

OUTPARCELS AVAILABLE - Food Lion Anchored Shopping Center

For Build-to-Suit or Land Lease • Broad Street Market Shopping Center

1520 Broad Street, Fuquay-Varina, NC 27526 (Wake County)



Outparcels Available:

Lot 2 /Approx .93 Acres
Lot 5 /Approx 1.12 Acres
Lot 6 /Approx 3 Acres (Divisible)

Lot 8 /Approx 4.15 Acres (Divisible)
Lot 9 /Approx 1.66 Acres
Lot 10 /Approx 6.77 Acres (Divisible)

Property Details

Size: 44,220 square foot Food Lion-anchored shopping center
Recently Renovated

Zoning: Commercial

Location: Intersection of Highway 55 (Broad Street), Apex Peakway, & James Slaughter

Judd Parkway: Widening to four (4) lanes with two (2) dedicated right turn lanes onto Hwy 55 from Judd Parkway. Being extended to Hwy 42.



Contact:
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All information furnished regarding the above referenced property is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and is submitted subject to errors, omissions, change of price, rental or other conditions or withdrawal without notice.

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Outparcels Available for Build-To-Suit or Land Lease. Broad Street Market Shopping Center is a 44,220 square foot Food Lion anchored shopping center at the intersection of Hwy 55 (25,000 vehicles per day) and Judd Parkway (8,100 vehicles per day) in Fuquay-Varina, North Carolina that was recently renovated. Judd Parkway connects Fuquay-Varina's two major highways (Hwy 55 & Hwy 401), allowing traffic to bypass downtown Fuquay-Varina. Judd Parkway is in the process of being extended to Hwy 42, directing even more traffic towards the shopping center. Judd Parkway is also being widened to four (4) lanes with two (2) dedicated right turn lanes onto Hwy 55 from Judd Parkway.

Traffic Counts: Highway 55 (Broad Street) – 25,000 vehicles per day
Judd Parkway - 8,100 vehicles per day
James Slaughter Road – 4,800 vehicles per day

Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2019 Estimated Population	6,504	37,151	86,679
2024 Projected Population	7,873	43,862	100,816
2019 Estimated Median Household Income	\$80,511	\$80,703	\$89,821
2024 Projected Average Household Income	\$90,904	\$98,162	\$107,994

Source: esri



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