

PARKER STATION PLAZA

910 N MAIN ST, FUQUAY-VARINA, NC 27526



±11,558 SF RETAIL / OFFICE SPACE | FOR LEASE

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PROPERTY SUMMARY

Parker Station Plaza is a newly constructed retail and office center located along N Main Street in the heart of Fuquay-Varina. The $\pm 11,558$ SF building offers flexible shell space with suites starting at approximately $\pm 1,256$ SF and the ability to combine multiple bays for larger users.

Designed to accommodate a variety of retail, medical, professional office, and service-oriented tenants, the project provides modern storefront visibility, convenient access, and a highly adaptable layout for growing businesses.

LOCATION DESCRIPTION

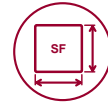
Situated on N Main Street (US-401 Business), one of Fuquay-Varina's primary commercial corridors, Parker Station Plaza benefits from exceptional visibility and accessibility within one of the Triangle's fastest-growing communities. The surrounding area continues to experience strong residential growth, increasing consumer demand, and expanding daytime populations, creating an attractive environment for businesses seeking to serve both local residents and commuters.



HIGHLIGHTS



$\pm 11,558$ SF brand-new shell building



Suites from $\pm 1,256$ SF; up to $\pm 8,792$ SF contiguous available



Flexible shell space suitable for retail, medical, office, and service users



Prime frontage along N Main Street (US-401 Business)



Attractive brick façade with expansive storefront glass and awnings



Monument signage opportunity



Ample on-site parking and easy site circulation
Located in a high-growth trade area with strong demographics



Lease Rate: \$40.00/SF NNN
TICAM: \$6.00/SF

SITE PLAN

BRAND-NEW RETAIL / OFFICE DEVELOPMENT FRONTING US-401 (N MAIN STREET)



HARD CORNER
N MAIN ST / US-401 BUSINESS



±11,558 SF
200' X 60' SINGLE-STORY
SHELL



ON-SITE PARKING
DEDICATED FIELD & DRIVE
AISLES

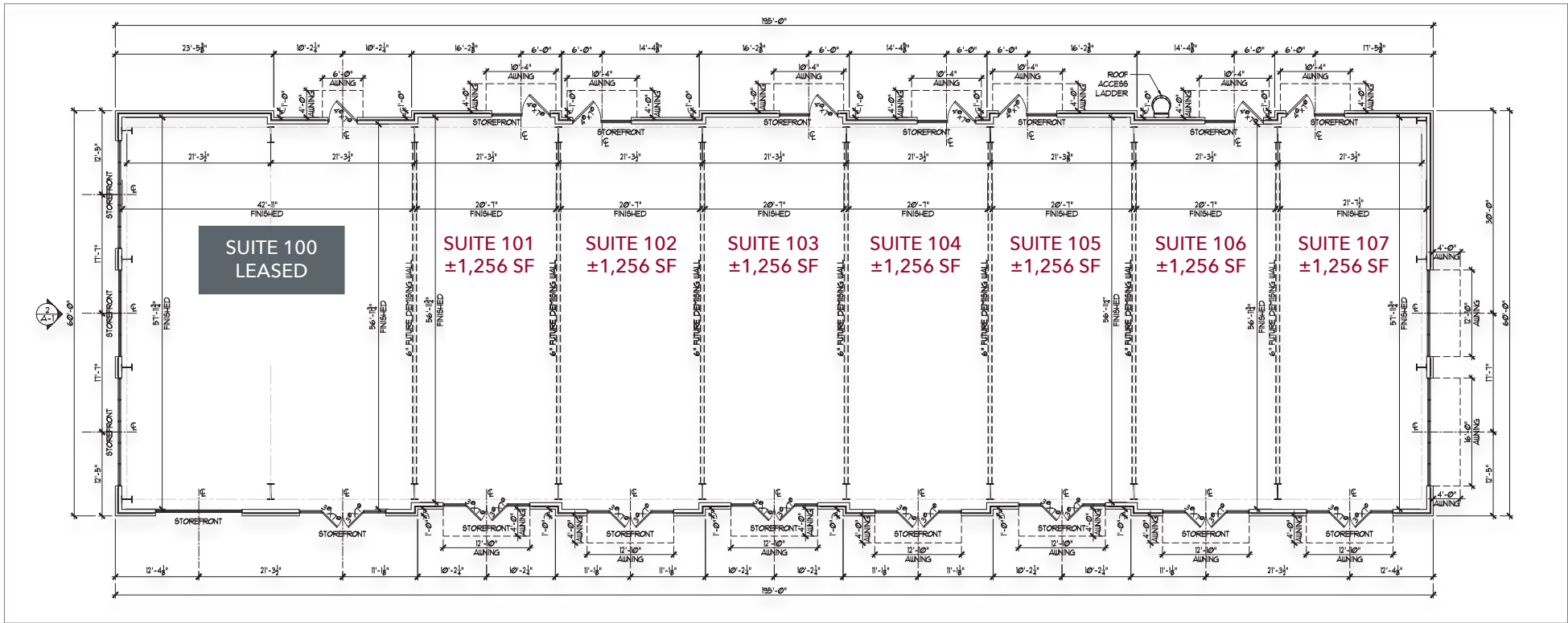


PYLON / MONUMENT
SIGNAGE OPPORTUNITY

FOR LEASE | 910 N MAIN ST | FUQUAY-VARINA, NC 27526

FLOOR PLAN & AVAILABILITY

1,256 - 8,792 SF AVAILABLE



SUITE AVAILABILITY

SUITE	AREA	STATUS
Suite 100 (Endcap)	±2,631 SF	LEASED
Suite 101	±1,256 SF	AVAILABLE
Suite 102	±1,256 SF	AVAILABLE
Suite 103	±1,256 SF	AVAILABLE
Suite 104	±1,256 SF	AVAILABLE
Suite 105	±1,256 SF	AVAILABLE
Suite 106	±1,256 SF	AVAILABLE
Suite 107	±1,256 SF	AVAILABLE

SPACE FACTS

TOTAL BUILDING	±11,558 SF
AVAILABILITY	±8,792 SF (7 SUITES)
TYPICAL SUITE	±1,256 SF
DIVISIBLE / COMBINABLE	YES
LEASE RATE	\$40.00/SF NNN
TICAM	\$6.00/SF

BUILDING RENDERINGS

CORNER STOREFRONT



INLINE SHOPS & SIGNAGE



REAR ENTRY / BACK SIDE



AREA OVERVIEW



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AREA OVERVIEW

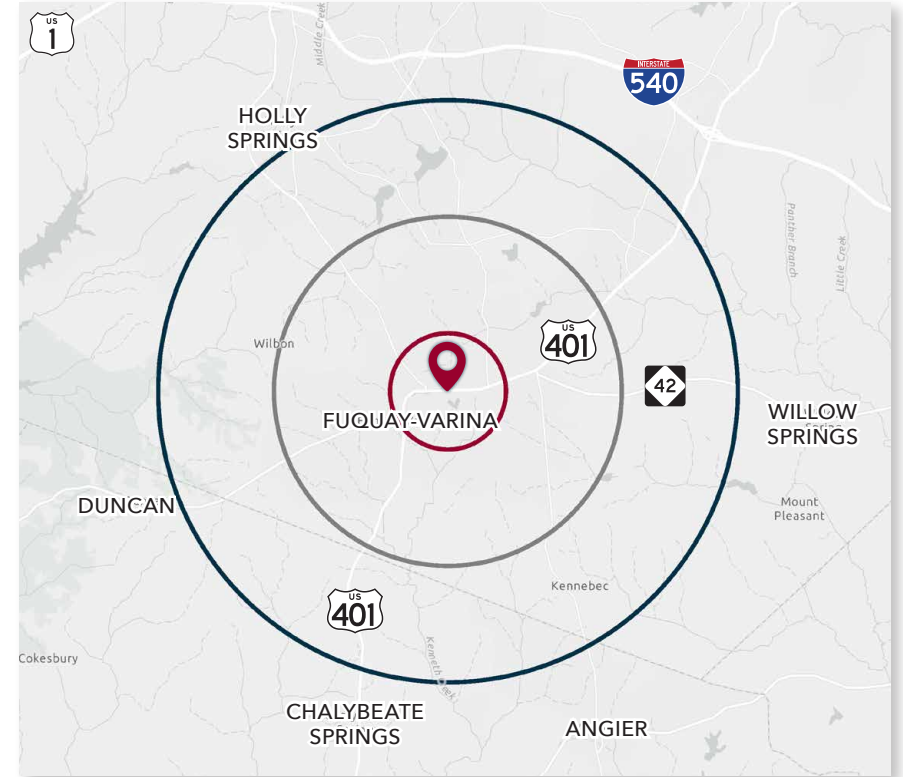


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DEMOGRAPHICS & LOCATION OVERVIEW

KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2025)	6,736	52,060	100,583
2030 PROJECTED POPULATION	7,568	57,105	108,895
DAYTIME POPULATION	11,265	42,778	80,470
AVERAGE HOME VALUE	\$519,585	\$565,407	\$574,101
AVERAGE HOUSEHOLD INCOME	\$114,264	\$127,178	\$142,746
MEDIAN AGE	39.9	38.6	38.4
BACHELOR'S DEGREE OR HIGHER	45.5%	50.5%	54.2%



LOCATION ADVANTAGES



HIGH GROWTH MARKET

ONE OF THE TRIANGLE'S FASTEST GROWING TOWNS



STRONG DEMAND

AFFLUENT, FAMILY-ORIENTED HOUSEHOLDS WITH RISING INCOMES & HOME VALUES



PRIME CORRIDOR

N MAIN STREET / US-401 BUSINESS – PRIMARY RETAIL & COMMUTER ROUTE



SPENDING POWER

5-MILE AVG. HOUSEHOLD INCOME OF ± \$142,746 SUPPORTS RETAIL & SERVICES



NEW CONSTRUCTION

BRAND-NEW SHELL SPACE WITH PARKING, SIGNAGE & FLEXIBLE SUITE SIZES

FOR LEASING INFORMATION:

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