

CENTURY 21  
COMMERCIAL.

Triangle Group

# FOR LEASE

101 S MAIN St, WENDELL, NC 27591

CEN  
TUR  
Y 21

LEASE RATE:  
**\$20 NNN**

CEN  
TUR  
Y 21

SQF:  
**3,008**

CEN  
TUR  
Y 21

ACRES:  
**.34AC**

CEN  
TUR  
Y 21

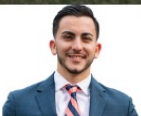
ZONING:  
**NC**

**JOSE CRUZ**

COMMERCIAL REAL ESTATE BROKER

984.239.8452

JOSE.CRUZCOMMERCIAL@GMAIL.COM



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## PROPERTY OVERVIEW

**Corner property at 101 S Main St offers excellent visibility, and flexible Neighborhood Center (NC) zoning allowing for retail, office, medical, or restaurant use. Surrounded by local shops, breweries, and new developments, this location is ideal for businesses looking to establish a presence in one of the Triangle's fastest-growing towns. Great street frontage, walkable location, and small-town charm just minutes from Raleigh.**

**Property had new roof installed in 2020, and in 2023-2024, the HVAC systems were updated with electric upstairs and gas downstairs, along with a new natural gas water heater. The crawl space has been encapsulated with a dehumidifier, and new insulation was added. Flexible layout allows for easy customization to suit tenant needs**

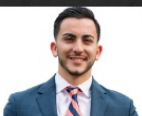
**Lease Rate: \$20 NNN  
TICAM: \$3.40**

**JOSE CRUZ**

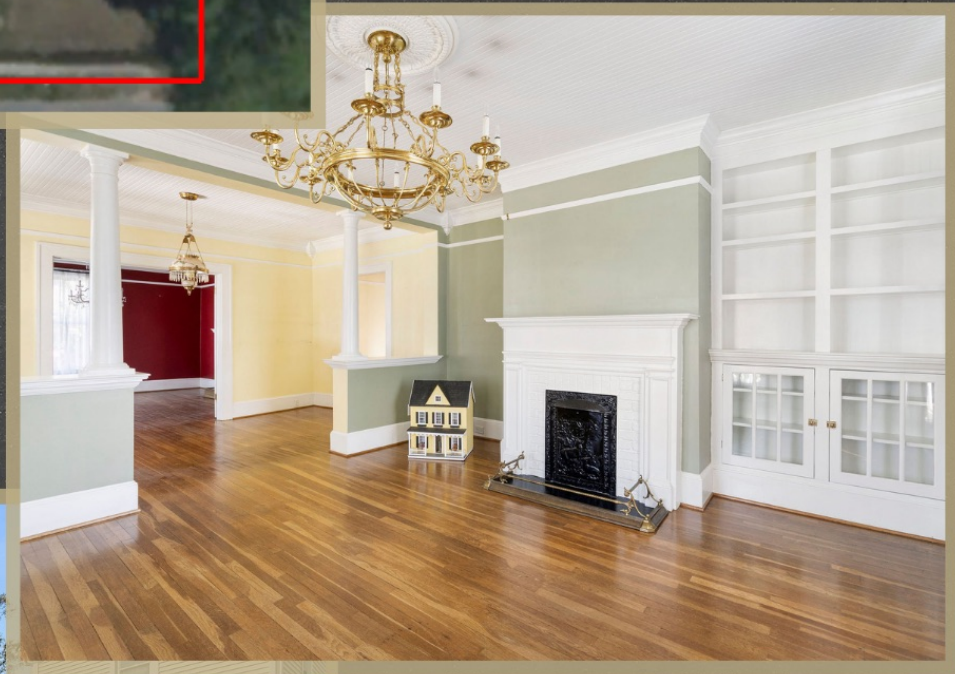
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# PROPERTY PHOTOS



## INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS  
3 Miles Ring

14,896

Population

5,484

Households

37.6

Median Age

2.69

Avg Size Household

\$76,610

Median Household  
Income

\$397,967

Median Home Value

81

Wealth Index

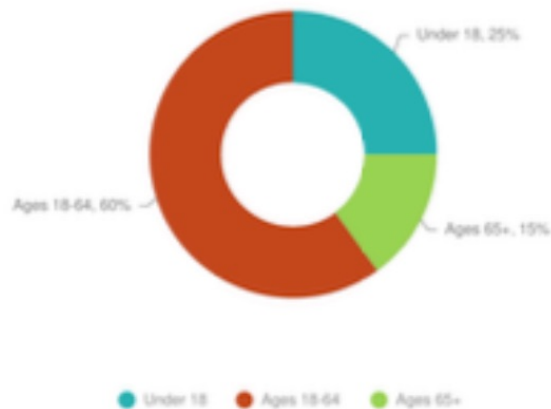
77

Housing Affordability

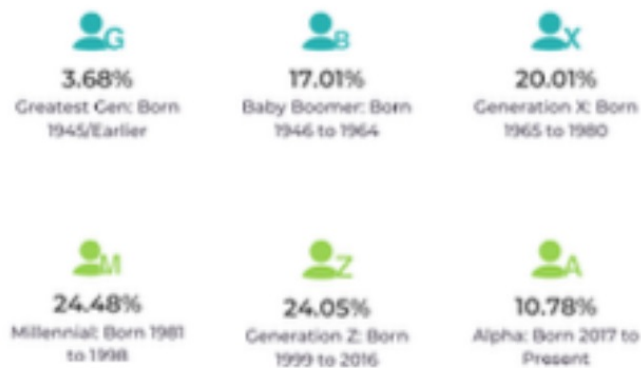
76.1

Diversity Index

## POPULATION BY AGE



## POPULATION BY GENERATION



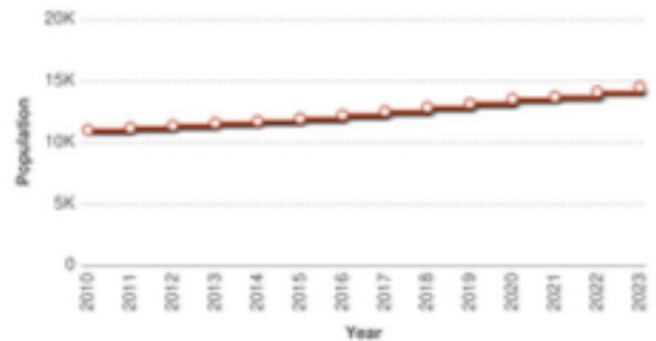
## HISTORICAL &amp; FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

1.43%

2024-2029  
Forecasted  
Growth Rate

2.99%

Household  
Population  
**17,053**Population  
Density  
**608**

## DAYTIME POPULATION



11,420

2024 Total Daytime Population



6,945

2024 Daytime Pop: Residents



4,475

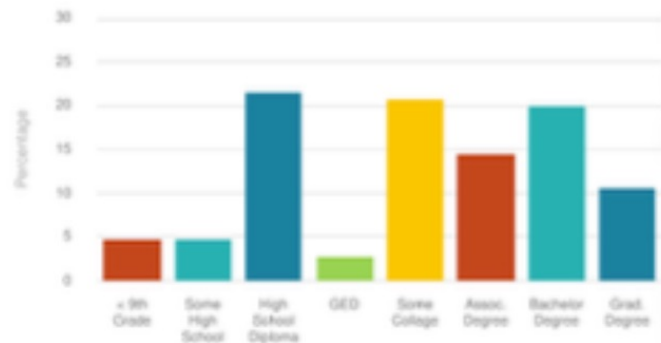
2024 Daytime Pop: Workers



404

2024 Daytime Pop Density

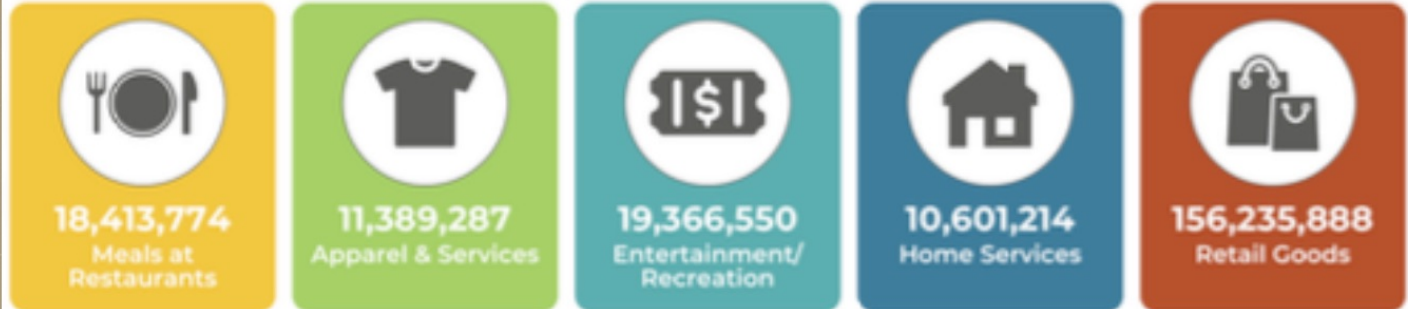
## POPULATION BY EDUCATION



# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

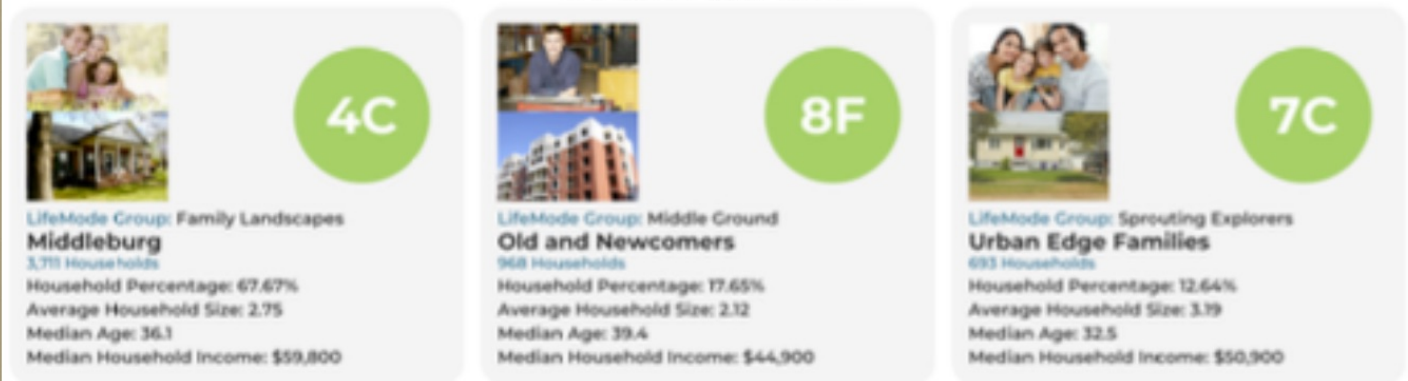
### LIFESTYLE SPENDING



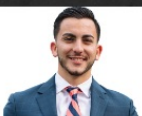
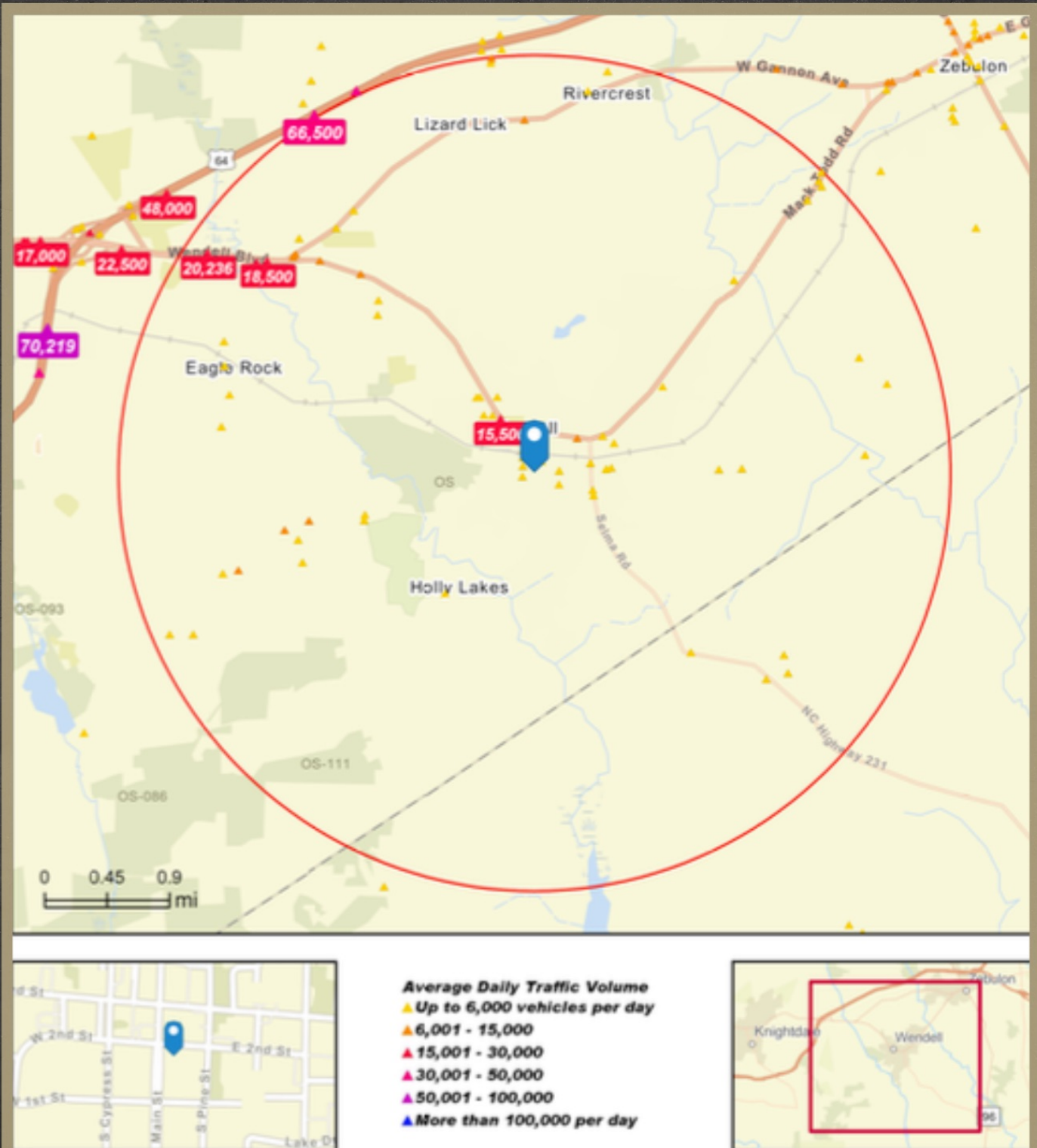
### ANNUAL LIFESTYLE SPENDING



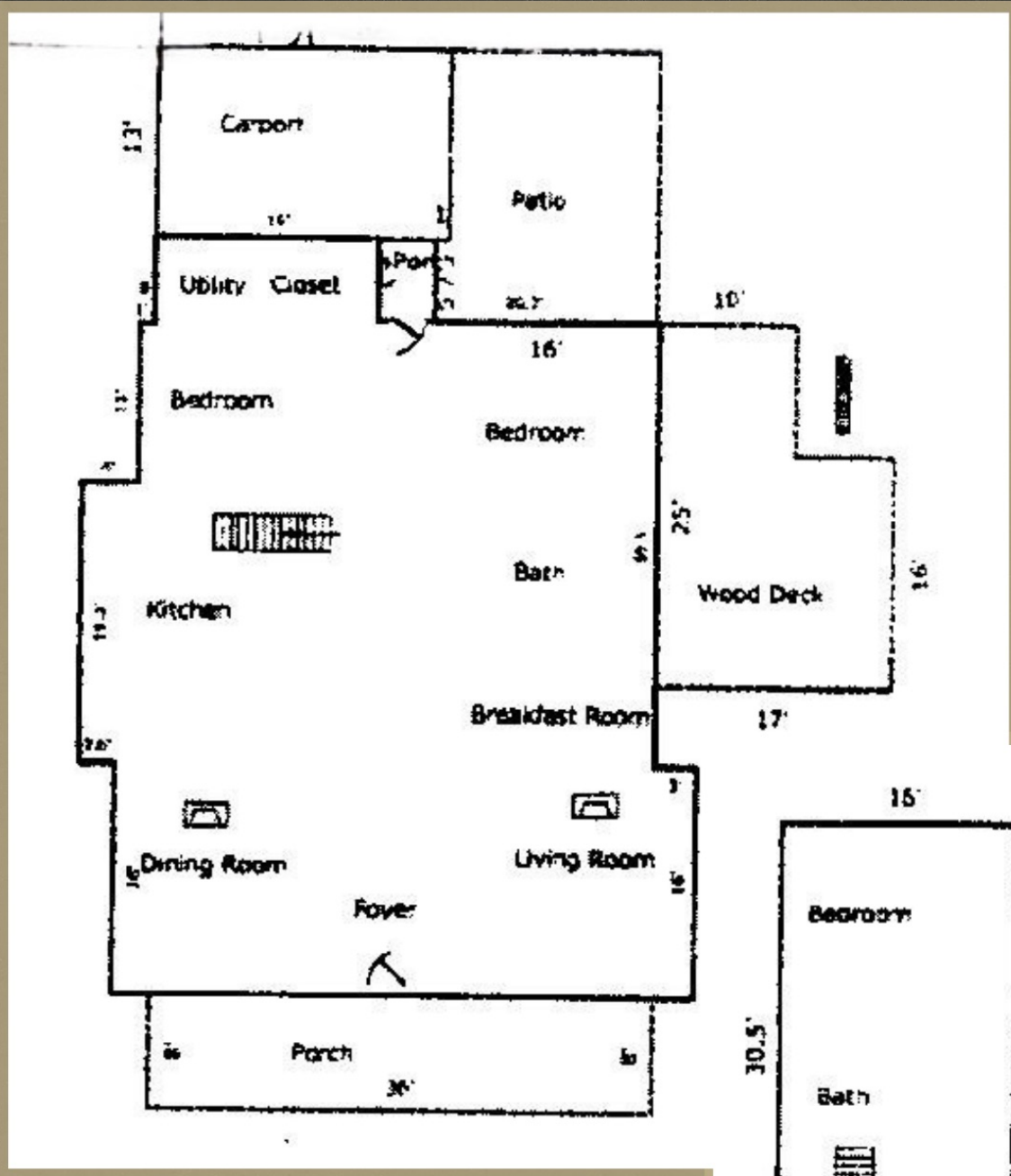
### TAPESTRY SEGMENTS



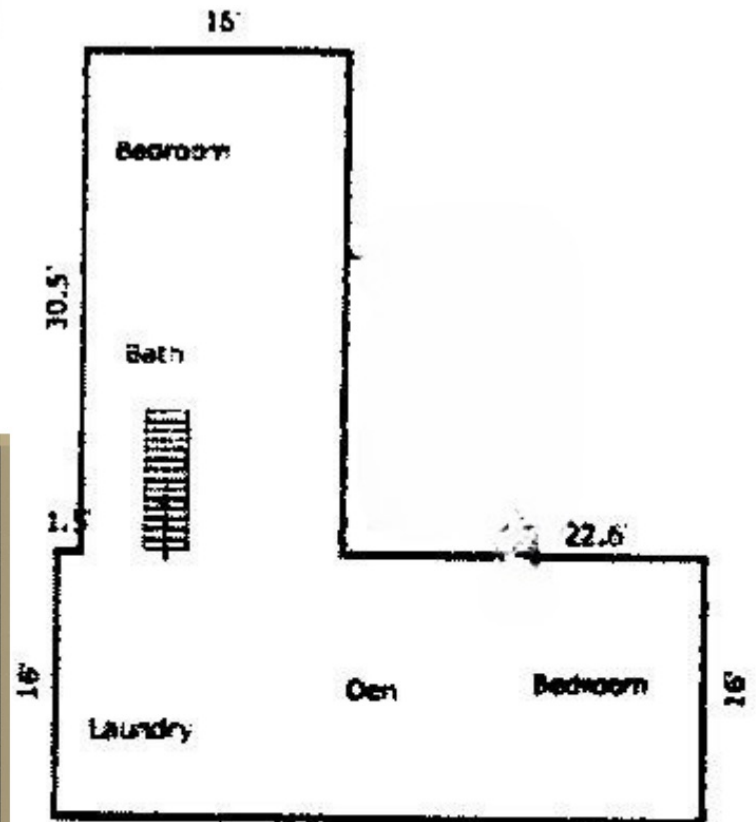
## TRAFFIC COUNT(RING: 3 MILE RADIUS)



# First Floor



# Second Floor



# Zonnig Use Chart

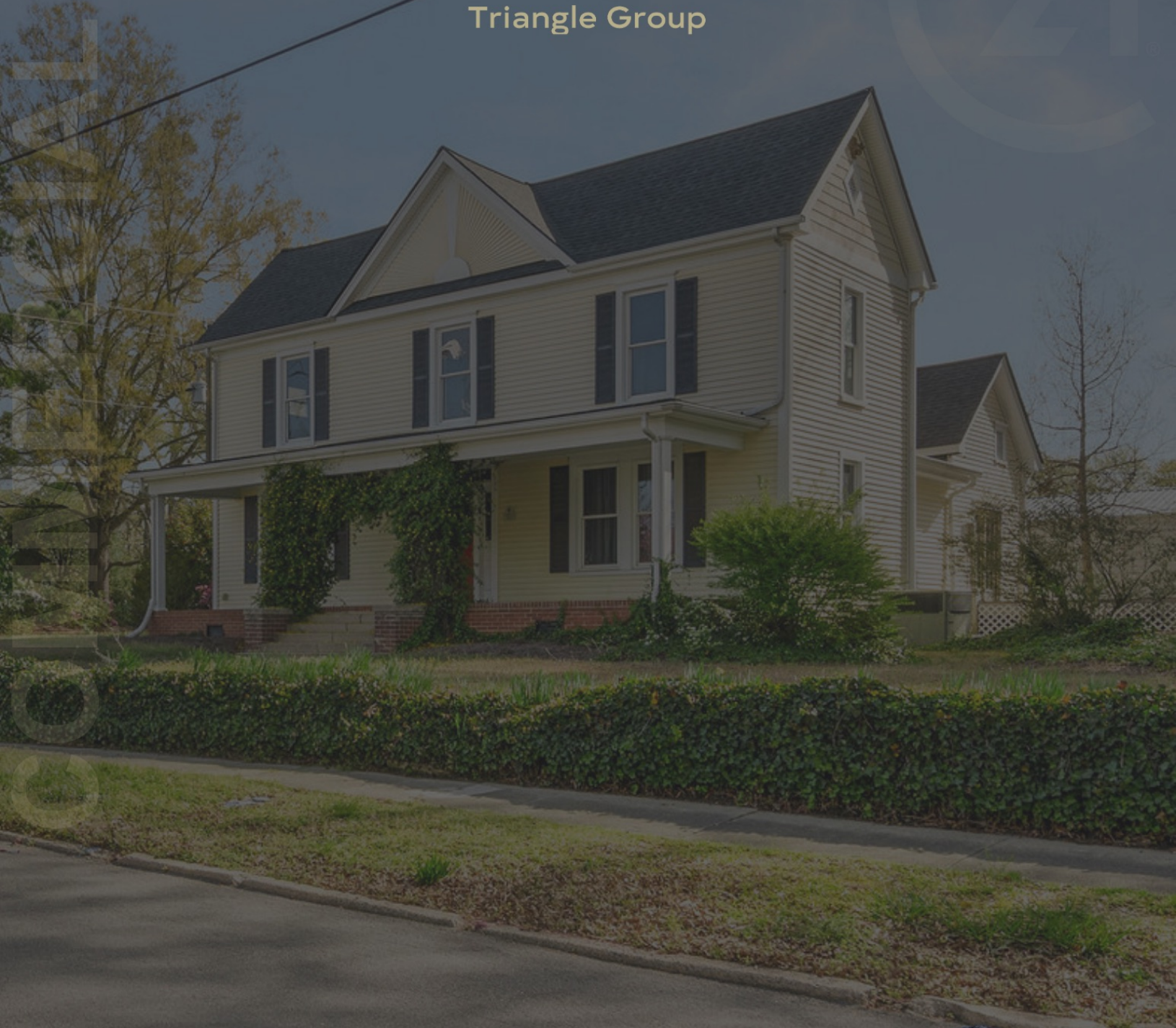
Town of Wendell, NC  
Neighborhood Center (NC) Zoning District  
Land Use Chart  
Chapter 3 (Additional Standards)

PERMITTED USES	PERMITTED WITH ADDITIONAL STANDARDS	SPECIAL USES (Requires Board Approval)
Auto Parts Sales	ATM	Alcoholic Beverage Sales Store
Banks, Credit Unions, Financial Services	Child/Adult Day Care Home (8 or less persons)	Bar/Tavern/Night Club
Bed and Breakfast Inns	Drive Thru Service	Billiard/Pool Hall
Business Support Services	Dwelling-Secondary	Child/Adult Day Care Center (more than 8 persons)
Community Service Organization	Family Care Home (6 or fewer residents)	Colleges/Universities
Cultural or Community Facility	General Retail - 10,000 sf or less	Dwelling - Multifamily
Dwelling-Single Family	Group Care Facility (More than 6 residents)	Event Venue, Outdoor
Funeral Homes	Live-Work Units	General Retail - 10,001 - 50,000 sf
Government Services	Manufacturing, Neighborhood	Hospitals
Home Occupation	Meeting Facility/Indoor Event Venue	Religious Institutions
Housing Services for the Elderly	Micro-Distillery/Micro-Brewery/ Micro-Winery	Residential Treatment Facility
Laundry Services	Rooming or Boarding House	Shopping Center - Neighborhood Center
Medical Services - Clinic, Urgent Care Center	Transit Station - Passenger	Wireless Telecommunication Facility - Stealth
Medical Services - Doctor Office	Utilities - Class 1	Wireless Telecommunication Facility - Tower
Personal Services	Utilities - Class 2	
Post Office		
Professional Services		
Public Safety Station		
Recreation Facilities, Indoor		
Recreation Facilities, Outdoor		
Restaurant		
Schools - Elementary & Secondary		
Schools - Vocational/Technical		
Studio - Art, Music		
Studio - Dance, Martial Arts		
Theatre, Live Performance, Indoor		



# CENTURY 21 COMMERCIAL<sup>®</sup>

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