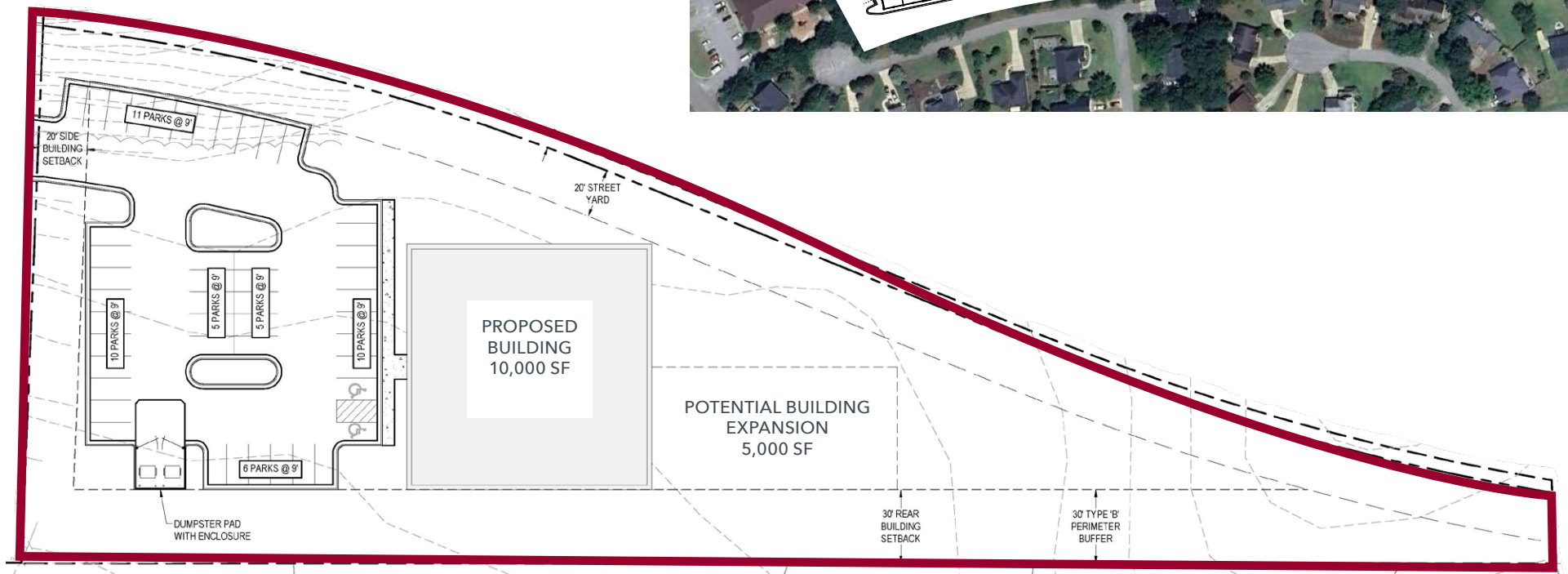
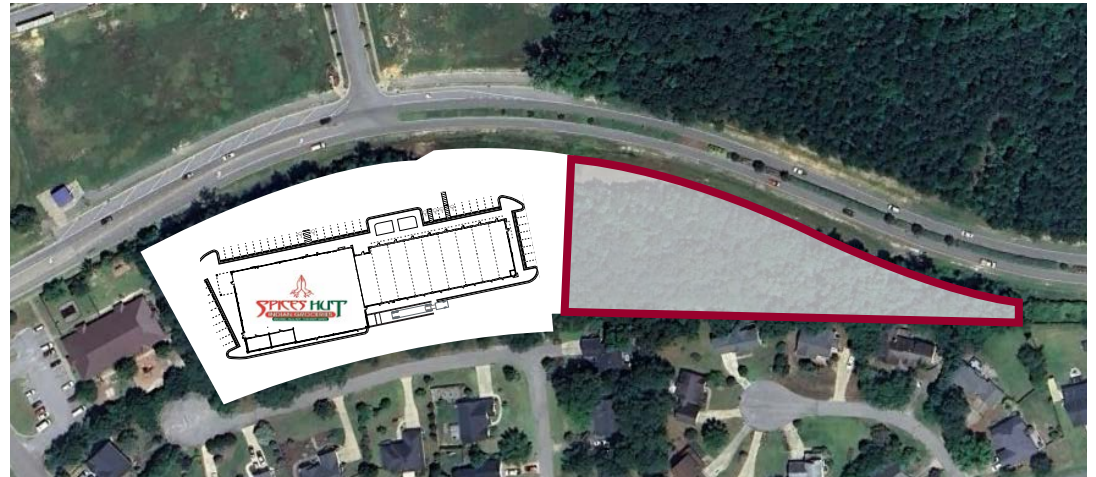




# GALLERY



# PROPOSED BUILD TO SUIT PLANS





# NEARBY AMENITIES





# 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%





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