

# KNIGHTDALE STATION



FOR SALE • LEASE • BUILD TO SUIT

R e t a i l • M e d i c a l • O f f i c e



# PROJECT OVERVIEW

Welcome to Knightdale Station, a dynamic mixed-use development located in the vibrant commercial and medical district along Knightdale Boulevard. The project is situated on two parcels of land spanning approximately 11.26 acres and will total 54,500 square feet.

The parcel along Carolinian Ave (Site 1), will feature three (3) buildings totaling 21,500 square feet, and the parcel along Morning Flyer Way (Site 2) will feature four (4) buildings totaling 33,000 square feet.

## Carolinian Avenue:

- Building 200: 7,500 SF (Leased - Medical Use)
- Building 201: 5,500 SF (Leased - Medical Use)
- Building 202: 8,500 SF

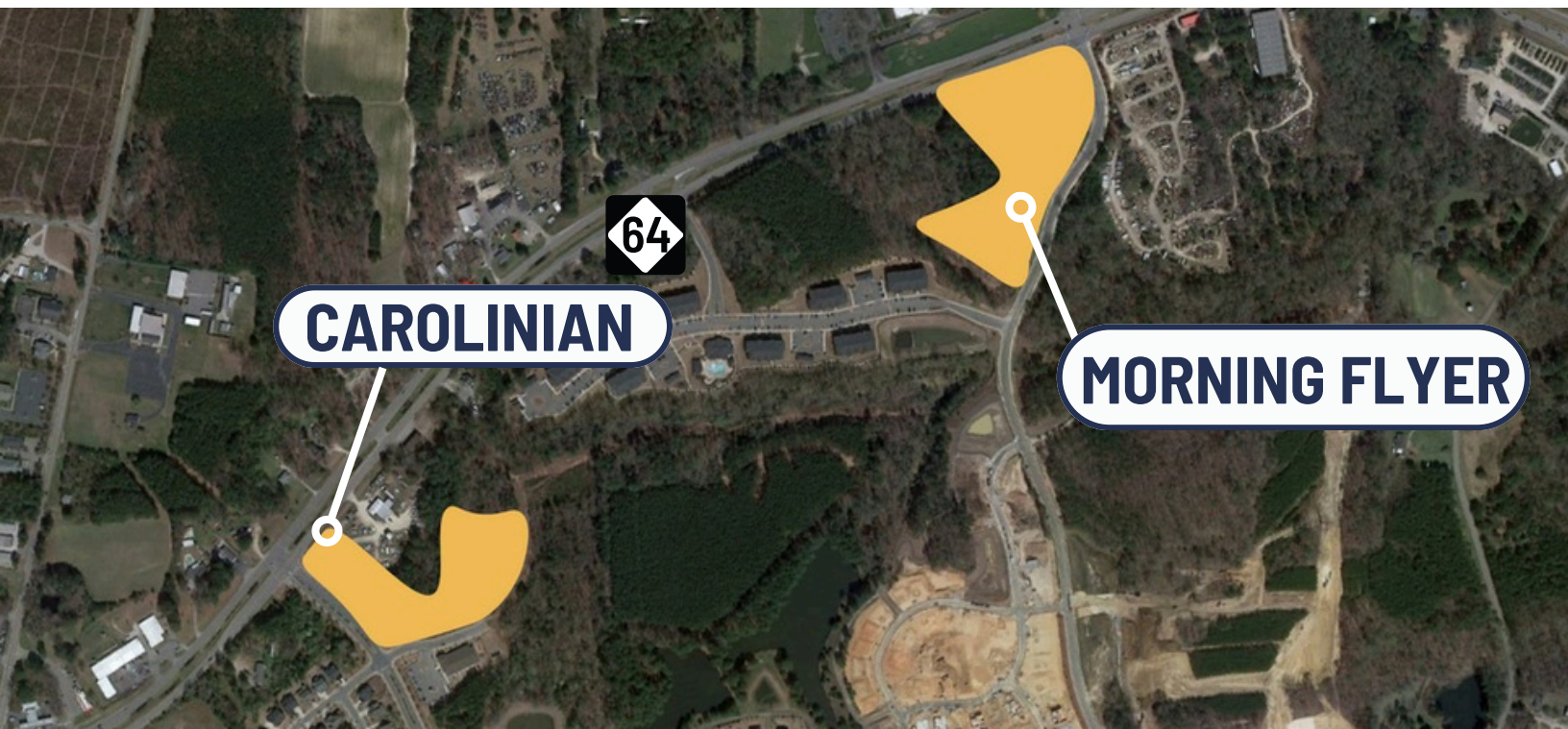
## Morning Flyer Way:

- Building 100: 10,000 SF (Under Contract- Medical Use)
- Building 101: 10,000 SF (Under Contract- Medical Use)
- Building 102: 10,000 SF
- Building 103: 1,500 SF

**PRICING:** \$39.75 NNN

**DELIVERY CONDITION:** Cold Dark Shell

**TIMELINE:** Site work to begin Q1 2025





# CAROLINIAN AVE

## BUILDING 201



## BUILDING 202



# SITE 2



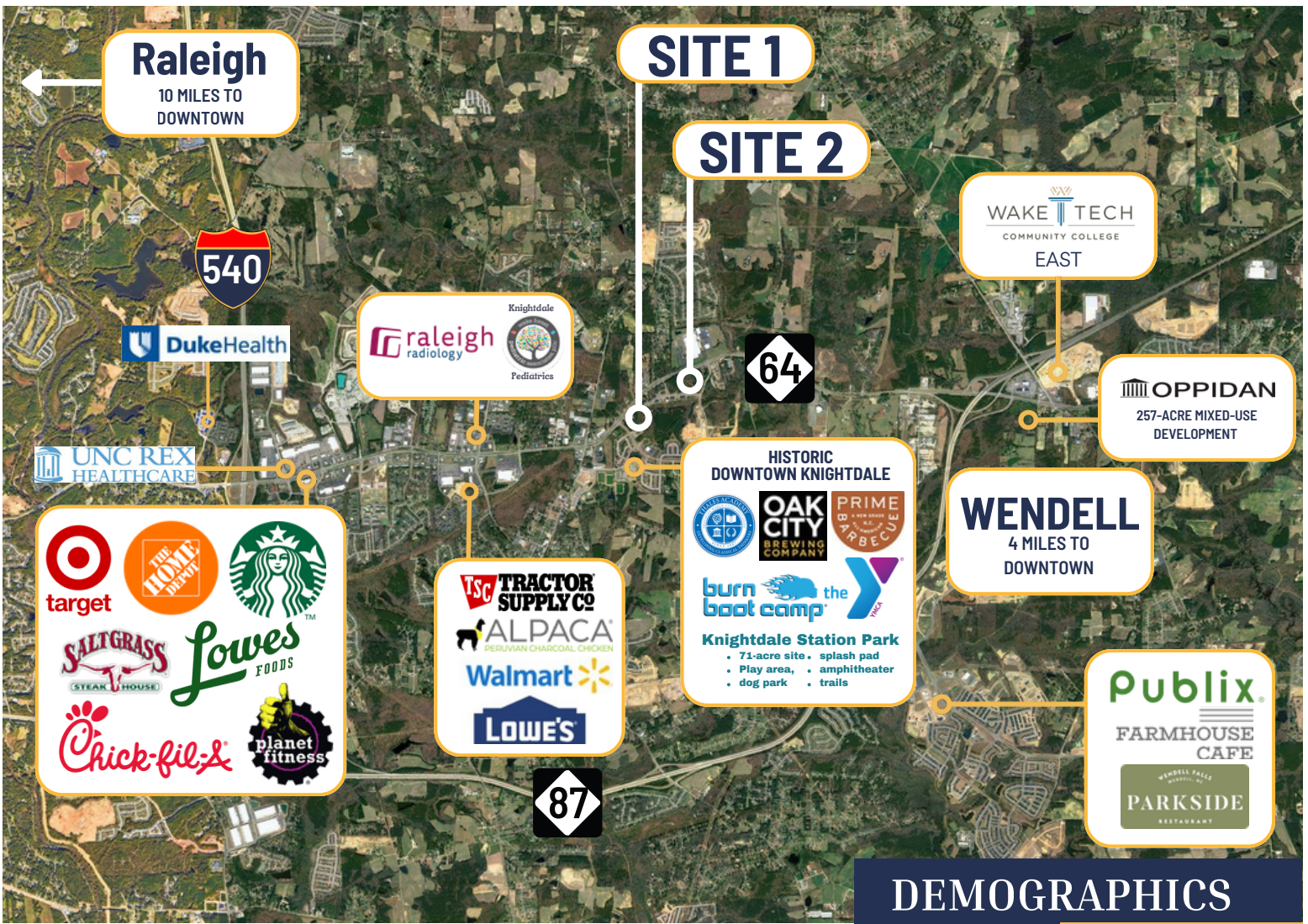
# MORNING FLYER WAY

## BUILDINGS 100 & 101



## BUILDING 103





## DEMOGRAPHICS

within 5 miles



AVG AGE: 39.2



2025 TOTAL  
POPULATION: 71,717



5 YEAR GROWTH RATE:  
1.8%



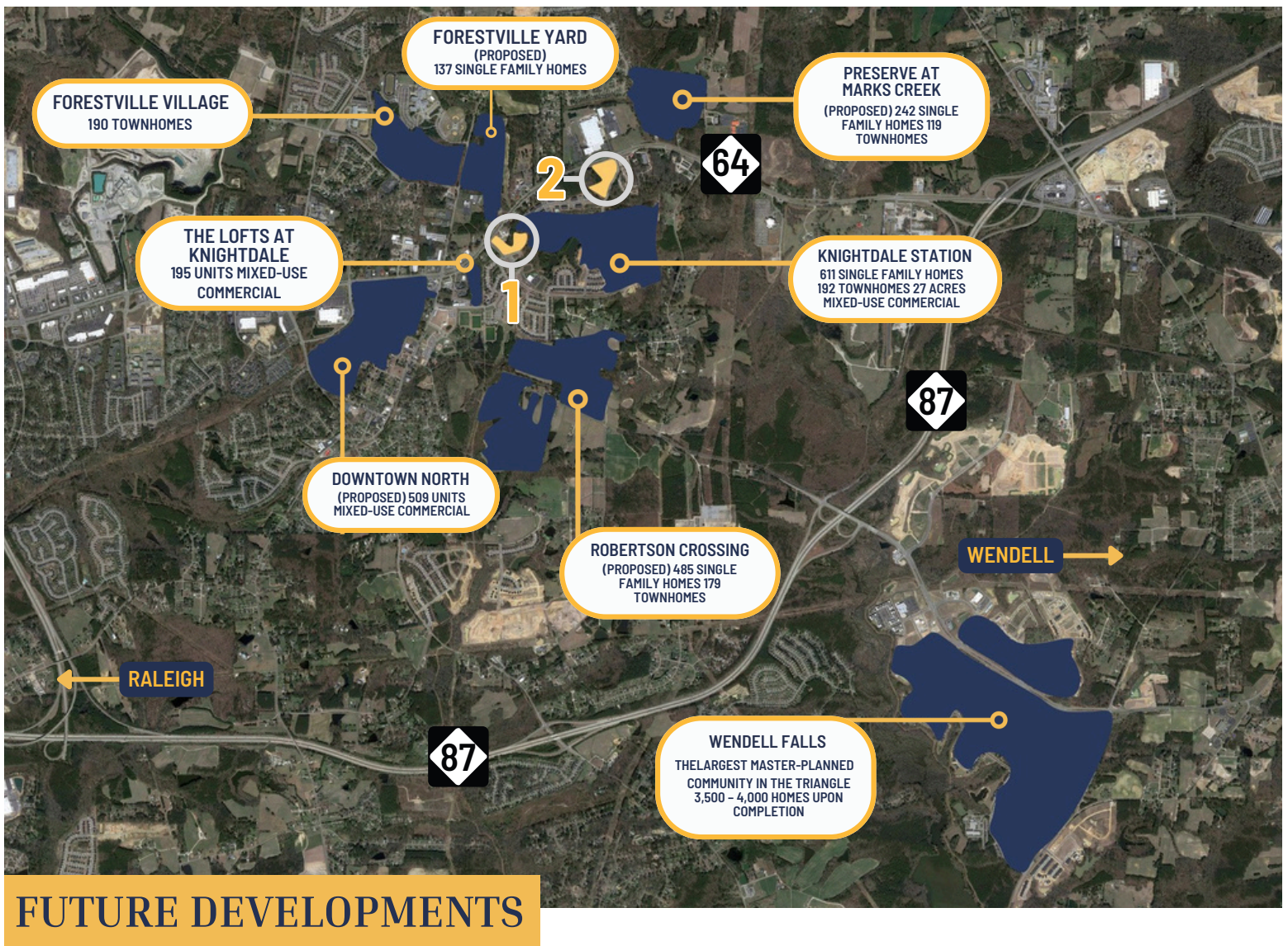
MEDIAN HOME VALUE:  
\$368,911



AVG HOUSEHOLD  
INCOME: \$112,748



AVG HOUSEHOLD SIZE: 2.6



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Knightsdale Station Commercial is surrounded by numerous residential developments featuring single-family homes and apartment units. The commercial space is conveniently located just minutes away from downtown Knightsdale and provides easy access to all major highways.

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# CONTACT



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