

9.2+ Acres For Sale in Wake County

*7335 Sunset Lake Rd,
Fuquay-Varina,
NC 27526*



**PICKETT
SPOUSE**
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

An aerial photograph of a commercial site. The central part of the image is a large, dense forest of green trees. To the left of the forest is a wide, multi-lane road with a blue overlay. To the right of the forest is a large, rectangular pond with a blue overlay. In the background, there are some commercial buildings and parking lots. The word "SUBJECT" is written in yellow capital letters over the forest area.

SUBJECT

SUNSET LAKE RD
20K CARS PER DAY

PRODUCTS RD
6860 CARS PER DAY

Located in north-central Fuquay-Varina, this prime commercial site offers excellent visibility and access.

Surrounded by retail centers, apartments, and residential communities, it benefits from strong consumer traffic.

With direct access to US 401, NC 55, and NC 540, it provides seamless connectivity to the Triangle region, making it an ideal spot for business growth.

MAIN STREET STATION

Walmart Supercenter

Staples

PetSmart

Wing It On!

Jersey Boy Subs

Home Depot (Adjacent)

SUBJECT

FUQUAY COMMONS

Krispy Kreme

Hibachi & Company

Jimmy John's

T-Mobile

Mattress Firm

Wells Fargo

FUQUAY CROSSING

Harris Teeter

FiiZ Drinks

The UPS Store

Dollar Tree

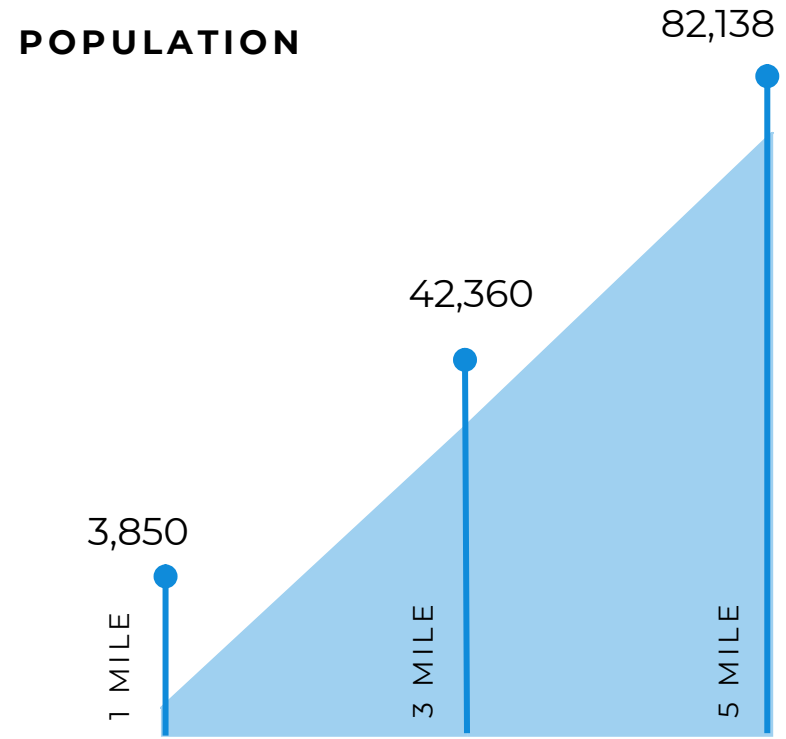
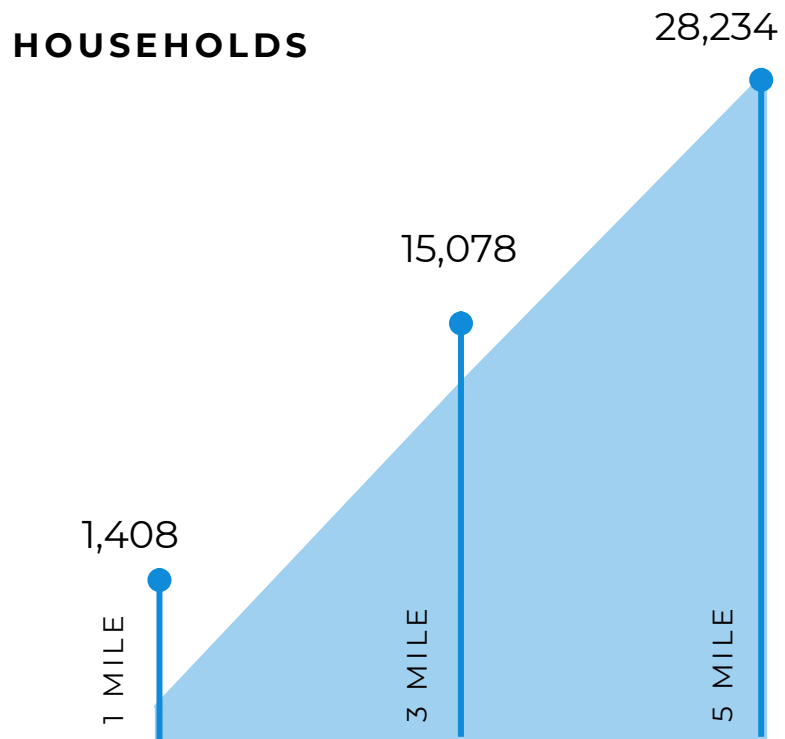
Cellar 55

Great Clips

Sally Beauty



ADDRESS	7335 Sunset Lake Road, Fuquay-Varina, NC 27526; aka 1380 Products Rd
LAND AREA	9.2445 Acres
ROAD FRONTAGE	Sunset Lake Road (~654 ft) Products Road (~748 ft)
ZONING	Corridor Commercial (CC) which permits retail, restaurant, medical office, shopping center, and similar uses
TAX & LEGAL	Wake County GIS parcel 0458728; Lot 5, Book of Maps 2018-1180.
IMPROVEMENTS	Vacant
UTILITIES & SERVICES	All city plus public water and sewer
BEST USE	Commercial Development
PRICE	\$4,935,000



	1 MILE	3 MILE	5 MILE
Household Avg Income	\$93,870	\$112,963	\$123,581
Avg Income per Person	\$37,687	\$41,180	\$43,289
Household Median Income	\$75,776	\$95,372	\$103,165

Please note that the visit data does not represent the actual number of customers at the property. These figures are estimates of individuals present in the vicinity of the property.

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

Jerry Gambill

(919) 287-3047

jgambill@pickettsprouse.com

Pickett Sprouse Commercial Real Estate

PickettSprouse.com

(919) 493-0395

1901 Hillandale Rd, Suite 100

Durham, NC 27705