

# WENDELL COMMONS

WENDELL FALLS PARKWAY

WENDELL, NC 27591



**CHIP LANIER**

D 919.576.2516

C 919.291.6282

clanier@lee-associates.com

**JENN OLEVITCH-ROBERSON**

D 919.576.2517

C 919.345.1752

jolevitch-roberson@lee-associates.com

**LOUP GAJIGIANIS**

D 984.684.5008

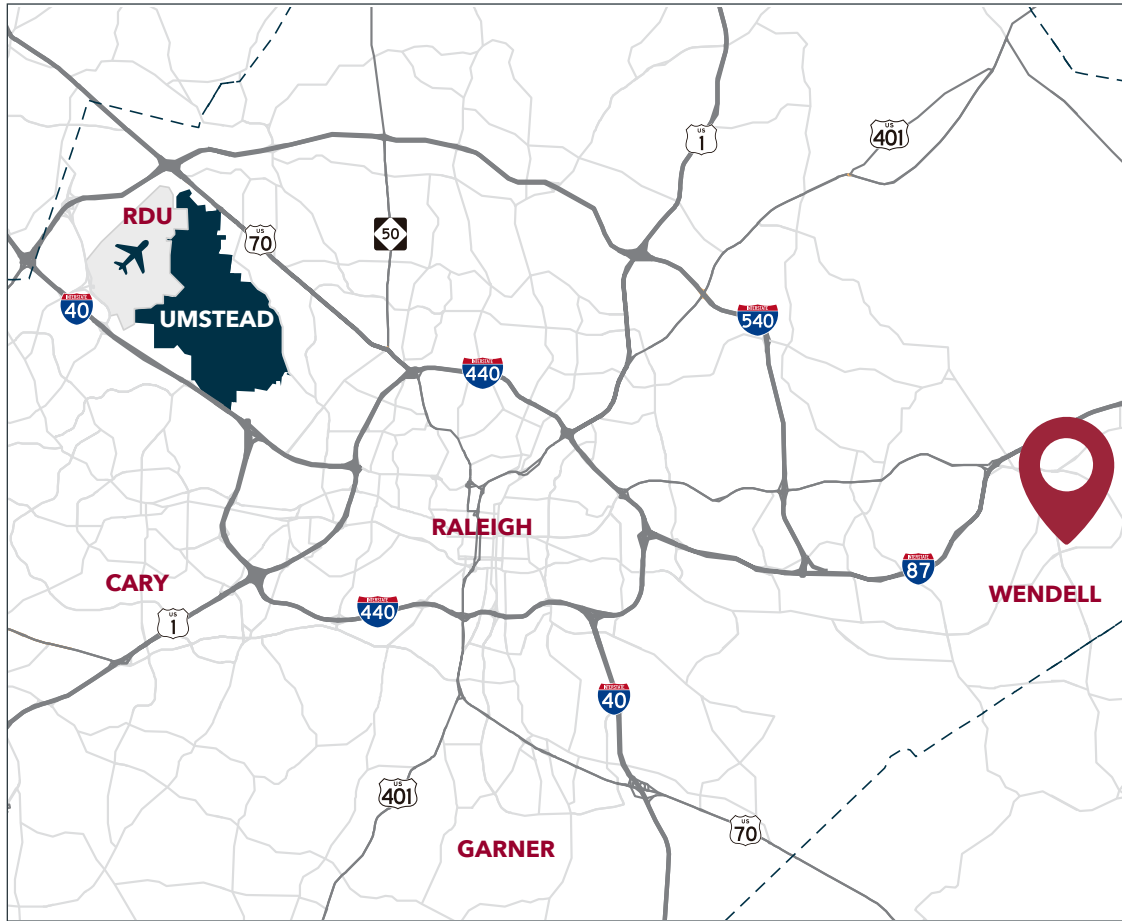
C 919.338.4018

lgajigianis@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES  
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# SUBJECT PROPERTY



## AVAILABILITY

- Four 4,800 SF buildings with shop space from 1,200 SF to 4,800 SF
- One 6,000 SF building adjacent to Lowes Food with shop space from 1,200 to 6,000 SF
- One 10,000 SF Stand-alone building
- One 1.15 acre outparcel for sale
- Contact broker for leasing and sale pricing

## PROPERTY HIGHLIGHTS

- Lowes Foods anchored retail center at the corner of Wendell Falls Parkway and Eagle Rock Road
- Construction under way, Delivering Q1 2027

## DEMOGRAPHICS

|                    | 3 Miles   | 5 Miles   | 7 Miles   |
|--------------------|-----------|-----------|-----------|
| Population         | 21,853    | 48,169    | 90,362    |
| Avg. HH Income     | \$117,515 | \$113,897 | \$111,160 |
| No. of Businesses  | 555       | 1,011     | 2,217     |
| No. of Employees   | 3,977     | 7,337     | 19,016    |
| Daytime Population | 16,794    | 34,119    | 70,601    |

Source: ESRI 2025

# SITE PLAN



## TENANT ROSTER

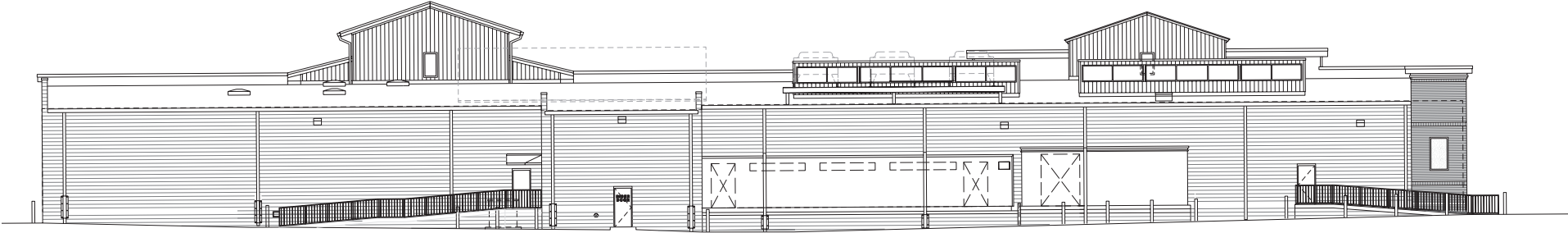
| 1230 Wendell Falls Pkwy.         |           |          |
|----------------------------------|-----------|----------|
| Suite 100                        | Available | 1,200 SF |
| Suite 102                        | Available | 1,200 SF |
| Suite 104                        | Available | 1,200 SF |
| Suite 106                        | Available | 1,200 SF |
| Suite 108                        | Available | 1,200 SF |
| 211 First Lady Dr.               |           |          |
| Suite 101                        | Available | 1,200 SF |
| Suite 103                        | Available | 1,200 SF |
| Suite 105                        | Available | 1,200 SF |
| Suite 107                        | Available | 1,200 SF |
| 201 First Lady Dr.               |           |          |
| Suite 101                        | Available | 1,200 SF |
| Suite 103                        | Available | 1,200 SF |
| Suite 105                        | Available | 1,200 SF |
| Suite 107                        | Available | 1,200 SF |
| 210 First Lady Dr.               |           |          |
| Suite 106                        | Available | 1,200 SF |
| Suite 104                        | Available | 1,200 SF |
| Suite 102                        | Available | 1,200 SF |
| Suite 100                        | Available | 1,200 SF |
| 200 First Lady Dr.               |           |          |
| Suite 100                        | Available | 1,200 SF |
| Suite 102                        | Available | 1,200 SF |
| Suite 104                        | Available | 1,200 SF |
| Suite 106                        | Available | 1,200 SF |
| Future 10,000 SF Retail Building |           |          |
| 1200 Wendell Falls Pkwy.         |           |          |
| Outparcel                        | Available | 1.15 AC  |

# BUILDING A ELEVATION

## Front and Rear Elevation



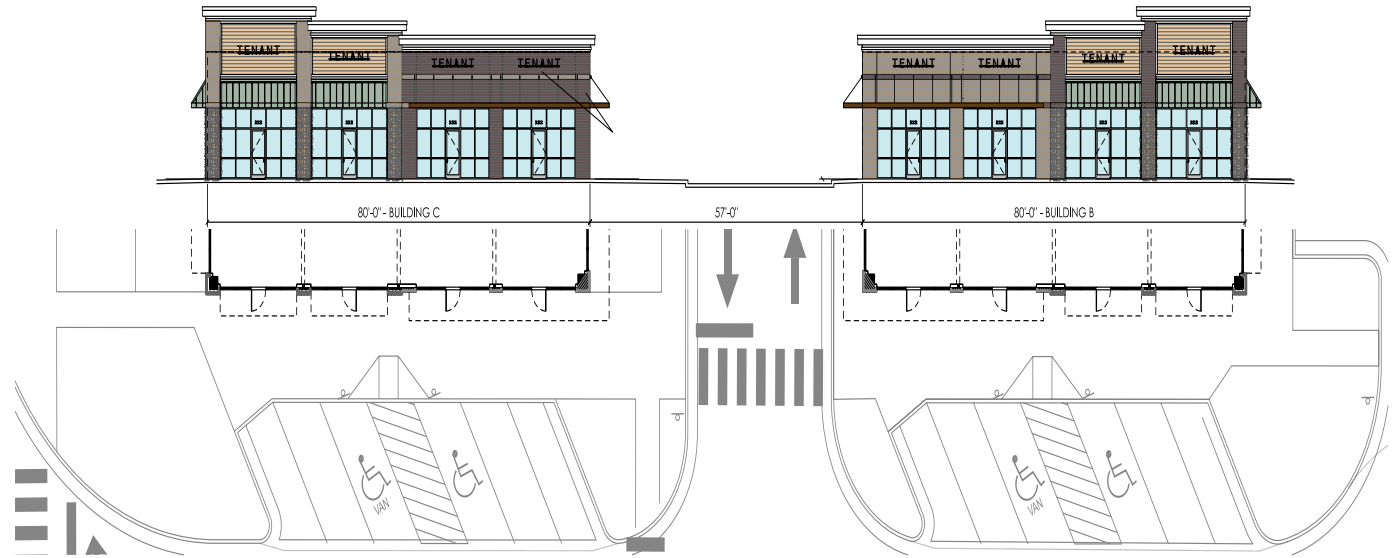
A2.1 FRONT ELEVATION  
.1 SCALE: 1/16" = 1'-0"



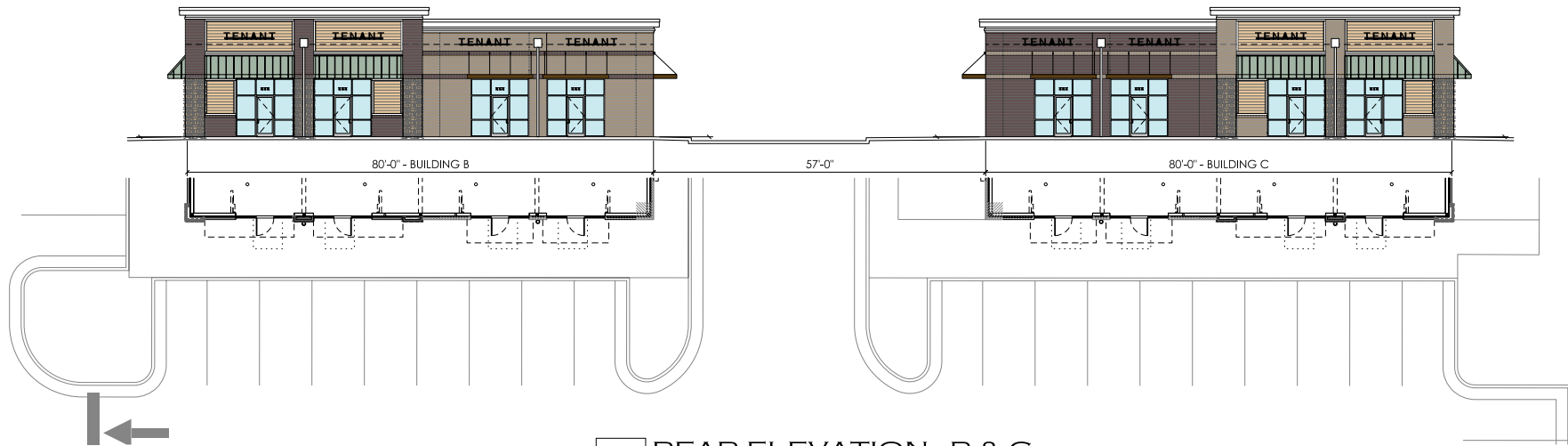
A2.1 REAR ELEVATION  
.3 SCALE: 1/16" = 1'-0"

# BUILDINGS B & C ELEVATION

## Front and Rear Elevation



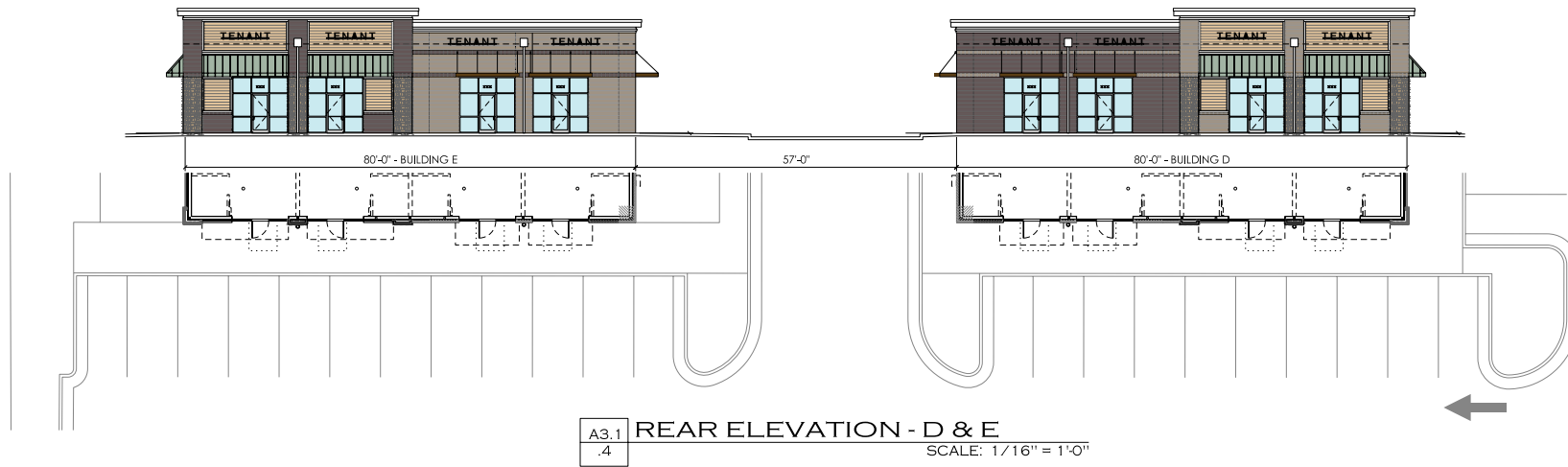
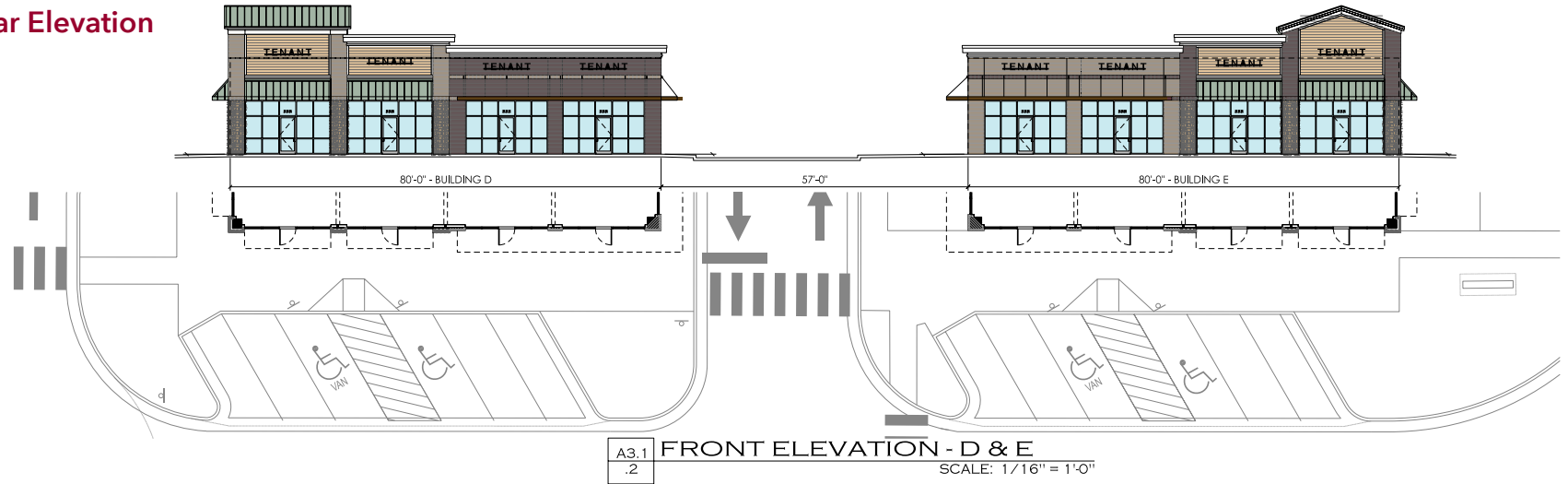
A3.1 FRONT ELEVATION - B & C  
.1 SCALE: 1/16" = 1'-0"



A3.1 REAR ELEVATION - B & C  
.3 SCALE: 1/16" = 1'-0"

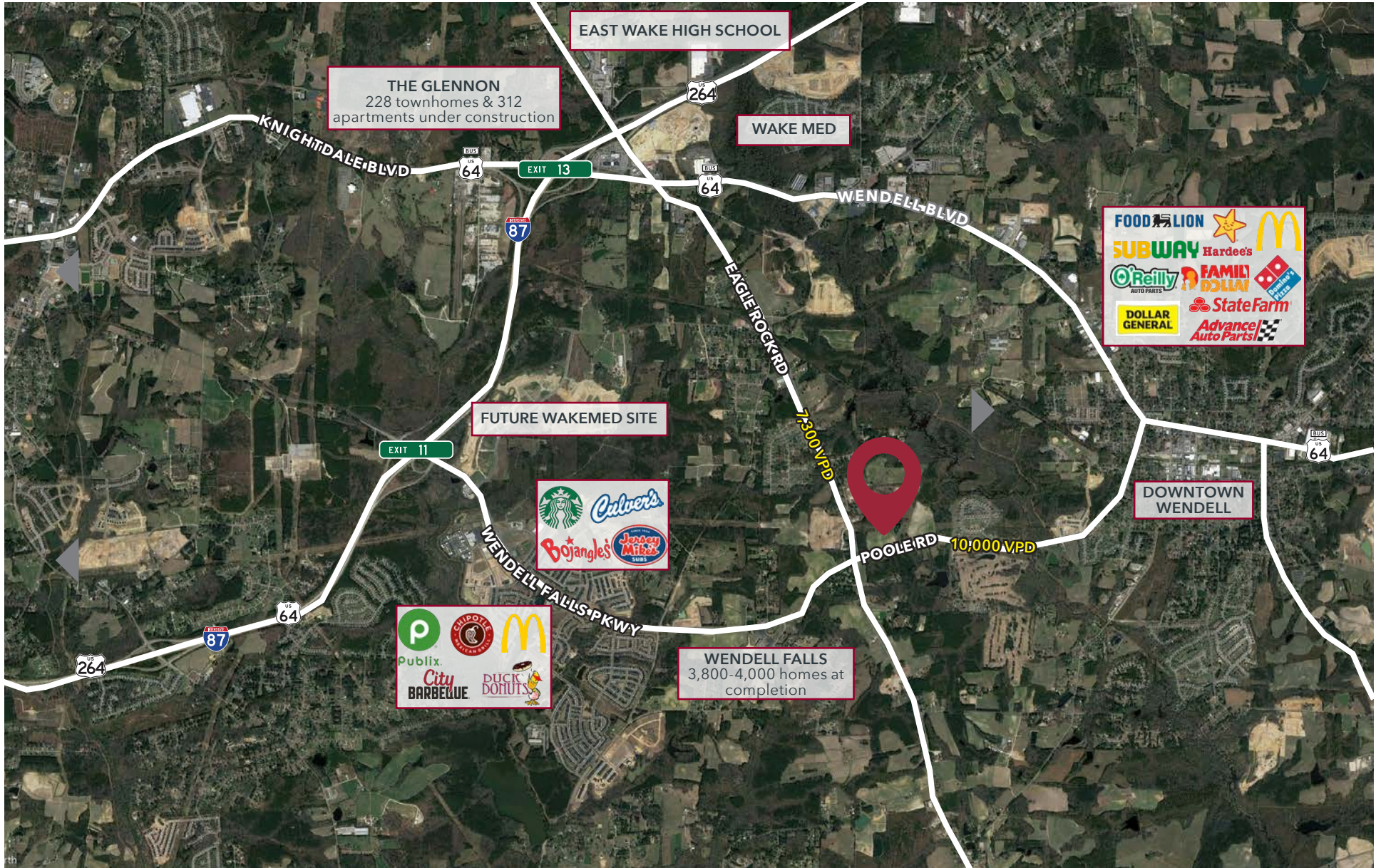
# BUILDING A ELEVATION

## Buildings D & E Front and Rear Elevation



# RETAIL FOR LEASE AND OUTPARCELS FOR SALE WENDELL COMMONS

1236 WENDELL FALLS PARKWAY, WENDELL, NC 27591



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Presented by:

Chip Lanier, MBA  
Vice President  
D: 919.576.2516  
clanier@lee-associates.com

Loup Gajigianis  
Associate Broker  
D: 984.684.5008  
lgajigianis@lee-associates.com

Jenn Olevitch-Roberson  
Vice President  
D: 919.576.2517  
jolevitch-roberson@lee-associates.com



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100 Walnut Street | Cary, NC 27511 | 919-576-2500 | [lee-associates.com/raleigh/](http://lee-associates.com/raleigh/)

