



LANE PROFESSIONAL PARK

1880 N BROAD STREET, FUQUAY-VARINA, NORTH CAROLINA 27526

OFFICE & RETAIL FOR SALE OR LEASE

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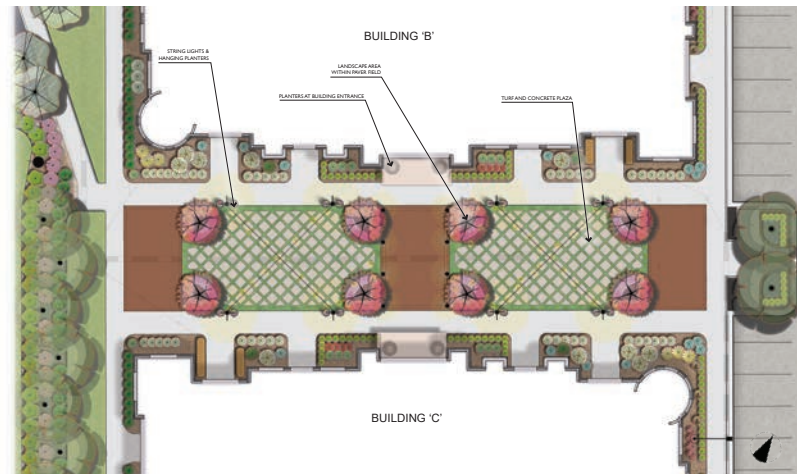
Property Summary

LANE PROFESSIONAL PARK
FUQUAY-VARINA, NC 27526

Construction is underway at Lane Professional Park, a new six-building professional condo development in Fuquay-Varina. Located on NC 55 Hwy, the development is convenient to both Holly Springs and Fuquay-Varina. More than 3,500 new homes and apartments are approved or under construction in the area.

- » Single-story buildings for sale or lease
- » Office, medical office and retail space
- » 4.0 per 1,000 SF parking ratio
- » Signage available
- » Multiple points of ingress/egress on NC 55 Hwy and Old Powell Road
- » 30,000 vehicles per day traffic count
- » Lease terms 5 to 10 years with tenant allowance for buildout

Address	1880 N Broad St Fuquay-Varina, NC 27526
Year Built	2024
Available Square Footage	1,800 to 9,805 SF
Office Lease Rate	\$27.50 SF/yr (NNN)
Retail Lease Rate	\$29.50 SF/yr (NNN)
TICAM (est.)	\$4.25 SF/yr
Sale Price	Call broker



LANE PROFESSIONAL PARK
FUQUAY-VARINA, NORTH CAROLINA | MARCH, 2024

Building B+C Central Plaza

Addresses subject to change

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RALEIGH DURHAM

Buildings B & C

LANE PROFESSIONAL PARK
FUQUAY-VARINA, NC 27526

Address	1870 N Broad St (B) 1850 N Broad St (C)
Use	Office/Medical Office
Available Space	1,800 to 5,581 SF (B) 1,800 to 9,805 SF (C)
Estimated Delivery	Q4 2024
Lease Rate	\$27.50 SF/yr NNN
TICAM (est.)	\$4.25 SF/yr



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Building D

LANE PROFESSIONAL PARK
FUQUAY-VARINA, NC 27526

Address 1880 N Broad Street

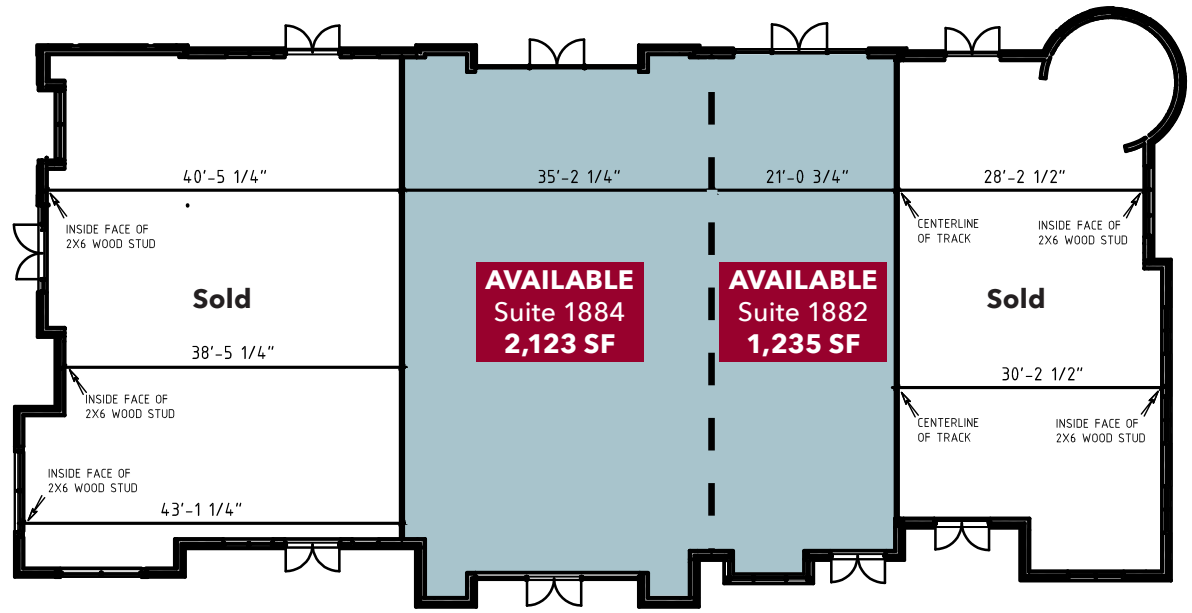
Use Office/Medical Office

Available Space 1,235 to 3,358 SF

Estimated Delivery Delivered

Lease Rate \$27.50 SF/yr NNN

TICAM (est.) \$4.25 SF/yr



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Building E

LANE PROFESSIONAL PARK
FUQUAY-VARINA, NC 27526

Address	1842 N Broad Street
Use	Office/Medical Office
Available Space	9,393 SF
Estimated Delivery	Q4 2025
Lease Rate	\$27.50 SF/yr NNN
TICAM (est.)	\$4.25 SF/yr



4 BUILDING E- NORTH
SCALE: 1/8" = 1'-0"



3 BUILDING E- SOUTH
SCALE: 1/8" = 1'-0"

TOTAL FACADE AREA: 992 SF. 0% EIFS
1- 246 SF STOREFRONT/ GLAZING: 25%
2- 746 SF FULL BED STONE & CLAY BRICK MASONRY: 75%



2 BUILDING E- WEST
SCALE: 1/8" = 1'-0"

TOTAL FACADE AREA: 1,057 SF. 0% EIFS
1- 246 SF STOREFRONT/ GLAZING: 24%
2- 746 SF FULL BED STONE & CLAY BRICK MASONRY: 71%



1 BUILDING E- EAST
SCALE: 1/8" = 1'-0"

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Building F

LANE PROFESSIONAL PARK
FUQUAY-VARINA, NC 27526

Address 1842 N Broad Street

Use Retail

Available Space 5,642 SF

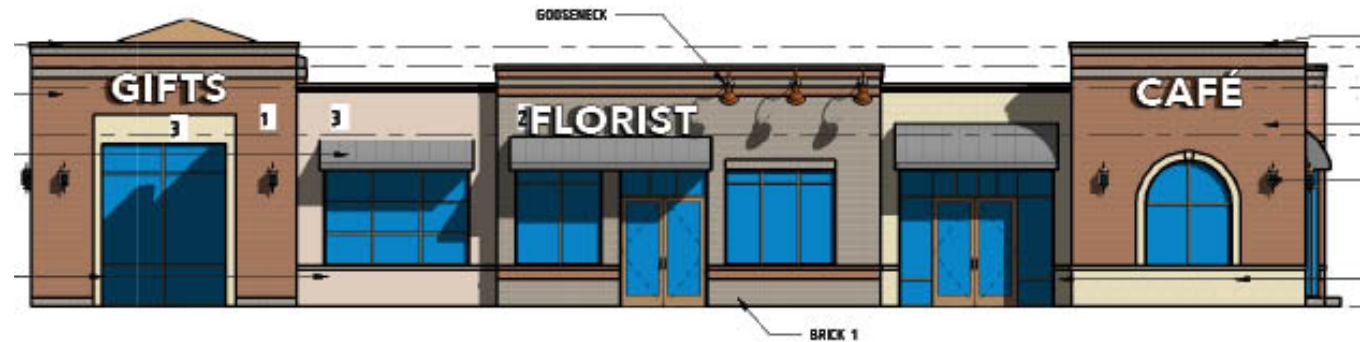
Estimated Delivery Q4 2025

Lease Rate \$29.50 SF/yr NNN

TICAM (est.) \$4.25 SF/yr



2 BUILDING F- WEST
SCALE: 1/8" = 1'-0"



1 BUILDING F- EAST
SCALE: 1/8" = 1'-0"

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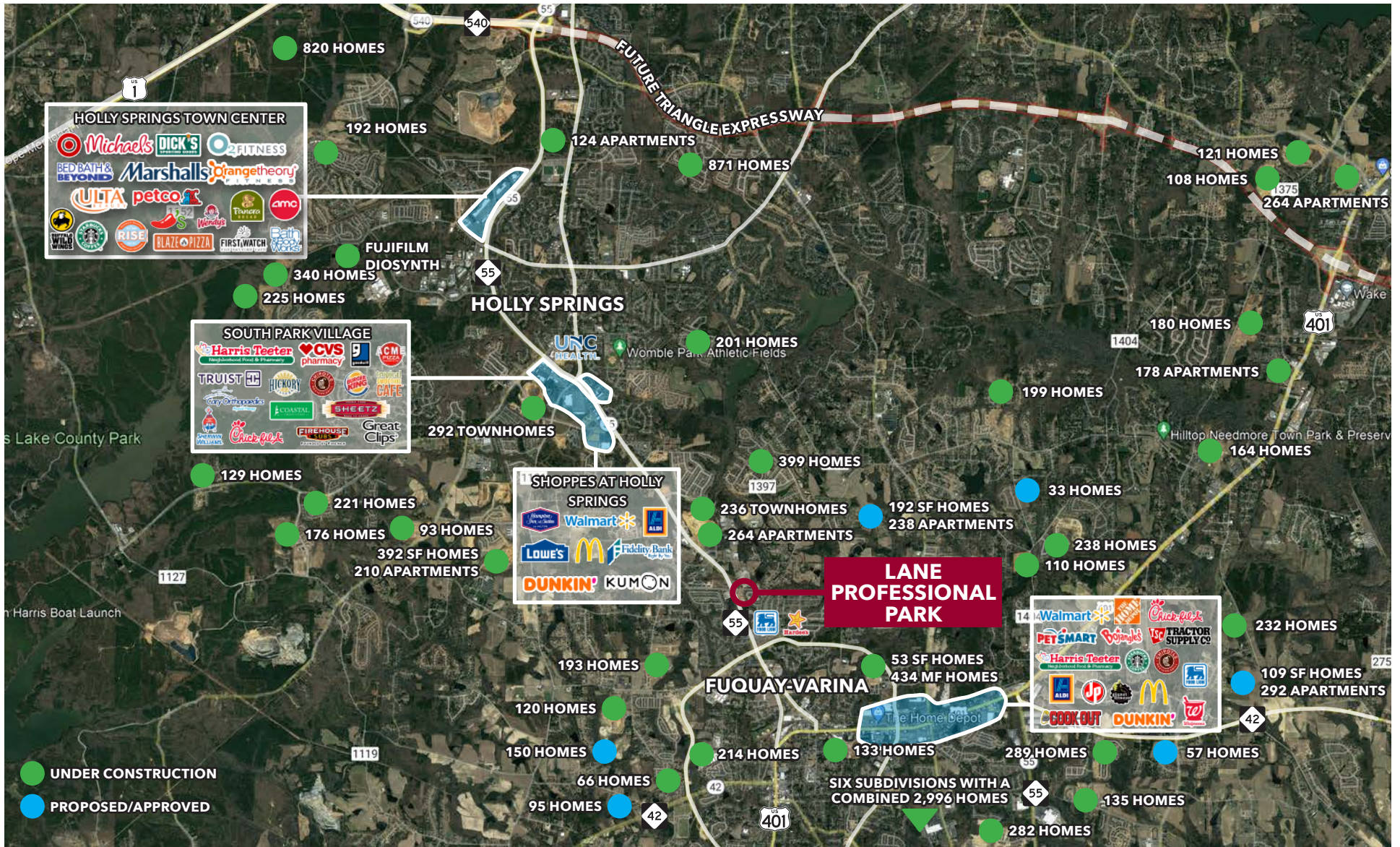
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Area Amenities

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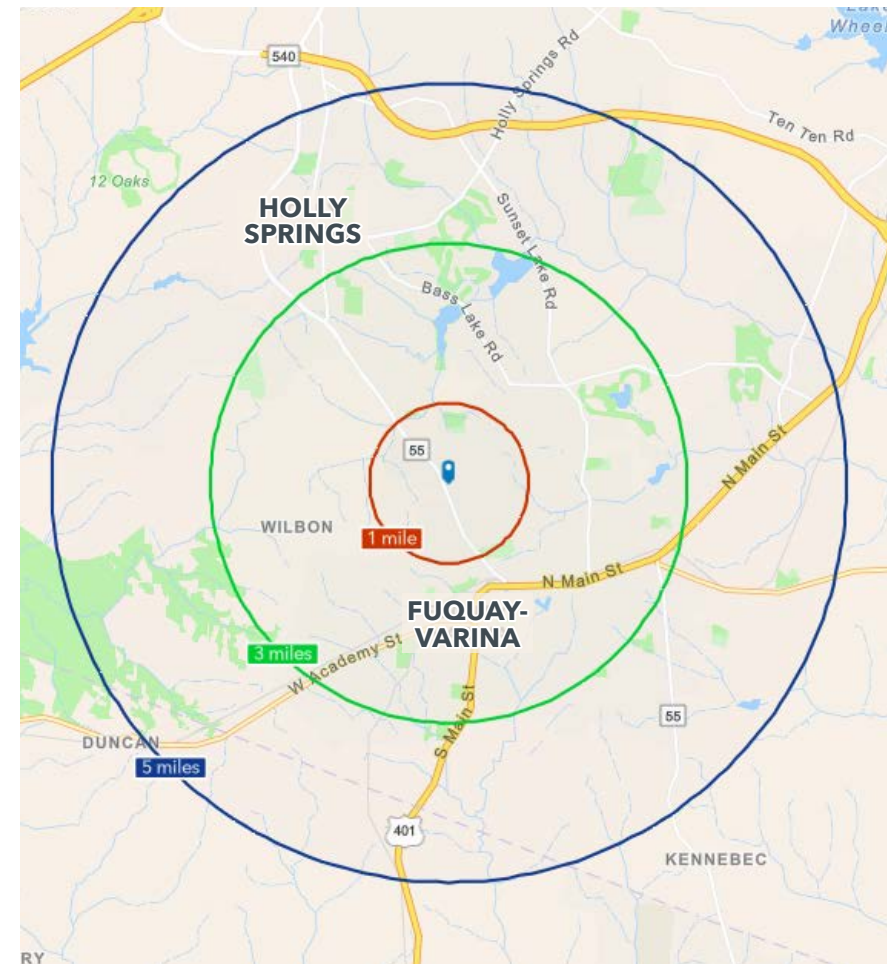
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Fuquay-Varina Overview

LANE PROFESSIONAL PARK
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	1 MILE	3 MILES	5 MILES
Population (2023)	8,248	51,906	113,342
Daytime Population	6,157	42,512	87,469
Median Age	36.1	36.6	36.1
Average Household Income	\$119,441	\$127,689	\$142,113
Average Home Value	\$476,943	\$453,982	\$458,498
Bachelor's Degree or Higher	44.4%	50.0%	54.5%



#1 Safest Small Town in North Carolina
MoneyGeek, 2022

#1 Best Cities and Towns for First-Time Homebuyers
Apartment Therapy, 2021

#6 Best Suburb in the Country to Move to in 2021
Homes.com, 2021

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