

# Office Building | Land For Sale

FUQUAY-VARINA, NC



## 2228 N. Main Street

1.44 acres | 3,888 sf | \$1,500,000



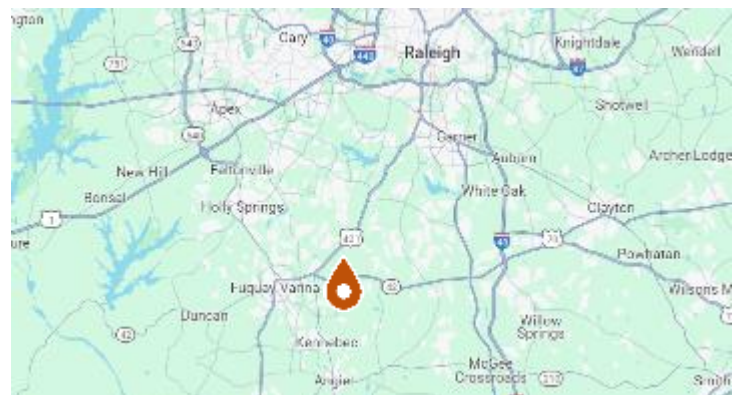
**CENTURY 21**  
**COMMERCIAL**  
Triangle Group

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# Property Highlights



## 1.44 acres | 3,888 sf Office Building for Investment or Redevelopment

Century 21® Commercial Triangle Group presents this rare to market corner parcel located on the high demand 401 corridor of Fuquay-Varina. This property is an exceptional opportunity to secure a strategic location in one of the fastest-growing areas in southern Wake County.

### Key Property Highlights

**Accessibility:** Positioned on N. Main Street/US-401 at a full access intersection and seamless access to major highways, including the new NC-540 interchange, I-40, and routes connecting to Raleigh, Garner, RTP, Johnston County, and Harnett County. The location captures both local and regional traffic.

**Future Development Potential:** This office building contains 3,888 sf on two floors and can easily be converted to multiple offices offering ownership occupancy with investment income. This property is located within Fuquay-Varina's ETJ, and holds a "Suburban Commercial" Future Land Use designation, supporting a wide array of development possibilities. Opportunities include multi-tenant office or retail buildings, medical offices, dining, entertainment, and hotel accommodations.

**Thriving Economic Growth:** Fuquay-Varina is experiencing rapid growth, with increasing residential and commercial developments driving demand for retail, dining, entertainment and medical facilities. This property is perfectly positioned to cater to the area's expanding population and consumer base, drawing visitors from southern Wake and northern Harnett counties along this main commuter route.

**Nearby Amenities & Attractions:** Surrounded by thriving neighborhoods, commercial businesses and medical office parks, the property benefits from a growing community and established infrastructure. The proximity to local amenities and the upcoming Gold Leaf Crossing, anchored by Target, ensures consistent traffic and visibility, making it an excellent site for a destination power center or mixed-use development.



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# Property Highlights

## A Variety of Development Possibilities

Located between the Gold Leaf Crossing shopping center, anchored by Target, and the Wake Med Medical Park, and this property's "Suburban Commercial" designation make this parcel ideal for a variety of developers and investors. Its versatility supports a wide range of projects, from retail, dining to hospitality development and to medical offices. With its prominent location and ease of access, this property is ready to become a centerpiece for the area.

### Why This Property?

**Growth Corridor:** Fuquay-Varina's strategic location within the Triangle and its continuous population growth make it a hotspot for commercial and office investment.

**Infrastructure Expansion:** The new NC-540 interchange is set to enhance accessibility, driving even greater traffic and interest to the area.

**Visibility:** With visibility on US-401, and location at a full-service intersection, the property offers excellent exposure to passing vehicles, provides opportunity for additional accessibility.

### Act Now – A Rare Opportunity

Commercial property at a full access intersection in such a high-growth area is an increasingly rare find. Don't miss this chance to bring your vision to life and secure your stake in the thriving Fuquay-Varina community.

Imagine your project here—a signature development in the heart of one of the Triangle's most desirable corridors.

Contact Century 21® Commercial Triangle Group today to explore this opportunity and schedule your private tour.



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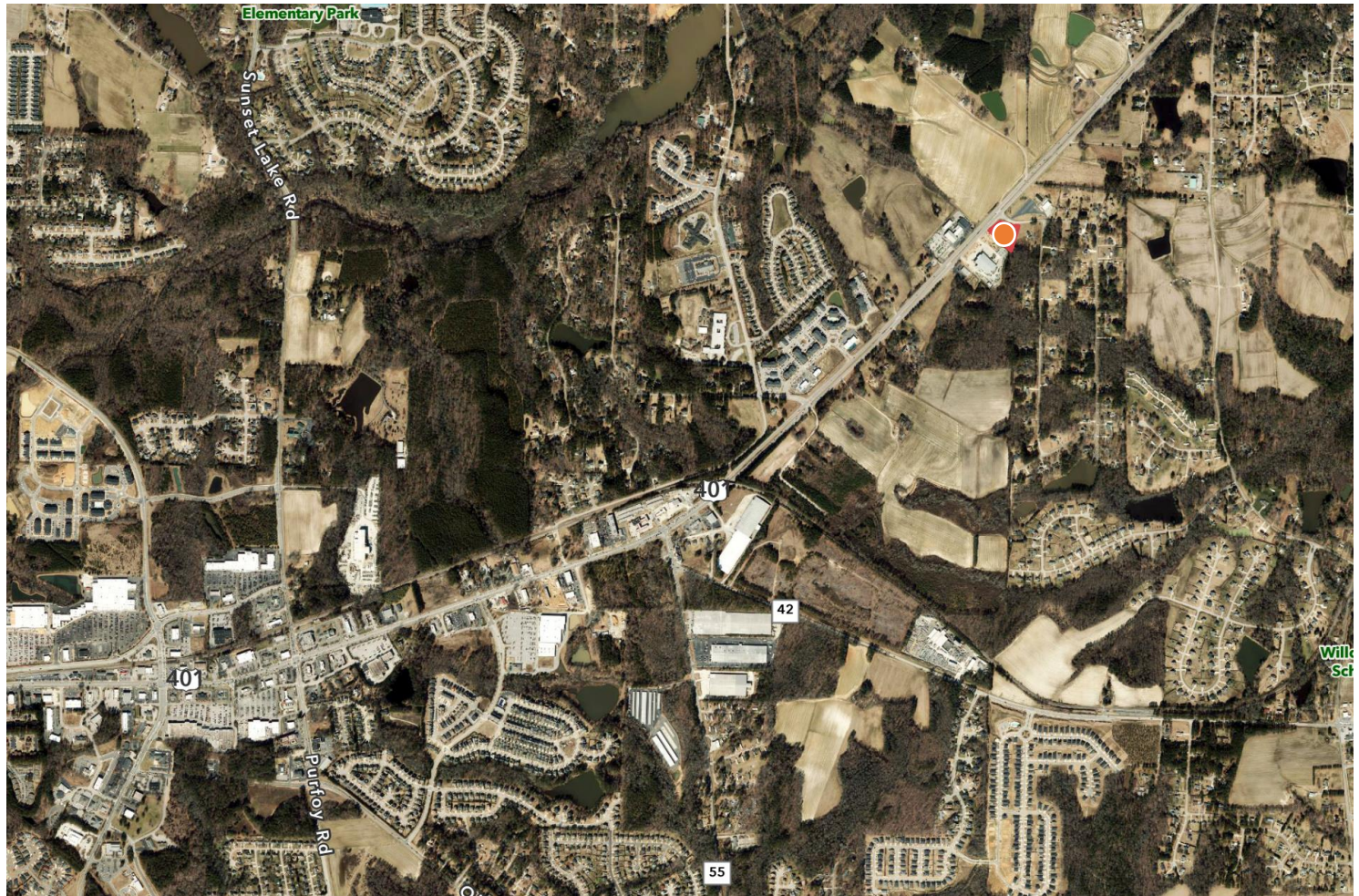
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# Property Details



### Features:

- 1.44 acres
- Owner User, Investment, or Redevelopment potential
- Corner lot at full access US401 intersection
- O&I | HCO Zoning (Fuquay-Varina)
- "Suburban Commercial" Future Land Use Plan designation supports commercial, office, retail, hospitality uses

### Flood Zone: X

No Flood Insurance Required

### Topography:

Sloped



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# Property Details

<b>Price:</b>	\$1,500,000.00
<b>Acres:</b>	1.44
<b>Road Access:</b>	Frontage and driveway on N. Main Street (US401) Frontage and driveway on Meadow Drive (full access intersection with N. Main Street (US401))
<b>PIN:</b>	0677556603
<b>2024 Taxes:</b>	\$3,412.17
<b>City Limits:</b>	No
<b>Planning Jurisdiction:</b>	Fuquay-Varina
<b>Zoning:</b> Fuquay-Varina Planning 919-552-1429	O&I: Office & Institutional HCO: Highway Corridor Overlay See <a href="#">Fuquay-Varina Land Development Ordinance</a> for development regulations and list of permitted and prohibited uses
<b>Future Land Use:</b> Fuquay-Varina Planning 919-552-1429	SC: Suburban Commercial See Fuquay-Varina <a href="#">2040 Community Vision Land Use Plan</a> pages 60-61 for future land use character typology and description of potential development options and uses
<b>Utilities:</b> Town of Fuquay-Varina Public Utilities 919-753-1028	Well and Septic Public Water/Sewer: Call Fuquay-Varina Public Utilities (new needed) Internet: Spectrum Natural Gas: Call Dominion Energy to verify if available Electricity: Duke Energy



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# Main Floor



## Features:

- Access from main entrance door and locked door from Main Level
- Kitchenette with stove and refrigerator (appliances convey)
- Vault – storage room lined with block walls
- 3 offices
- Built-in co-working space
- Built-in bookcases/storage units
- 2 bathrooms



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# Lower Level



## Features:

- Separate exterior door from rear of building and locked door from Main Level
- 2 Bathrooms and 1 shower room
- Vault – storage room lined with block walls
- 3 offices – one with built in bookcases

*Note: Observed water damage on lower-level floor was caused by two known events- a leak/back-up in the HVAC drainage line and a minor water intrusion event from potential poor gutter and perimeter drainage system- an evaluation of gutters and drainage system is recommended.*



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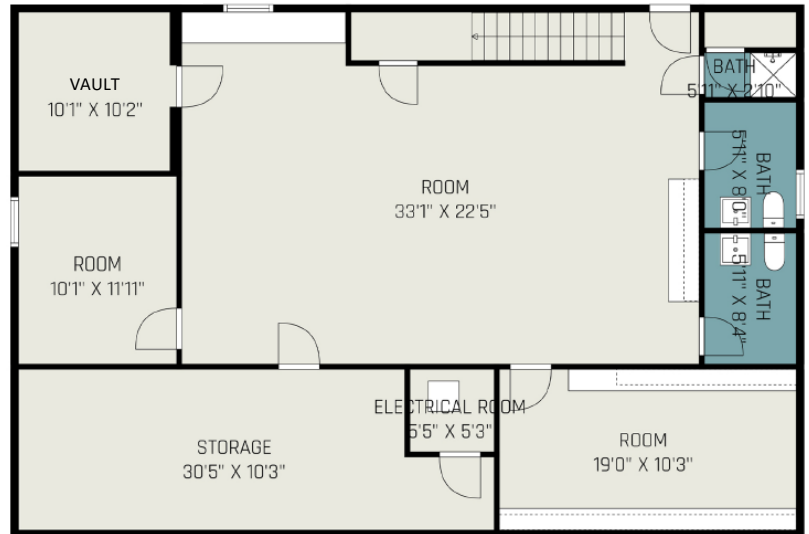
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# Floor Plans



**Main Level**

**Lower Level**



## Area Calculations

Main Floor: 1,944 SqFt  
 Lower Level: 1,944 SqFt

**Total: 3,888 SqFt**



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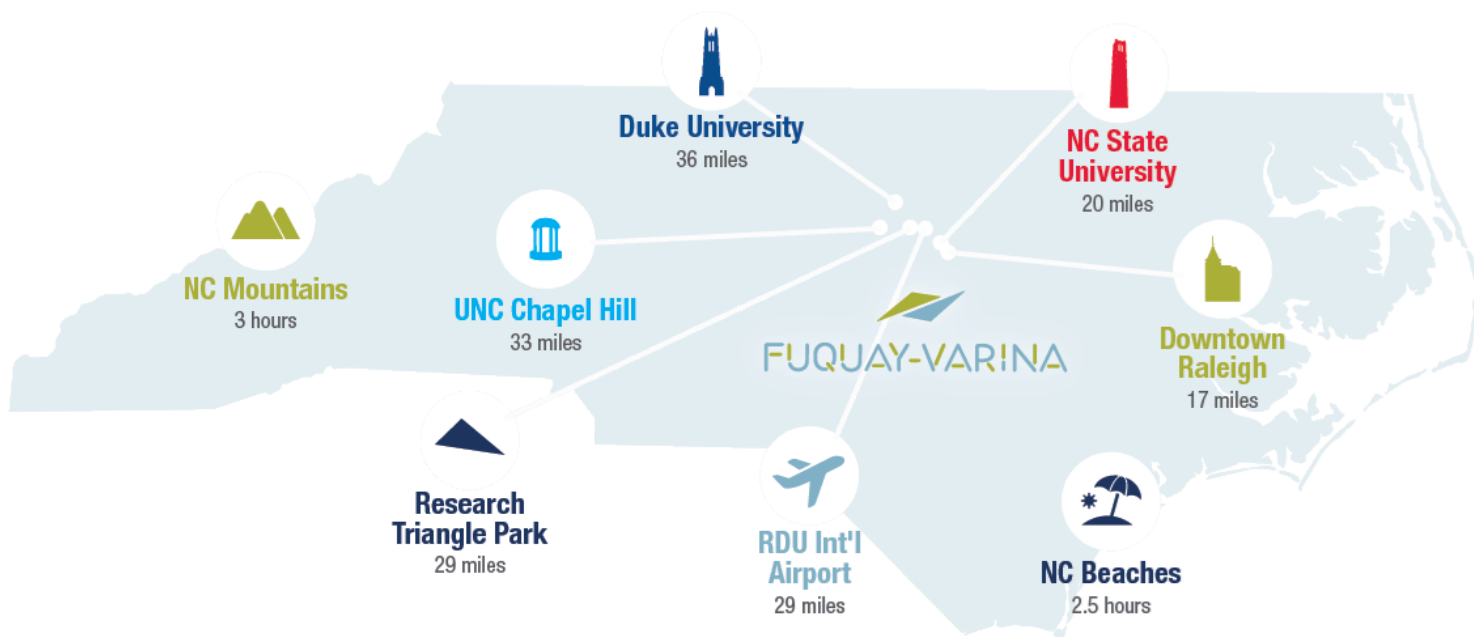


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# Proximity



## Proximity

2228 N Main Street is located close to many medical facilities and employment centers:

Wake Med Medical Park   2400 N. Main Street	0.4 Mile
UNC Health/Urgent Care   1617 N. Main Street	1.3 Miles
Fuquay-Varina Industrial Park   Purfoy Road	2.7 Miles
Wake Technical Community College   9101 Fayetteville Road	4.0 Miles

Gold Leaf Crossing (under construction)   Wallace Adcock Pkwy	1.0 Mile
Lakestone Commons	1.6 Miles
Downtown "Varina"	3.2 Miles
Downtown "Fuquay"	4.2 Miles
Downtown Raleigh	13.7 Miles



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# Photos



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# Fuquay-Varina



**43,817**  
2023 Population



**93%**  
Population Growth  
2021-2021



**\$94,142**  
Median Household  
Income 2022



**47.1%**  
Bachelor's Degree  
or Higher



**17.1K**  
Daytime  
Employees



**12,449**  
Households



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# Community Overview



Wake County is the largest county in the Research Triangle region of North Carolina and is home to Raleigh, North Carolina's state capital. This dynamic region is home to a wide range of businesses, including Fortune 500 giants and thousands of small and mid-sized companies in the life science and technology industries.



As one of the nation's fastest-growing regions, Wake County offers the ideal blend of cost, comfort, and culture, plus thousands of diverse jobs. Wake County is home to more than one million people, and 13 different communities spread across 850 square miles. The region adds 64 new people every day, 43 of which move here and 21 are born here. With nearly half of the population having a bachelor's degree or higher, which is almost double the state and national average, Wake County is one of the best places to live in work in the world.

Wake County is focused on smart, equitable growth and building a community with opportunities for all.



Fuquay-Varina is one of North Carolina's fastest growing communities that is well-positioned for investment, growth, and development. Strategically located nearby world-famous Research Triangle Park, Raleigh, Durham, and Chapel Hill, Fuquay-Varina is a prime location for businesses that are looking to locate or expand, offering companies access to a skilled, qualified, and diverse talented workforce; affordable, flexible, and attractive real estate options; strategic access via a multi-modal transportation network; and excellent education options.

With its strategic location, strong workforce base, and lower cost of business relative to the other communities in Wake County and the Triangle Region, Fuquay-Varina offers a wide range of flexible commercial real estate options, solid infrastructure, and business advantages for companies and investors to thrive.

Very few communities the size of Fuquay-Varina can boast of such an impressive existing industry base. The corporate headquarters of Fidelity Bank, Bob Barker Company, Southbend, Apex Instruments, and InServe Corporation are located in our community as well as major manufacturing facilities for John Deere Turf Care and TE Connectivity.



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