

FOR SALE

502 MCKNIGHT DRIVE

SUITE 101

KNIGHTDALE, NC 27545



FULLY LEASED MEDICAL OFFICE CONDOMINIUM

RCR
RICH COMMERCIAL REALTY

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EXECUTIVE SUMMARY & PROPERTY DETAILS

RCR is pleased to present a fully leased medical office investment opportunity in the high-growth market of Knightdale, North Carolina. Located at 502 McKnight Drive, Suite 101, this ±3,650 square foot medical office condominium is thoughtfully demised into two separate suites and is 100% leased, providing stable, in-place income.

Suite A is leased to My Scripts Pharmacy, offering reliable cash flow from an established healthcare tenant and Suite B, occupied and leased by FMRC Clinics, a multi-locational family medicine provider features a clinical build-out, further enhancing income stability and minimizing downtime risk. The diversified tenancy provides a balanced and durable income stream well-suited for investors seeking predictable performance.

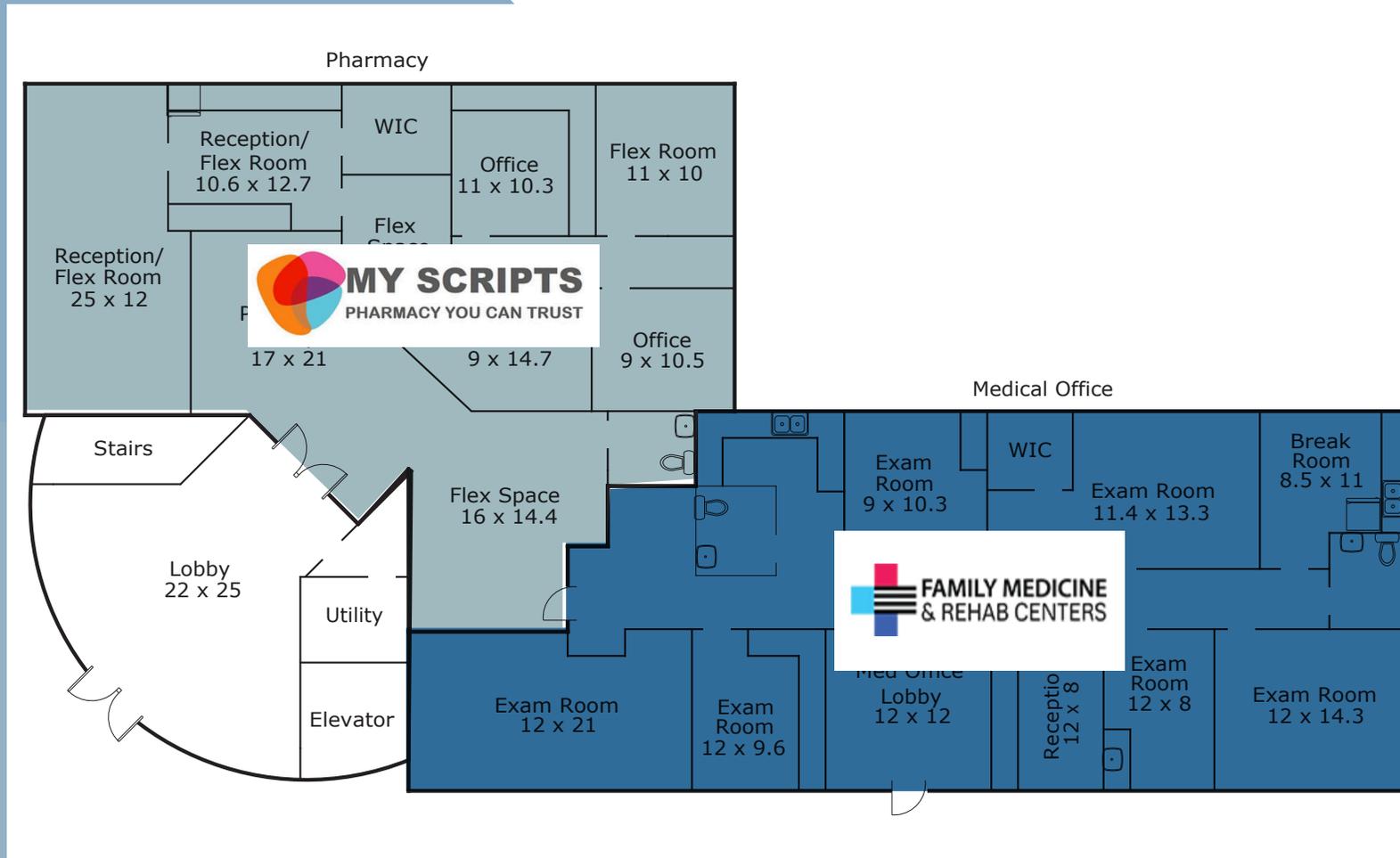
This offering represents a compelling stabilized medical office investment in one of the Triangle's fastest-growing submarkets. The property benefits from strong healthcare demand and is occupied by a complementary mix of medical and professional users, including physical therapy, behavioral health, and pain management. With full occupancy and long-term demand drivers in place, the asset offers investors immediate cash flow with potential upside through future rent growth and long-term appreciation.

ADDRESS	502 McKnight Drive Suite 101 Knightdale, NC 27545
BUILDING SIZE	14,561 Square Feet
UNIT SIZE	3,650 Square Feet
PRICING	\$1,350,000
CAP RATE	7.00%
AVAILABLE SF	Fully Leased
WALT	+/- 5 years
YEAR BUILT	2000
CONSTRUCTION	Masonry
ROOF	TPO System
HVAC	Varies
PARKING RATIO	4:1,000
SIGNAGE	Exterior Building
ZONING	NMX

For Lease and Financial Information Please Contact Broker



FLOOR PLAN



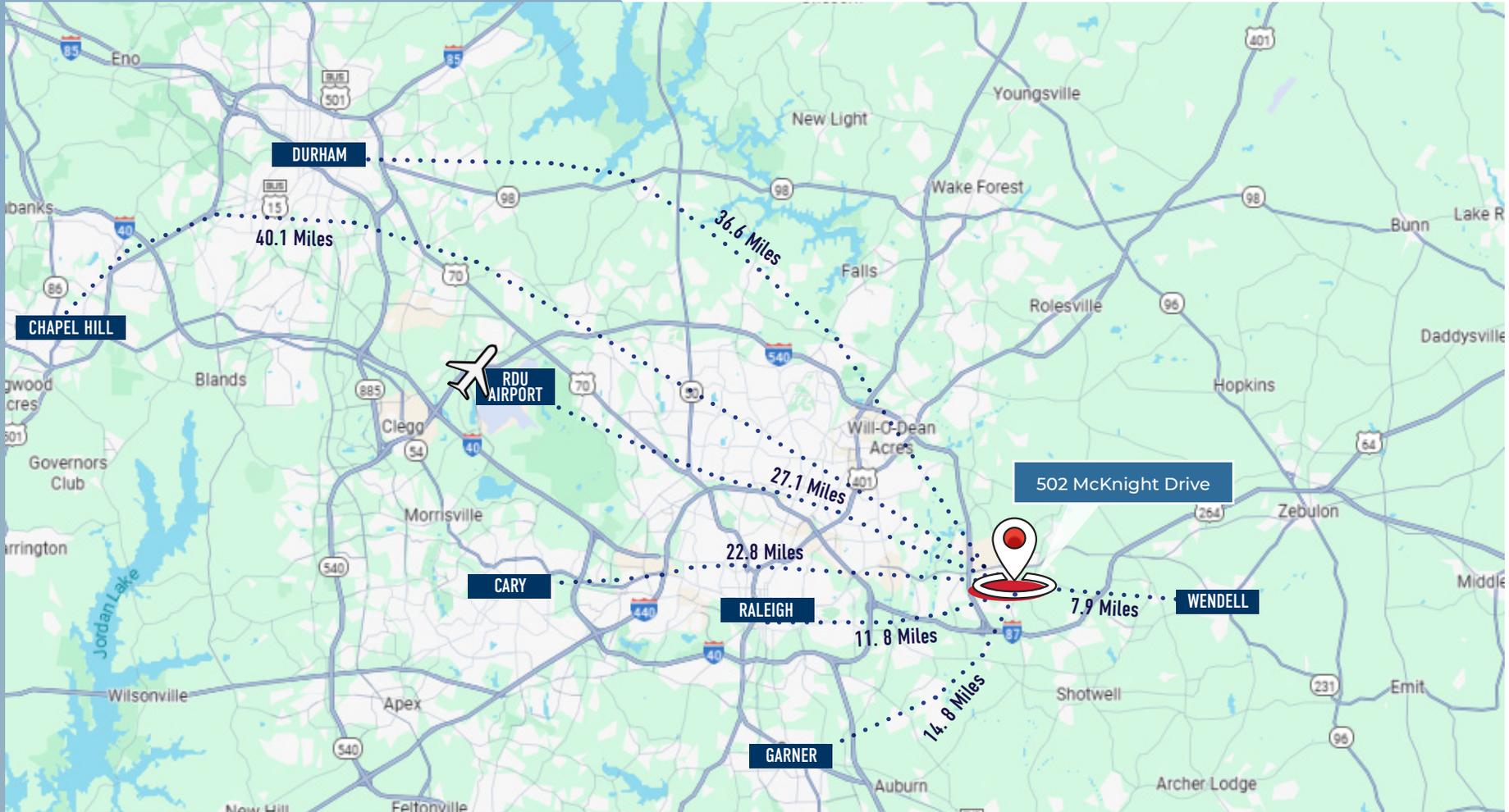
Disclaimer: The above floor plan is not to scale. The available space shown is believed to be correct but is subject to change.

AMENITIES OVERVIEW



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LOCATION OVERVIEW



HIGHLIGHTS & DEMOGRAPHICS

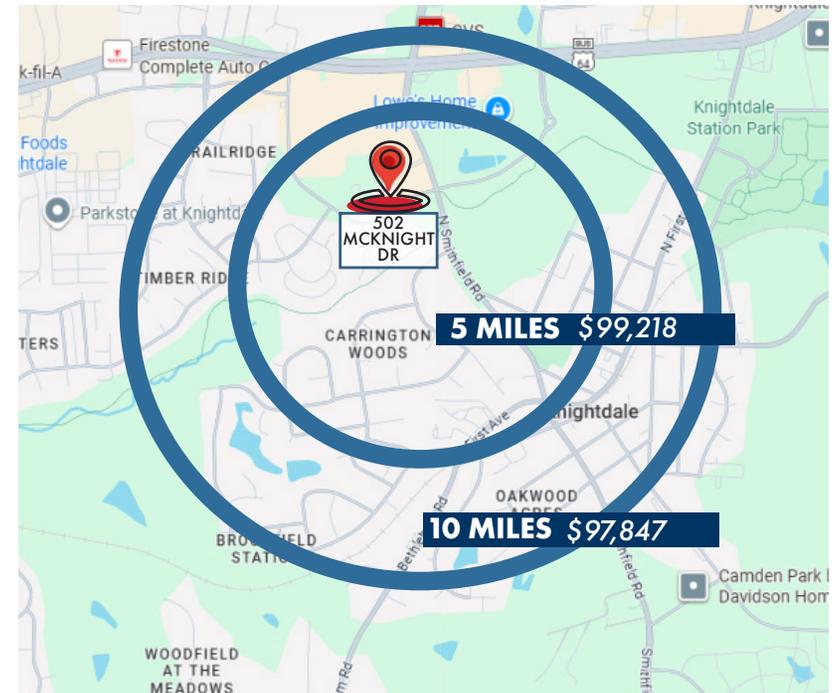
LOCATION & ACCESSIBILITY

- **Strategic Knightdale Position:** Situated on McKnight Drive in the heart of Knightdale’s professional corridor, providing convenient access to the town’s growing residential base and neighboring communities including Raleigh, Garner, Wake Forest, and Clayton
- **Multi-Regional Service Area:** Strategically positioned to serve a broad regional market spanning Knightdale, Garner, Apex, Raleigh, Clayton, Benson, Durham, Chapel Hill, Wake Forest, Cary, Fuquay-Varina, and Sanford Data USAWorld Population Review, with immediate proximity to I-540 for seamless connectivity throughout the Research Triangle

DEMOGRAPHICS*

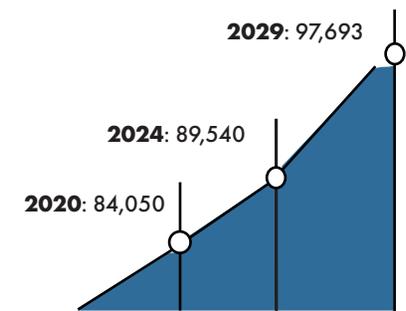
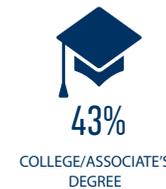
	1 MILE	3 MILES	5 MILES
2024 Population	8,117	31,743	89,540
Average Household Income	\$83,503	\$89,618	\$99,218
Median Household Income	\$65,597	\$70,073	\$80,749
Total Households	3,069	11,866	32,750
Median Age	38.1	37.5	37.9

AVERAGE HOUSEHOLD INCOME



LARGE, RAPIDLY GROWING POPULATION

5 Mile Radius



MARKET OVERVIEW

KNIGHTDALE, NC



KNIGHTDALE SUBMARKET

Knightdale represents one of the most dynamic submarkets in the Raleigh-Durham metropolitan area, strategically positioned in eastern Wake County as a vital gateway to the Research Triangle region and the eastern seaboard. The town benefits from exceptional connectivity via I-540, US Highway 64, and the recently designated I-87 corridor, placing RDU International Airport just 27 minutes away and providing direct access to I-95 in under 40 minutes. This strategic positioning offers businesses and residents unparalleled access to Research Triangle Park, home to over 300 companies employing 55,000 workers across life sciences, technology, and research sectors.



RETAIL

Knightdale's retail landscape encompasses over 425,000 square feet of well-established shopping centers that serve as the primary commercial corridor for eastern Wake County. The market is anchored by best-in-class national retailers including Target, Walmart, Best Buy, TJ Maxx, HomeGoods, Kohl's, Ross Dress for Less, Academy Sports + Outdoors, Home Depot, and Michael's, creating a comprehensive retail ecosystem that draws consumers from throughout the region.



EXPANSION

Including the Wake Tech East campus opening in fall 2024, new fire stations, and infrastructure improvements Data USA, along with comprehensive planning initiatives guiding growth through 2035.

The sidebar includes key statistics for median household income, total employees, and total businesses, presented in an easy-to-read format that matches the style of your Durham example. The design maintains a professional, clean aesthetic with a two-column layout that emphasizes the important market data.



\$65,597

Median Household Income



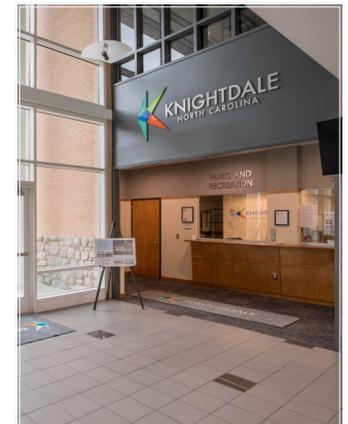
4,595

Total Employees



665

Total Businesses



MARKET OVERVIEW

RALEIGH-CARY-DURHAM-CHAPEL HILL RESEARCH TRIANGLE AT A GLANCE

The Research Triangle (the “Triangle”) is distinctly known as a national front runner in economic and population growth. This region in the North Carolina Piedmont incorporates the Raleigh-Cary-Durham-Chapel Hill CBSA which has grown 23% between 2010 and 2019 to over 2 million residents, a percentage change that ranked fourth among the nation’s fastest-growing major metros. Since 2000, the Triangle’s population has cumulatively increased a staggering 85%.

Projections through 2030 indicate the region will continue as one of the nation’s leaders in population growth.

The Triangle is best known and aptly named for the triangular proximity of its renowned major universities– University of North Carolina in Chapel Hill, Duke University in Durham and North Carolina State University in Raleigh. As demand for talent escalates, global employers are finding a home in the area to access this professional, highly-educated workforce, but also due to the relative cost savings they can achieve when compared to gateway cities such as New York, Boston, and Washington

D.C. Companies are going to where they can find the best employees for their money, and the Triangle is leading the nation, as evidenced by the fact that the area is one of the nation’s fastest growing “large city” populations in the country. People from all over the country are migrating to the Triangle for the work-life balance and central location with drive times of just two hours to coastal beach fronts and three hours to mountain retreats.

#1	#2	#3	#4	#9	#3
Raleigh ranks #1 Best City for Jobs in the US Glassdoor (2020)	Chapel Hill is ranked the 2nd Best College Town in America Southern Living (2022)	Raleigh is 3rd Happiest City in America Men’s Health (November 2022)	Raleigh is #4 out of 50 Best Places to Live in the US Money (October 2022)	Raleigh ranked #9 Safest City in America WalletHub (October 2022)	Raleigh is #3 Among STEM Job Growth Index RCLCO (November 2022)



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