

COBBLESTONE VILLAGE

115 S Main Street • Rolesville, NC 27571

FOR LEASE



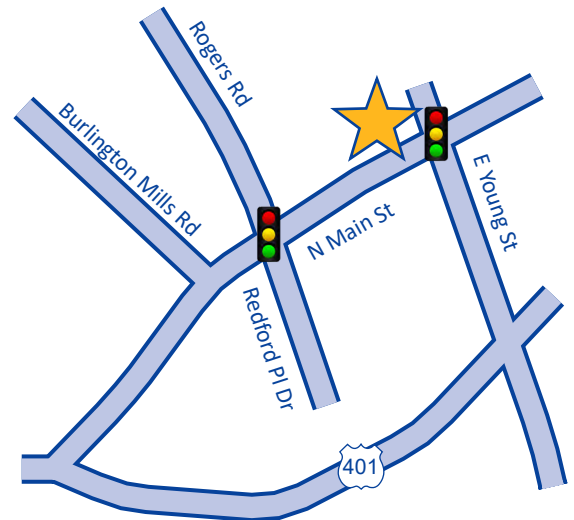
Preleasing Office & Retail Off North Main Street in Rolesville

OFFERING

Lease Rate:	\$31-\$34 / SF NNN
Delivering:	Construction Underway Delivering 4Q 2024
Available:	2,119 SF - 3,500 SF

HIGHLIGHTS

- Mixed-Use Development Project
 - 188 Apartments
 - 50,000 SF of Retail Space & a Municipal Building
- Small town feel with a southern charm
- Excellent location off busy North Main Street
- More than 2,000 rooftops projected to be built within a two-mile radius of site over the next few years



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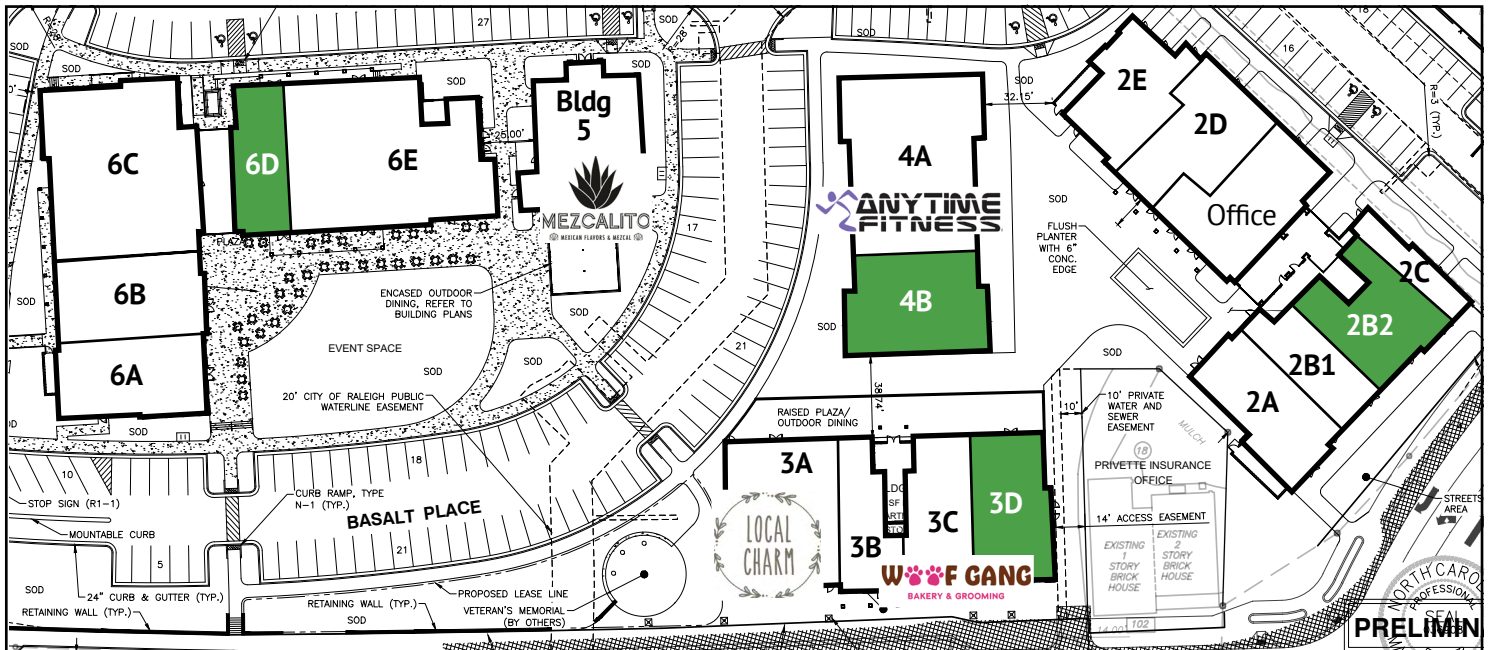
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PROPERTY INFORMATION

Development Size	50,000 SF	Parking	484 Spaces
Land Size	10.96 Acres	Additional Parking	50 Spaces Across the Street
Available	2,119 SF - 3,500 SF	Rental Rate	\$31-\$34 / SF NNN
Property Type	Mixed-Use	TICAM	\$8.00
Zoned	TC	Lease Term	7-10 Years



#	Size	Tenant
2A	1,661 SF	Prima Cafe' Co.
2B1	1,559 SF	Papa Johns
2B2	2,752 SF	AVAILABLE
2C	1,117 SF	Jeff's Bagel Run
	2,245 SF	Management Office
2D	2,941 SF	Essential Dermatology
2E	2,180 SF	OMTea Boba and Bites
3A	2,916 SF	Local Charm
3B	1,603 SF	Upscale Nail/Day Spa
3C	1,902 SF	Woof Gang Bakery

#	Size	Tenant
3D	2,119 SF	AVAILABLE
4A	5,000 SF	Anytime Fitness
4B	3,500 SF	AVAILABLE
Bldg 5	3,815 SF	Mezcaltito Grill & Tequila Bar
6A	2,151 SF	Artisan Beer & Cheese
6B	2,598 SF	Simply Crepes
6C	5,079 SF	Pixel's Bar + Arcade
6D	1,673 SF	AVAILABLE
6E	5,309 SF	Lime & Lemon Indian Grill

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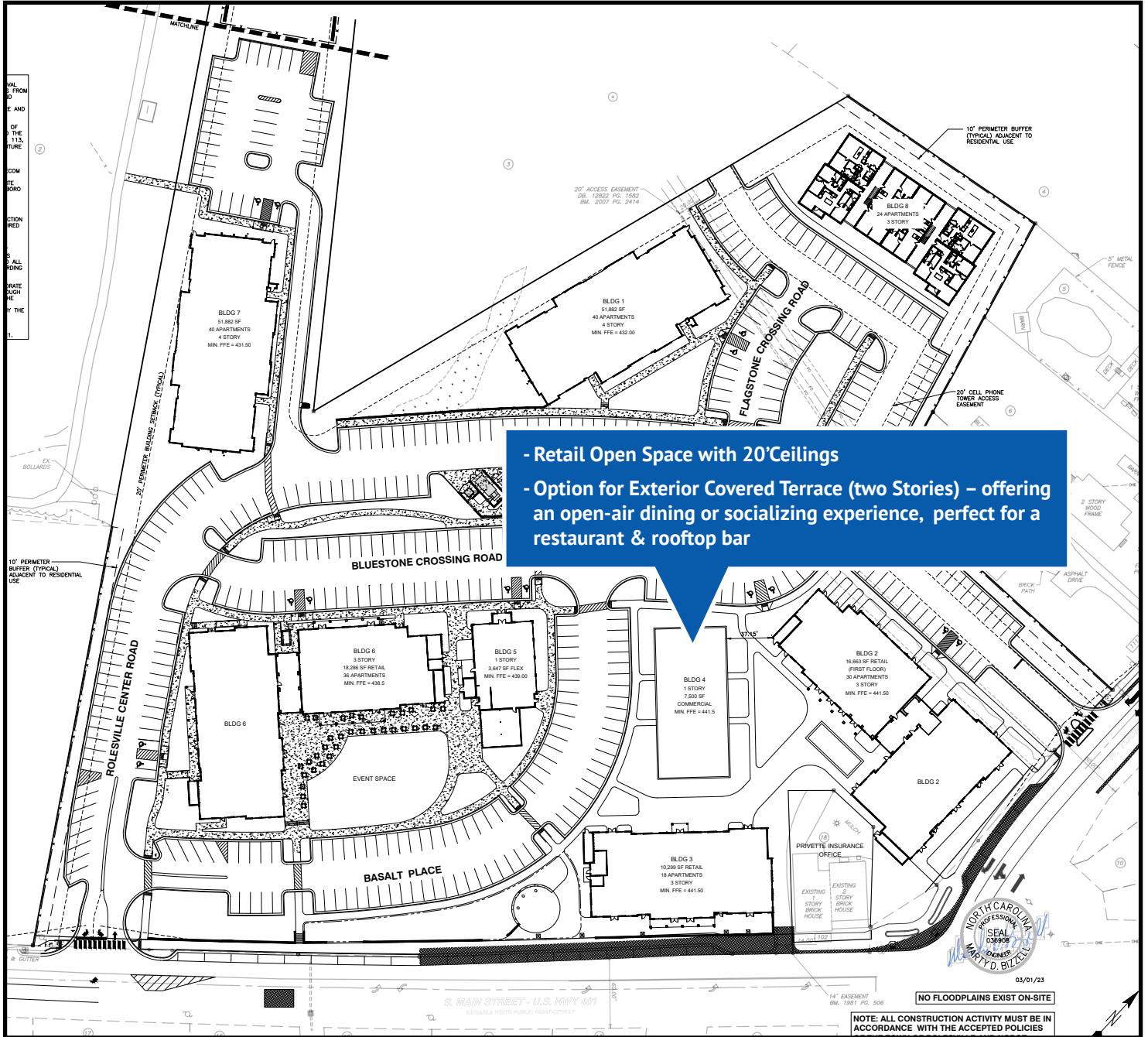


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PROPERTY SITE PLAN



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DEVELOPMENT RENDERINGS



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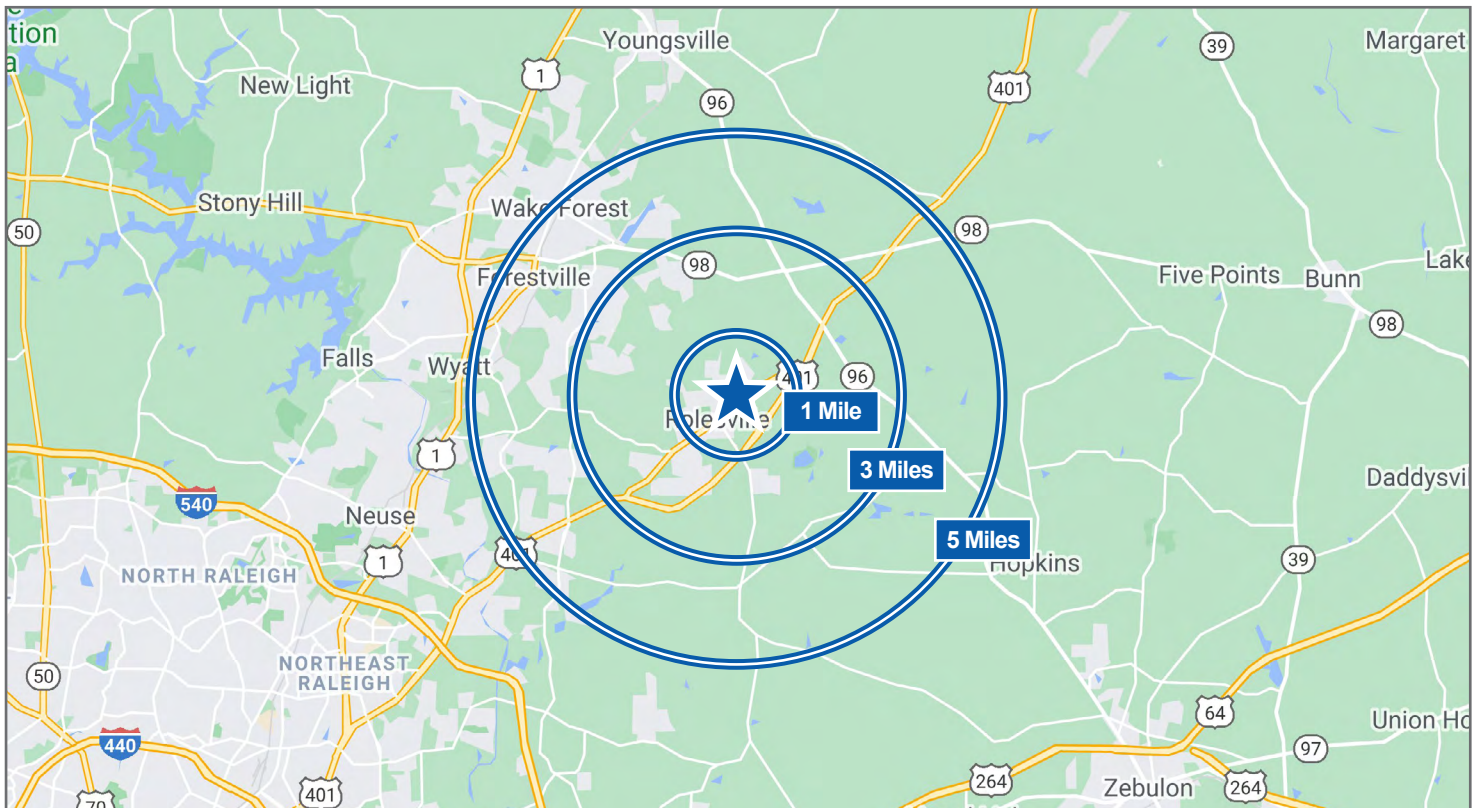
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2020 Population	3,175	24,194	74,314
2025 Population	3,544	26,315	83,198
Annual Pop Growth	2.22%	1.69%	2.28%
2020 Households	1,173	8,111	26,116
2025 Households	1,298	8,800	29,249
Avg HH Size	2.71	2.98	2.84
2020 Median Age	37.7	37.4	36.6
2020 Average HH Income	\$111,801	\$123,809	\$110,128
2020 Median HH Income	\$90,172	\$101,591	\$88,584



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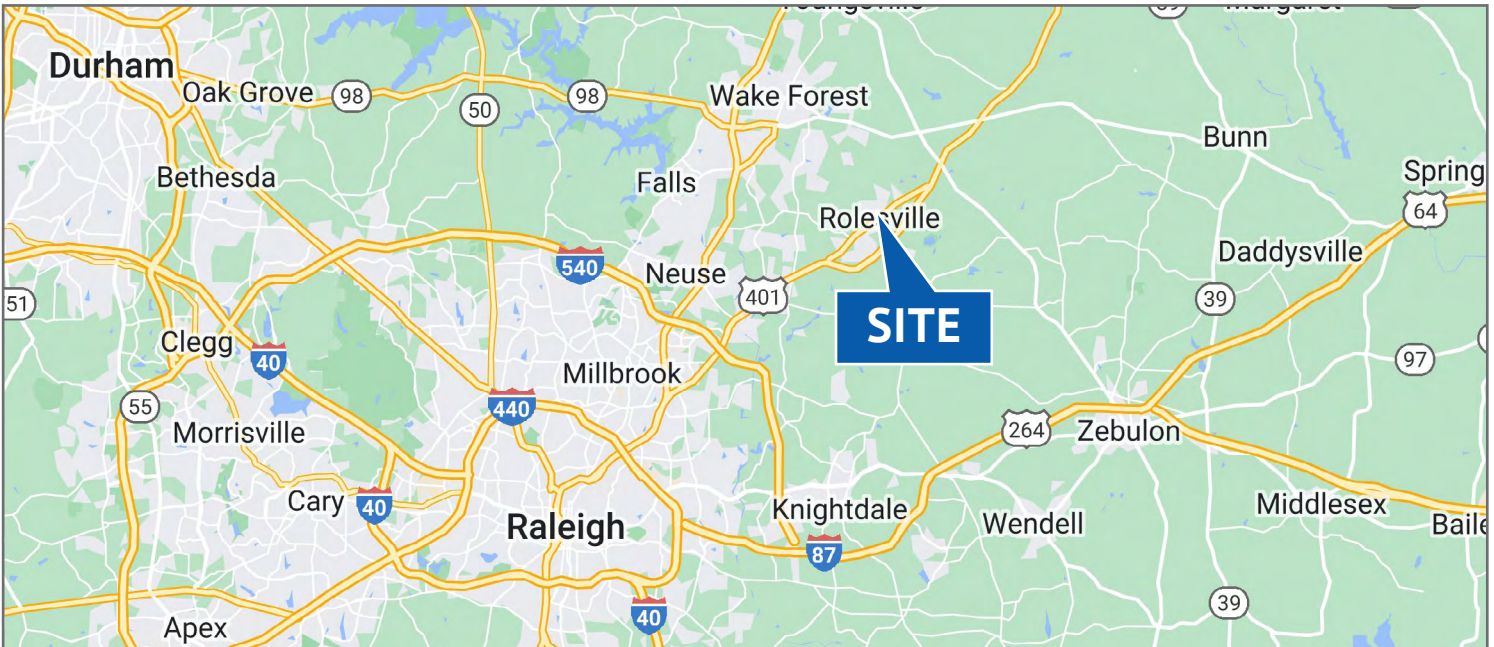
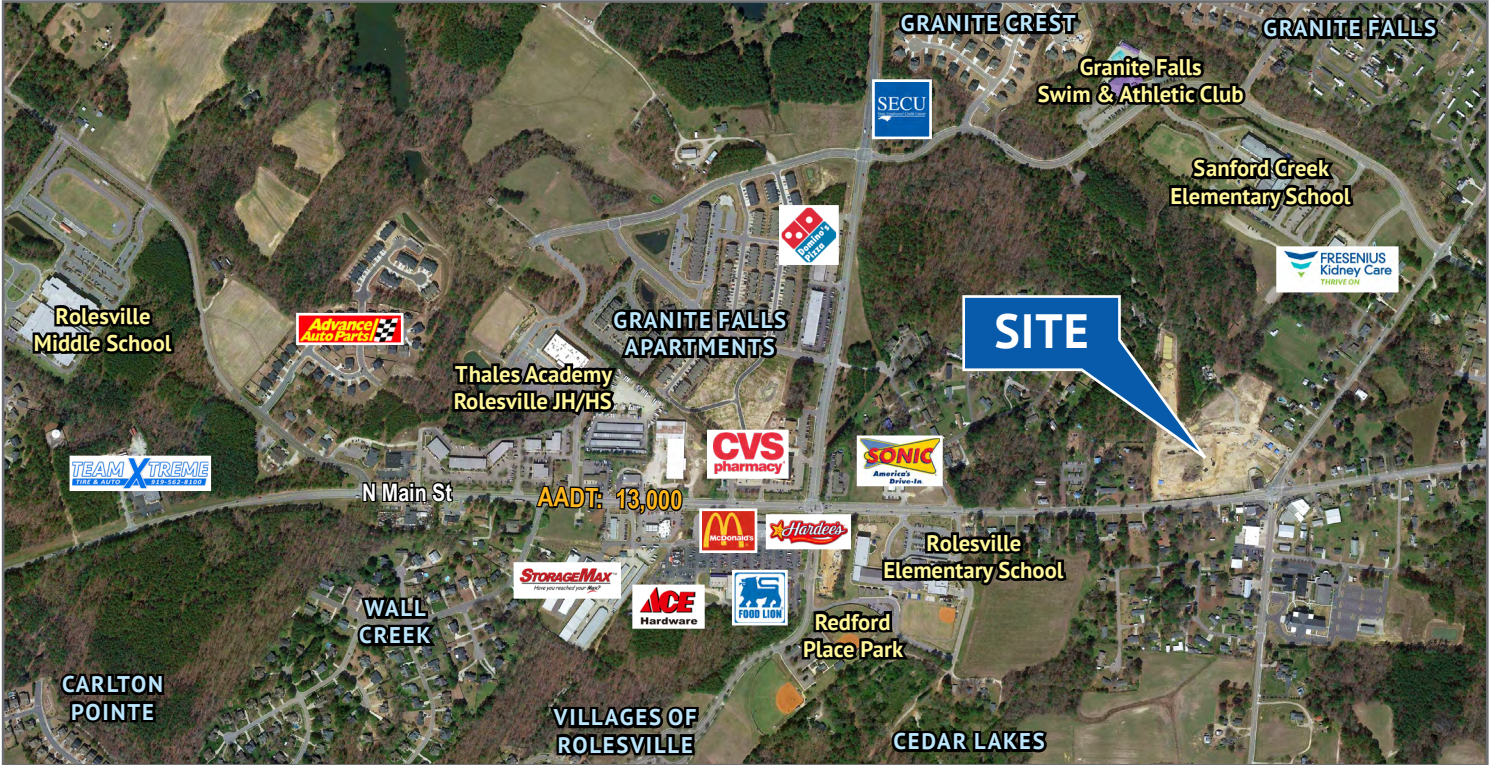


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LOCATION OVERVIEW



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