



±2.33 ACRES FOR SALE OR BUILD TO SUIT

SOUTH MAIN STREET

ROLESVILLE, NC 27571

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

LAND FOR SALE OR BUILD TO SUIT SOUTH MAIN STREET

Rolesville, NC 27571

PROPERTY DESCRIPTION

Retail outparcel available for sale or build to suit in Wallbrook, a 78-acre mixed-use community in Rolesville, North Carolina.

- » ± 2.33 acres
- » Utilities and rough grade will be included with the site
- » Wake County PIN 1758671871 (to be subdivided)
- » General Commercial Conditional zoning (Rolesville)
- » The following restriction shall encumber the Property until January 1, 2028:
 1. The Property shall not be used as a retail store selling, renting or providing a variety of merchandise and/or services customarily sold, rented or provided from time to time at stores operated or franchised by 7-Eleven within the state of North Carolina (whether such store is national, regional, ethnic, and/or "mom and pop"), such as, by way of example and not limitation, Cumberland Farms, Circle K, Stop N Shop, On the Run, High's, QuickChek, Store 24, WaWa, and Kwik Stop.
- » \$21 million roadway improvement project underway on Main Street, aimed to widen and beautify roads and increase pedestrian paths

LOCATION

The property is located on the South Main Street near Burlington Mills Road in Rolesville, and is part of the 78-acre Wallbrook mixed-use community.

SALE PRICE

\$1,500,000

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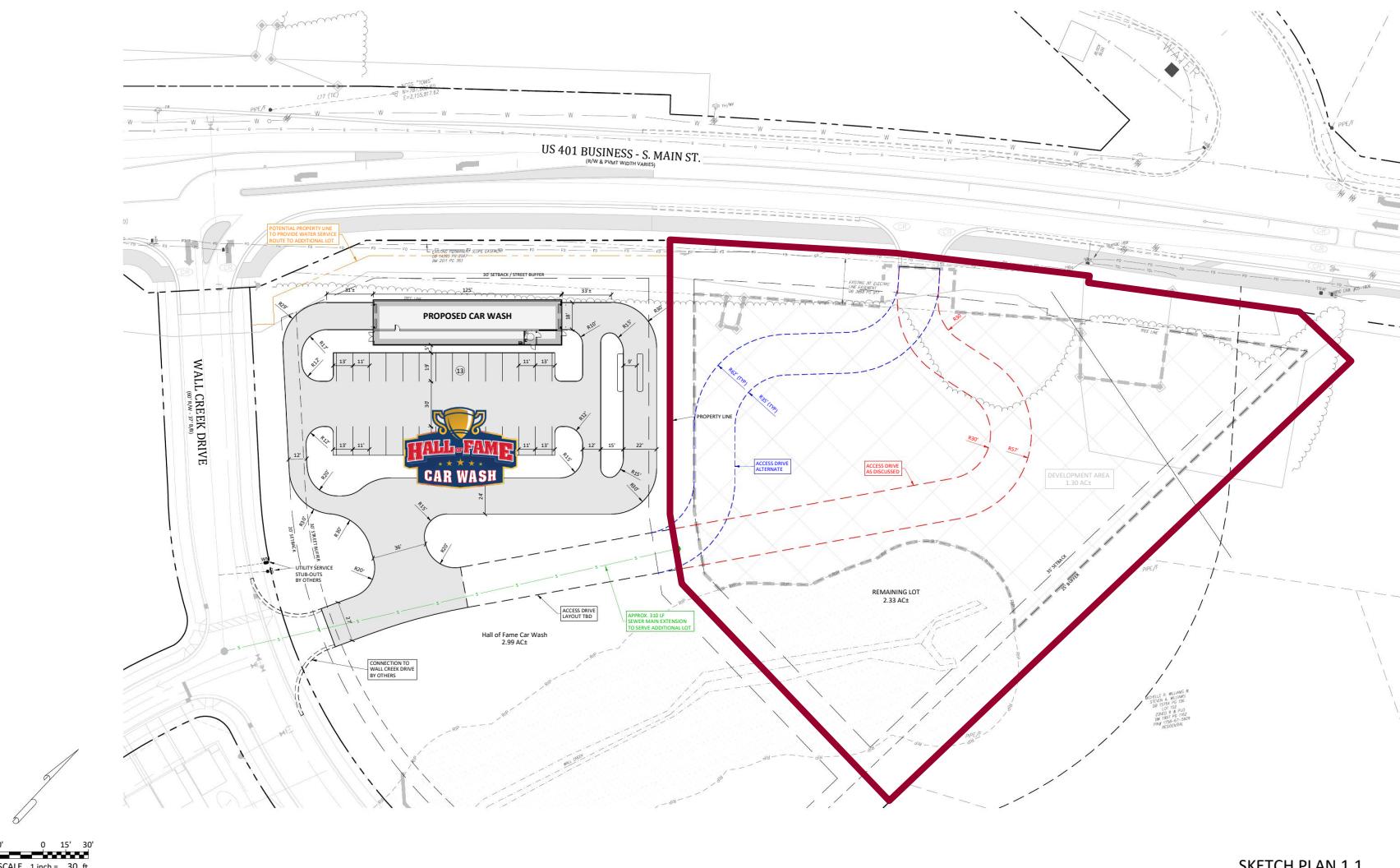


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The logo for Lee & Associates, featuring a stylized 'LA' monogram in white on a red background, followed by the company name 'LEE & ASSOCIATES' in a white, sans-serif font, and the services 'COMMERCIAL REAL ESTATE SERVICES' and 'RALEIGH DURHAM' in a smaller white font below.



SKETCH PLAN 1.1

July 22, 2024

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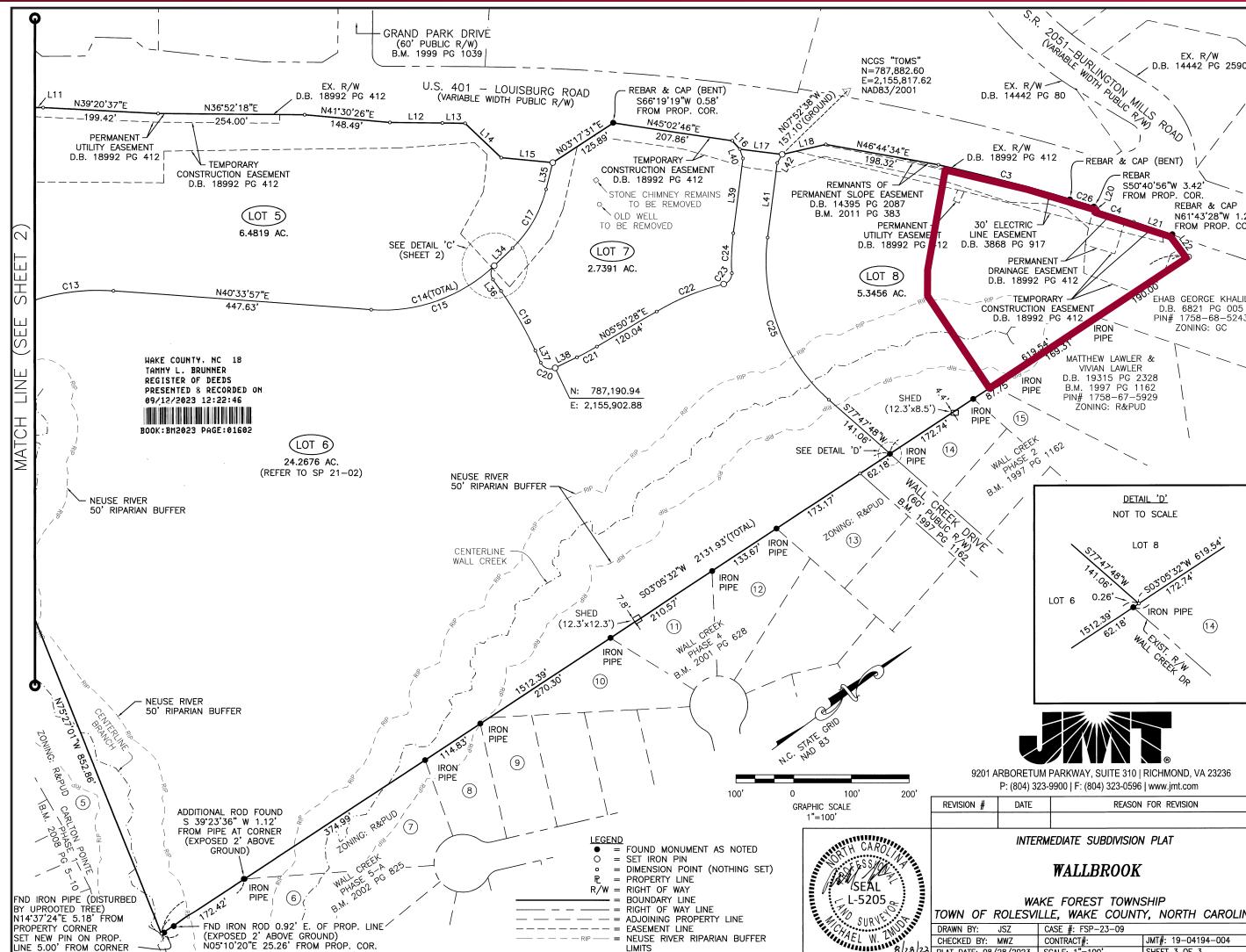
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The logo for Lee & Associates consists of a stylized 'L' and 'A' icon followed by the company name in a serif font.



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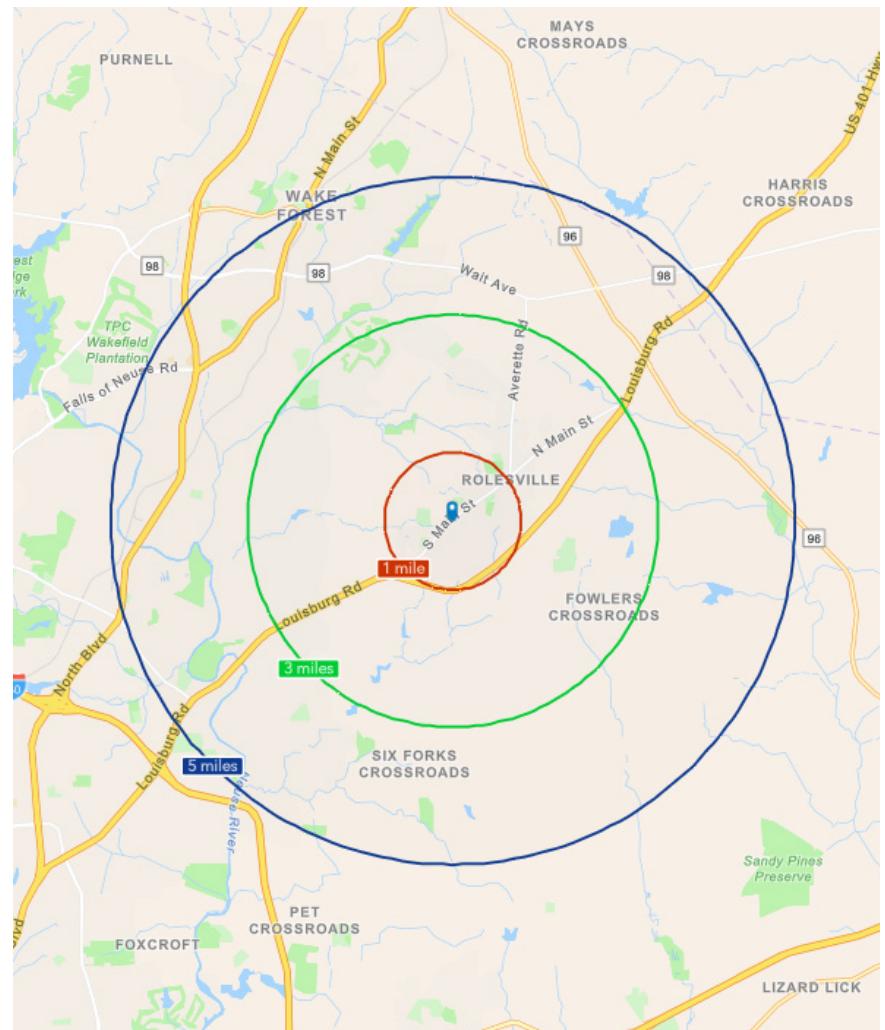
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LA LEE &
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	1 MILE	3 MILES	5 MILES
Population (2024)	5,060	35,830	96,189
Median Age	38.7	39.6	38.3
Average Household Income	\$139,069	\$152,184	\$140,469
Average Home Value	\$560,258	\$567,216	\$509,805
Bachelor's Degree or Higher	55.2%	63.2%	57.4%



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