

2451 WENDELL BLVD.

For Sale or Build to Suit | Wendell, NC



NAITRI PROPERTIES

KNOTT SQUARE

Great Wendell location with frontage along Business 64/Wendell Blvd, between I-87 and downtown Wendell, and less than 2 miles from future Wake Tech Wendell Campus.

ADDRESS 2451 Wendell Blvd, Wendell NC 27591

LOT SIZE Approximately 2.9 acres

REID 0114187

PIN 1784165487

ZONING [CH - Town of Wendell](#)

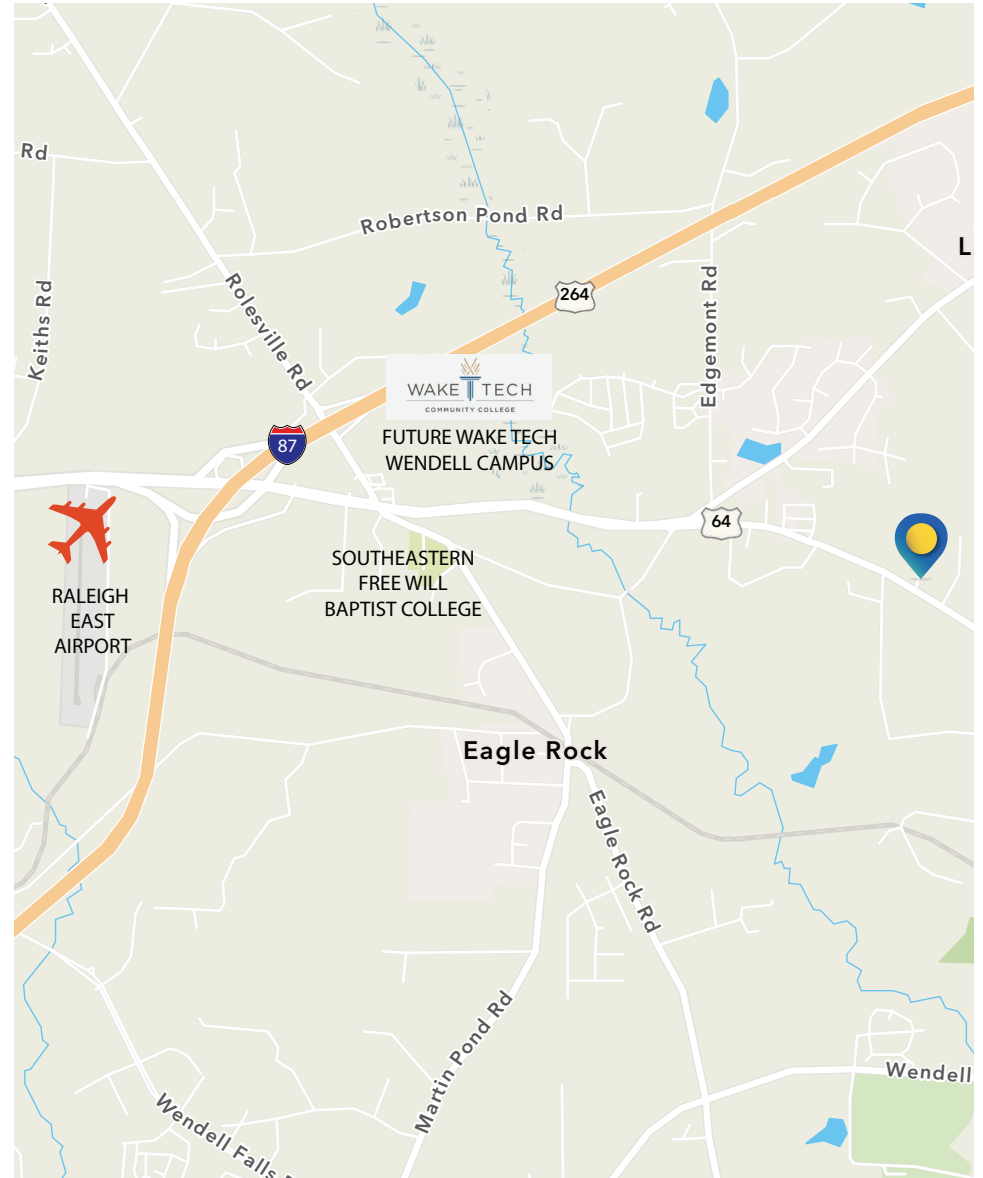
UTILITIES Sewer to site

SALE PRICE \$695,000

VEHICLE COUNT 12,000 Average Vehicles per day on Business 64/Wendell Blvd.

DETAILS

- Subject to subdivision
- Some bioretention in place
- Fee in lieu of road improvements has been prepaid
- Site is graded and pad ready as shown
- Parking lot partially completed as shown
- See site plan for potential development opportunity buildout



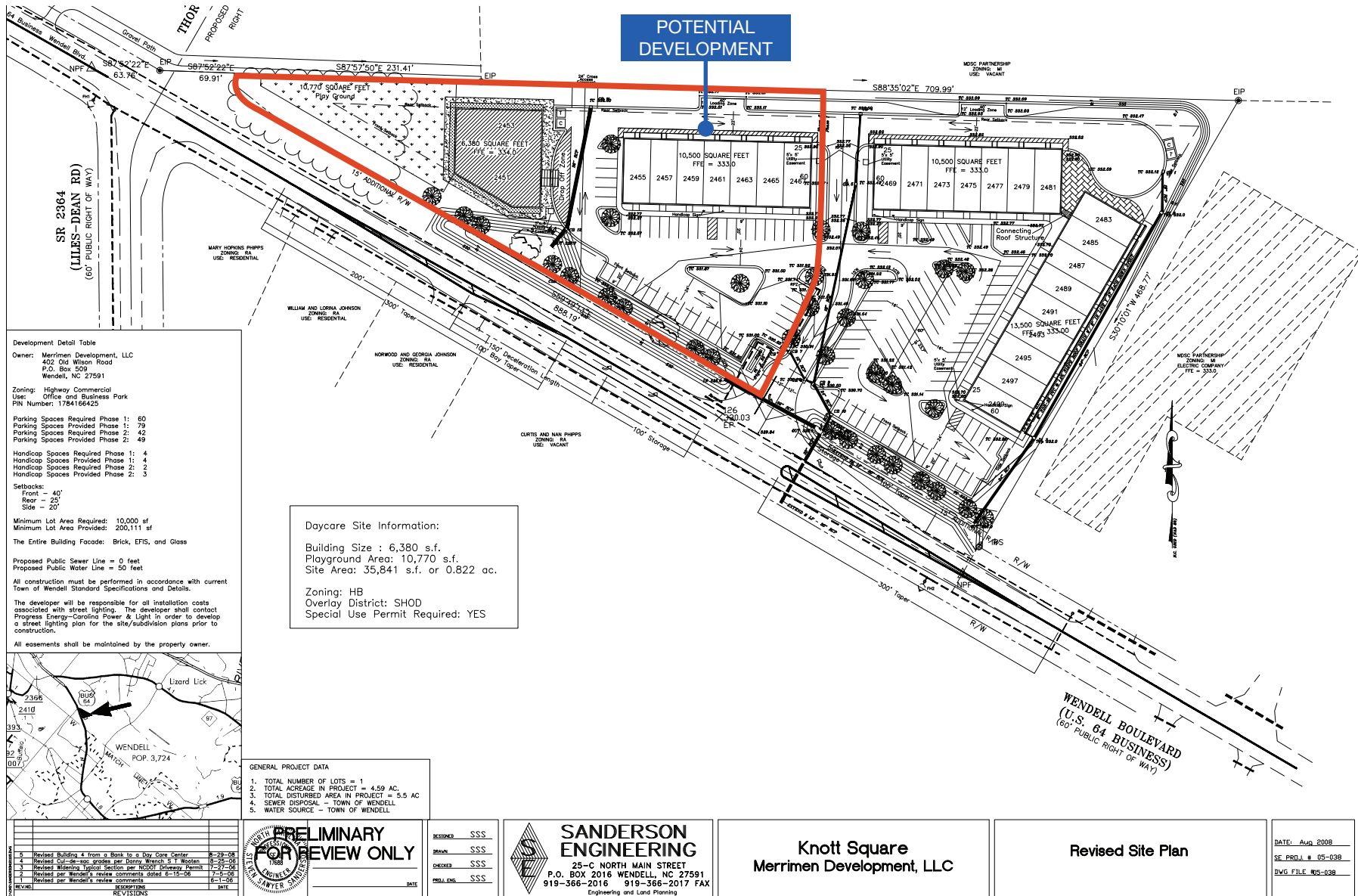
CONTACT

ED BROWN, CCIM, SIOR | 919.345.5939 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAITRI PROPERTIES

PROPOSED SITE PLAN - HISTORICAL



CONTACT

ED BROWN, CCIM, SIOR | 919.345.5939 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

SEWER



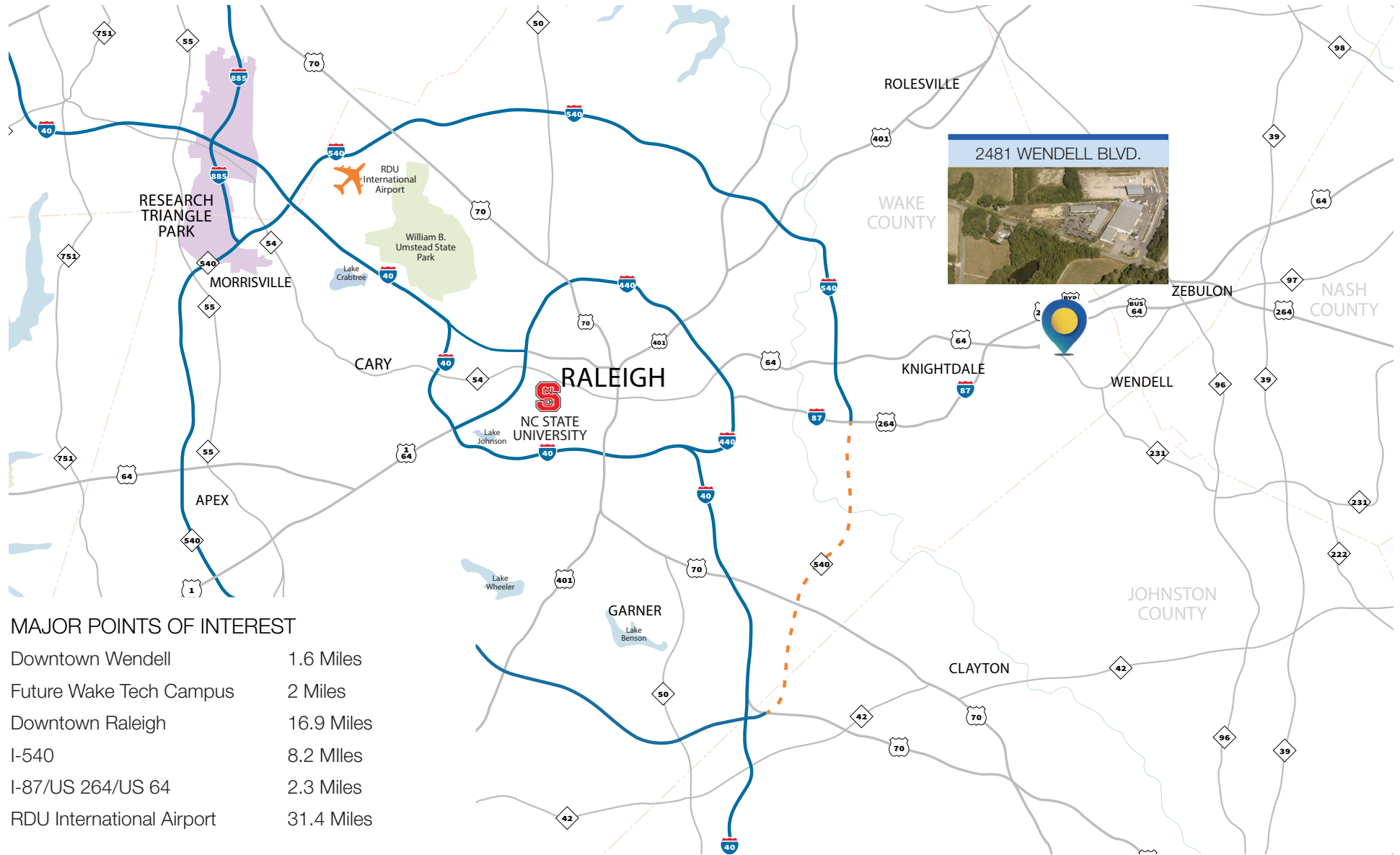
CONTACT

ED BROWN, CCIM, SIOR | 919.345.5939 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

THE TRIANGLE AREA



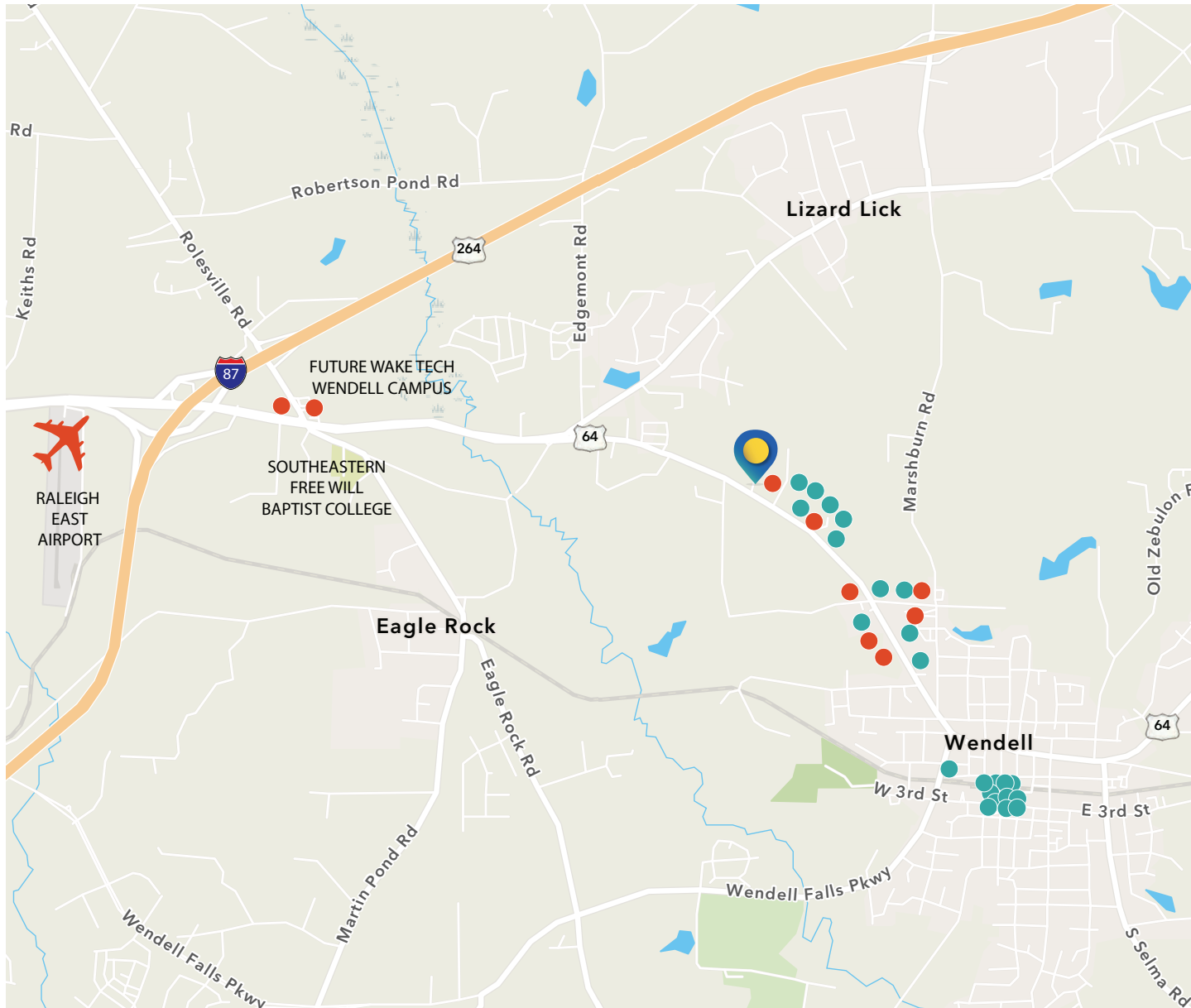
CONTACT

ED BROWN, CCIM, SIOR | 919.345.5939 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

AMENITIES



FOOD

41 North Coffee
Agave Mexican Bar & Grill
Aubreys and Peedies Grill
Bearded Bee Brewing Company
Boulevard Pizza
Bravos Pizzeria
Carter's Baking Company
Chocolates By Whitney
Dominos Pizza
Dos Hermanos Tacos
Everest Kitchen
Farmers & Merchants
Food Lion
Great Wok Chinese
Hardee's
Hunter's Country Kitchen
McDonald's
Subway
Suggy Bear's Ice Cream
Tacos don pedro's
The Iron Lantern
Wendell General Store

SERVICES

Chelsi Nail Spa
Dollar General
Family Dollar
KS Bank
Lily Salon
O'Reilly Auto Parts
PNC Bank
State Employees' Credit Union
USPS

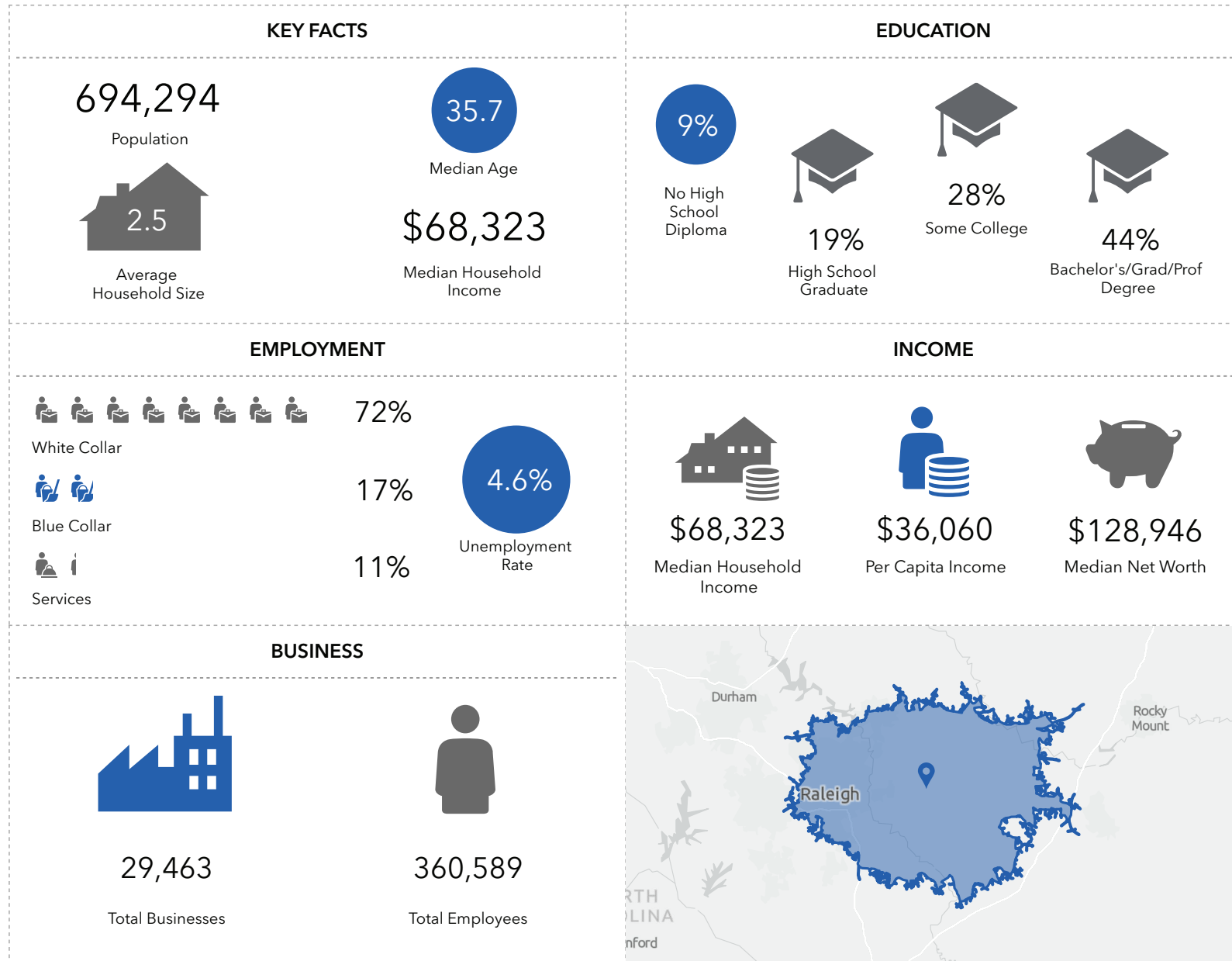
CONTACT

ED BROWN, CCIM, SIOR | 919.345.5939 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



DEMOGRAPHICS - 27 MIN.



CONTACT

ED BROWN, CCIM, SIOR | 919.345.5939 | ebrown@triprop.com

NAITRI PROPERTIES

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.