

DEVELOPMENT OPPORTUNITY

±22.32 ACRES FOR SALE

2500 N MAIN ST | 6032 & 6108 DWIGHT ROWLAND RD | FUQUAY-VARINA, NC



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COMMERCIAL REAL ESTATE SERVICES
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PROPERTY SUMMARY

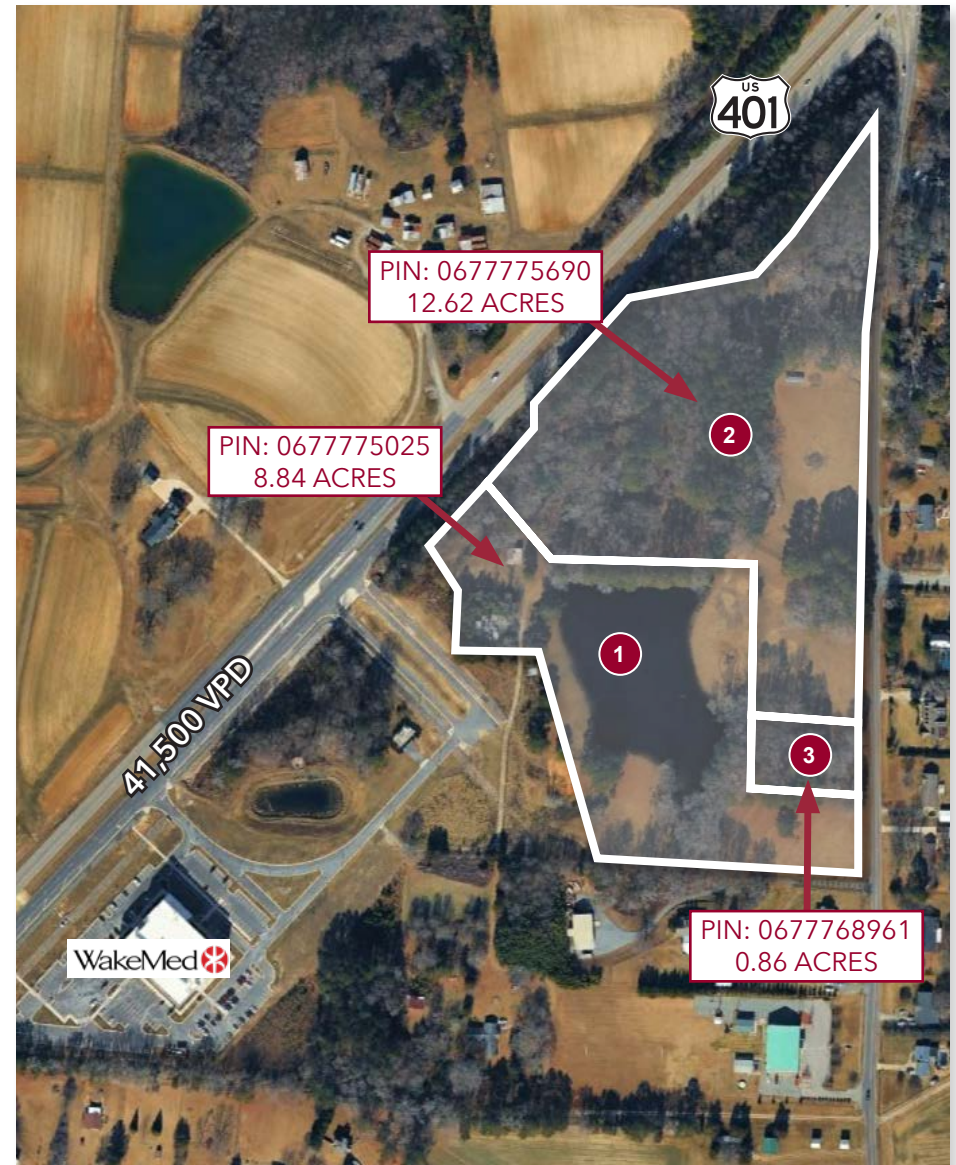
This ±22.32-acre assemblage offers a compelling development opportunity in Fuquay-Varina. Designated Suburban Commercial on the Town's Future Land Use Map, the property is well positioned for future retail and other commercial development, subject to rezoning and approvals.

LOCATION DESCRIPTION

Strategically located along US-401/N Main Street, directly across from the new WakeMed health campus, the property offers excellent visibility and convenient access to NC-55, I-540, Holly Springs, and Raleigh.

HIGHLIGHTS

- Three contiguous parcels totaling ±22.32 acres
2500 N Main Street, 6032 & 6108 Dwight Rowland Road
- Zoning: RA (Residential Agricultural)
- Future Land Use: Suburban Commercial
- Excellent visibility and frontage along US-401
- Strong traffic counts: ±41,500 VPD on US-401
- Directly across from the new WakeMed health campus
- Public Utilities: Water and sewer infrastructure located along the US-401/N Main Street frontage; connection and capacity subject to verification
- Convenient access to NC-55 and I-540
- Wake County PINs: 0677775025, 0677775690 & 0677768961
- A portion of the site is subject to an existing telecommunications lease; details available upon request
- SALE PRICE: Call broker



ZONING & FUTURE LAND USE

ZONING: RA (RESIDENTIAL AGRICULTURAL)

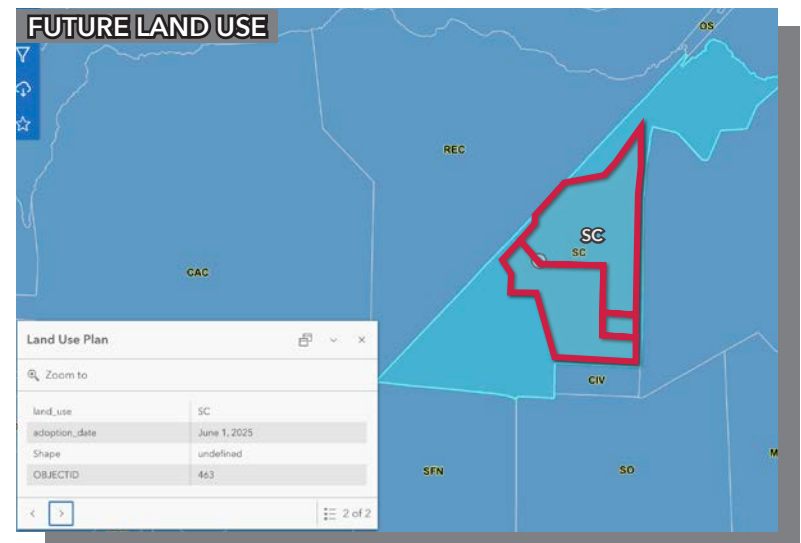
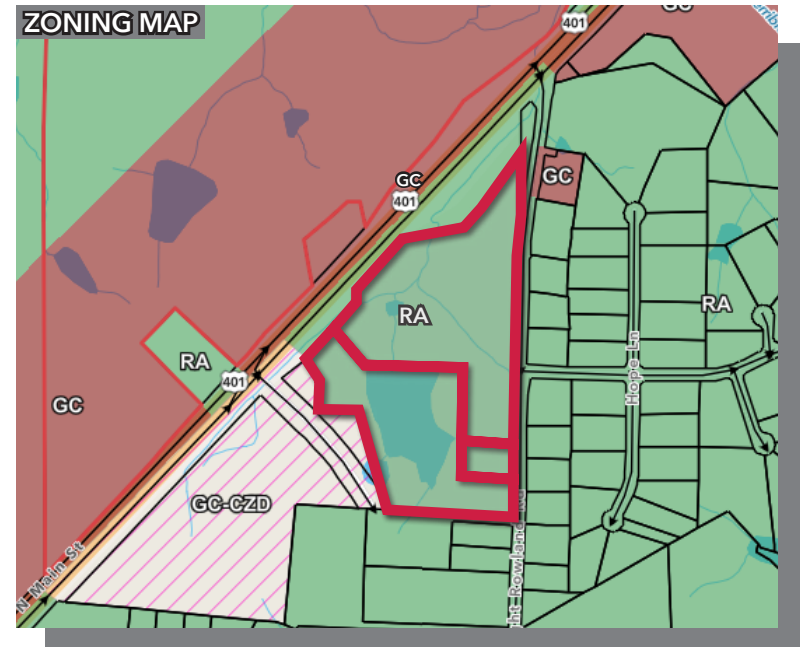
- Low-Density Residential – Supports large-lot residential development consistent with a rural setting.
- Agricultural Uses – Accommodates farming, agriculture, and related rural uses.
- Limited Accessory Uses – Allows certain accessory and complementary uses consistent with the district's low-density character.

FUTURE LAND USE: SC (SUBURBAN COMMERCIAL)

- Community-Serving Commercial – Envisions retail, dining, entertainment, hospitality, and other commercial uses serving surrounding neighborhoods.
- Variety of Commercial Formats – Supports anchor uses, multi-tenant buildings, small-format retail, and outparcels within a coordinated development.
- Mixed-Building Environment – Encourages multiple buildings connected by internal streets, sidewalks, and shared public spaces.
- Integrated Open Space – Promotes plazas, greens, landscaping, and outdoor gathering areas as part of the overall development.
- Pedestrian & Vehicle Connectivity – Encourages interconnected streets, sidewalks, bicycle access, and coordinated circulation.
- High-Quality Site Design – Promotes buildings oriented toward streets and public spaces with cohesive architecture and development standards.

Note: The Future Land Use designation provides guidance for future development and does not change the property's current RA zoning. Commercial development would be subject to rezoning and applicable approvals.

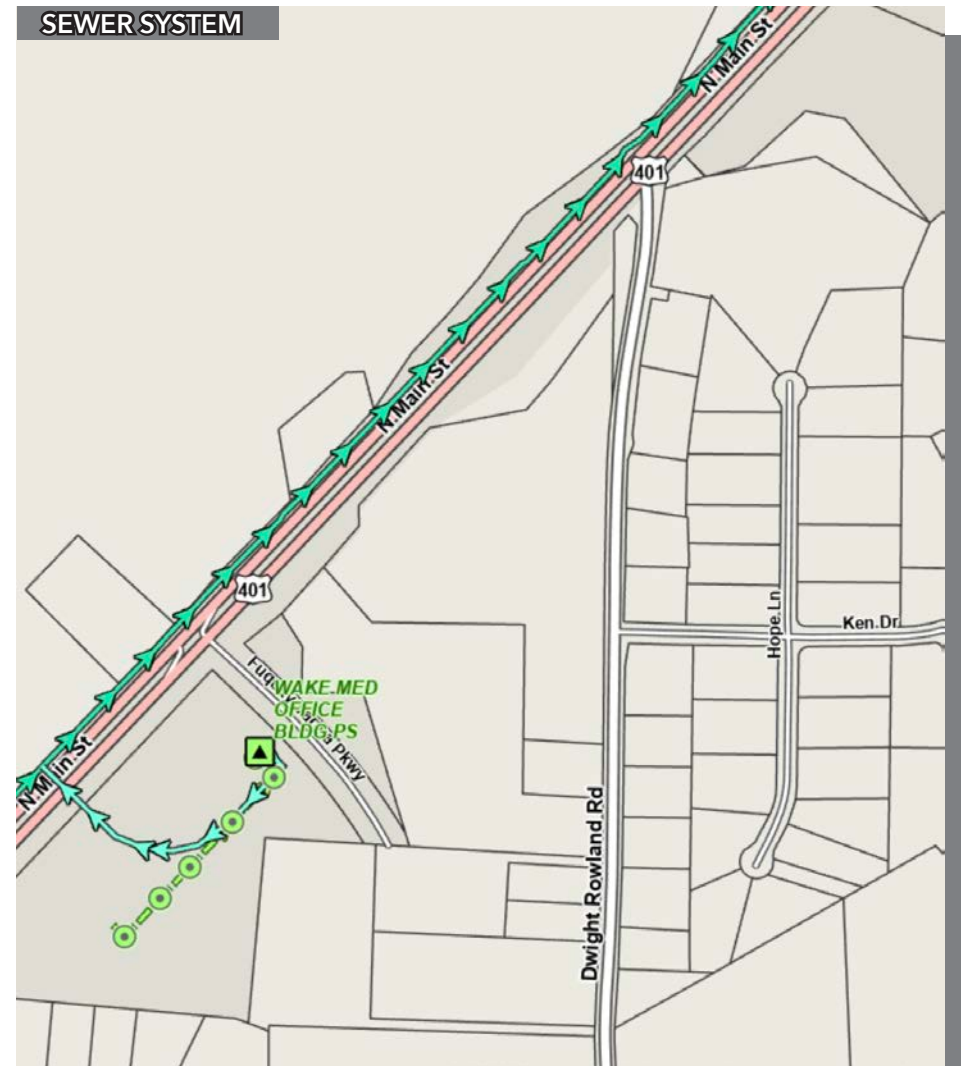
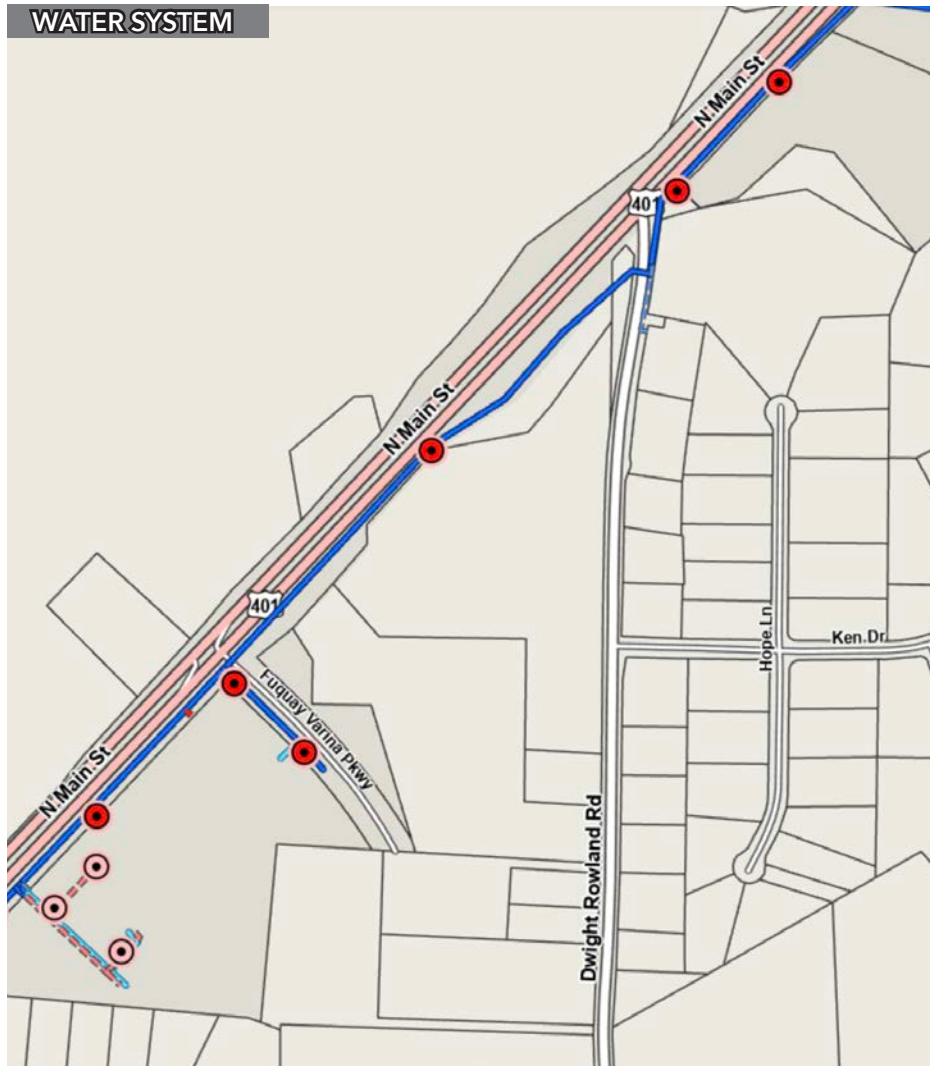
Source: <https://online.flippingbook.com/view/880517366/60-61/>



WATER & SEWER

PUBLIC UTILITIES

Water and sewer infrastructure located along the US-401/N Main Street frontage;
connection and capacity subject to utility-provider verification.



AREA OVERVIEW



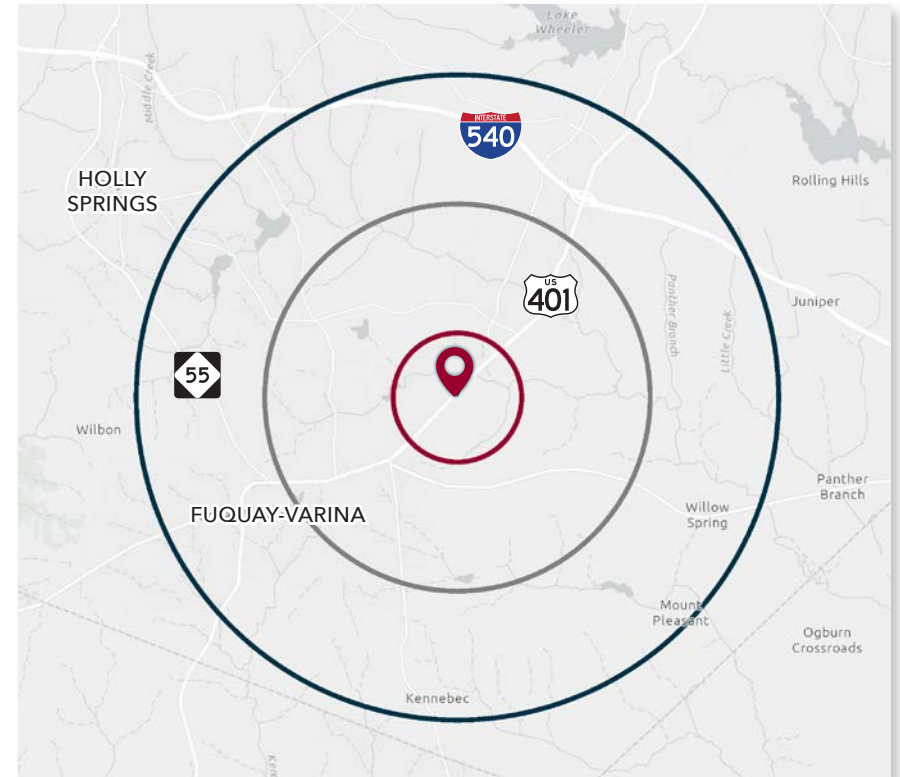
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE | 2500 N MAIN ST | FUQUAY-VARINA, NC 27526

DEMOGRAPHICS & LOCATION OVERVIEW

KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2026)	3,295	33,199	103,156
2031 PROJECTED POPULATION	3,893	37,474	113,094
DAYTIME POPULATION	2,389	27,911	81,468
AVERAGE HOME VALUE	\$541,754	\$575,557	\$582,668
AVERAGE HOUSEHOLD INCOME	\$143,522	\$147,588	\$150,815
MEDIAN AGE	39.3	38.9	38.9
BACHELOR'S DEGREE OR HIGHER	63.5%	53.3%	55.7%



LOCATION ADVANTAGES



HIGH-GROWTH MARKET

LOCATED IN RAPIDLY GROWING FUQUAY-VARINA



WAKEMED PROXIMITY

DIRECTLY ACROSS FROM NEW HEALTH CAMPUS



REGIONAL ACCESS

CONVENIENT ACCESS TO NC-55 & I-540



FUTURE LAND USE

SUBURBAN COMMERCIAL DESIGNATION



HIGH TRAFFIC CORRIDOR

±41,500 VPD ALONG US-401

CONTACT INFORMATION:

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