

# 6001 Rogers Rd

Rolesville, NC 27571

FOR LEASE



## 1,570 SF Office / Retail Space

Corner of Rogers Rd & Granite Falls Blvd (Delivery April 2026)

### **EXPAND OR OPEN A NEW SATELLITE OFFICE**

- **Available Space:** 1,570 SF (dark shell) @ \$33/sf NNN
- **Use Types:** Professional Office, Medical Office, or Retail Service
- **Building Size:** 6,000 SF total (shared with North Wake Eye Care)
- **Zoning:** General Commercial – Conditional Zoning (GC-CZ)
- **Delivery:** Approximately April 2026
- **Visibility:** Prominent corner site on Rogers Road with daily traffic exposure
- **Parking:** ±30 shared surface spaces
- **Access:** Intersection of Rogers Rd & Granite Falls Blvd

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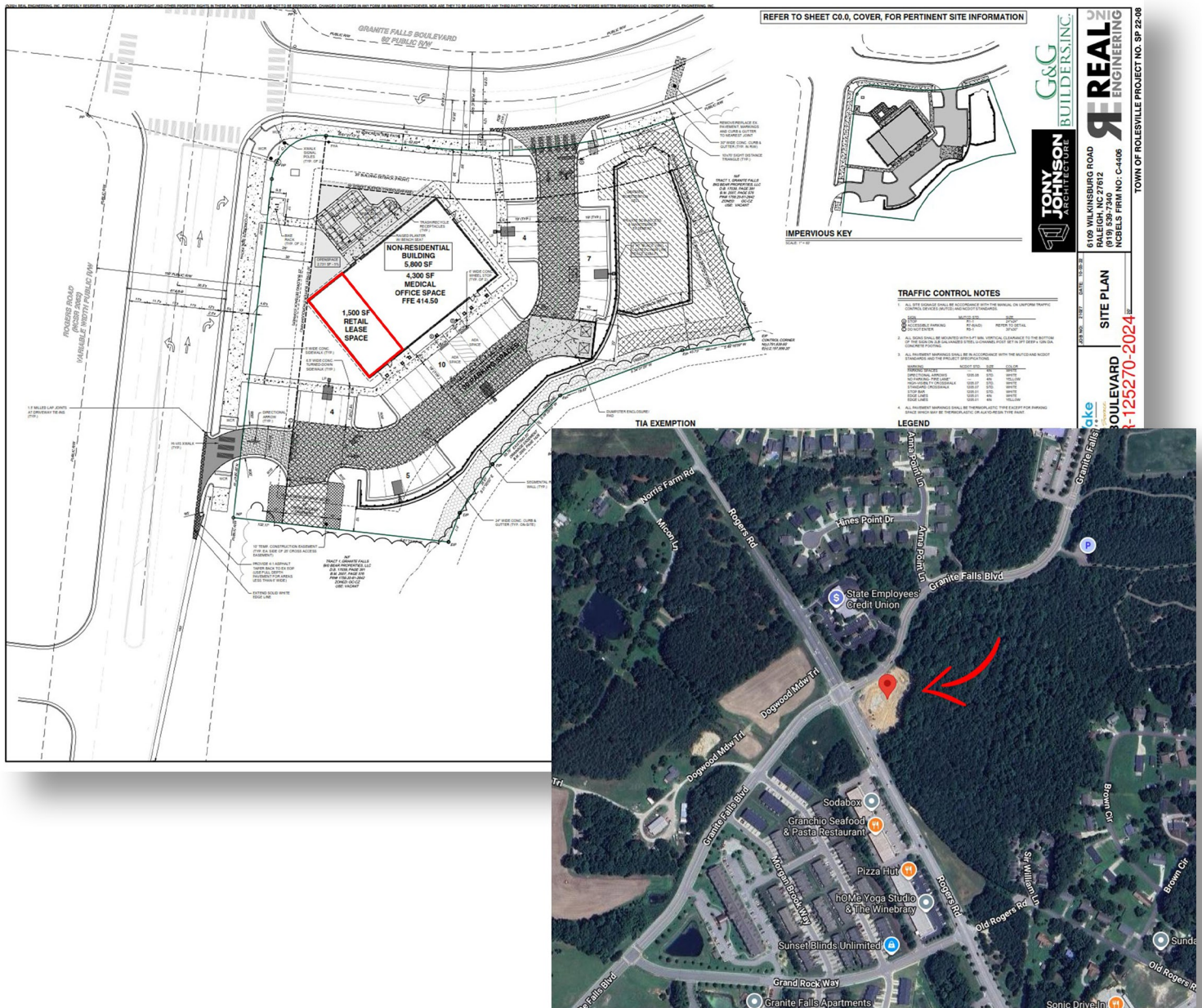
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## EXPAND YOUR PRACTICE - OR OPEN A NEW SATELLITE OFFICE IN WAKE FOREST/ROLESVILLE

Now pre-leasing a 1,570 SF dark-shell suite in a brand-new 6,000 SF building at the corner of Rogers Road and Granite Falls Boulevard. This high-growth corridor offers exceptional visibility and easy access for clients and staff.

The adjoining 4,500 SF will be occupied by North Wake Eye Care, creating strong synergy for medical, wellness, or professional users seeking a strategic location to expand into a new market.



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