

Downtown Retail/Flex Building for Sale

105 S. Main Street
Fuquay-Varina, NC 27526





TABLE OF CONTENTS

4	The Opportunity
5	Photos
6	Floor Plan Sketch
7	Parcel Map
10	Aerials
11	Key Amenities
13	Location Overview
14	Demographic Overview



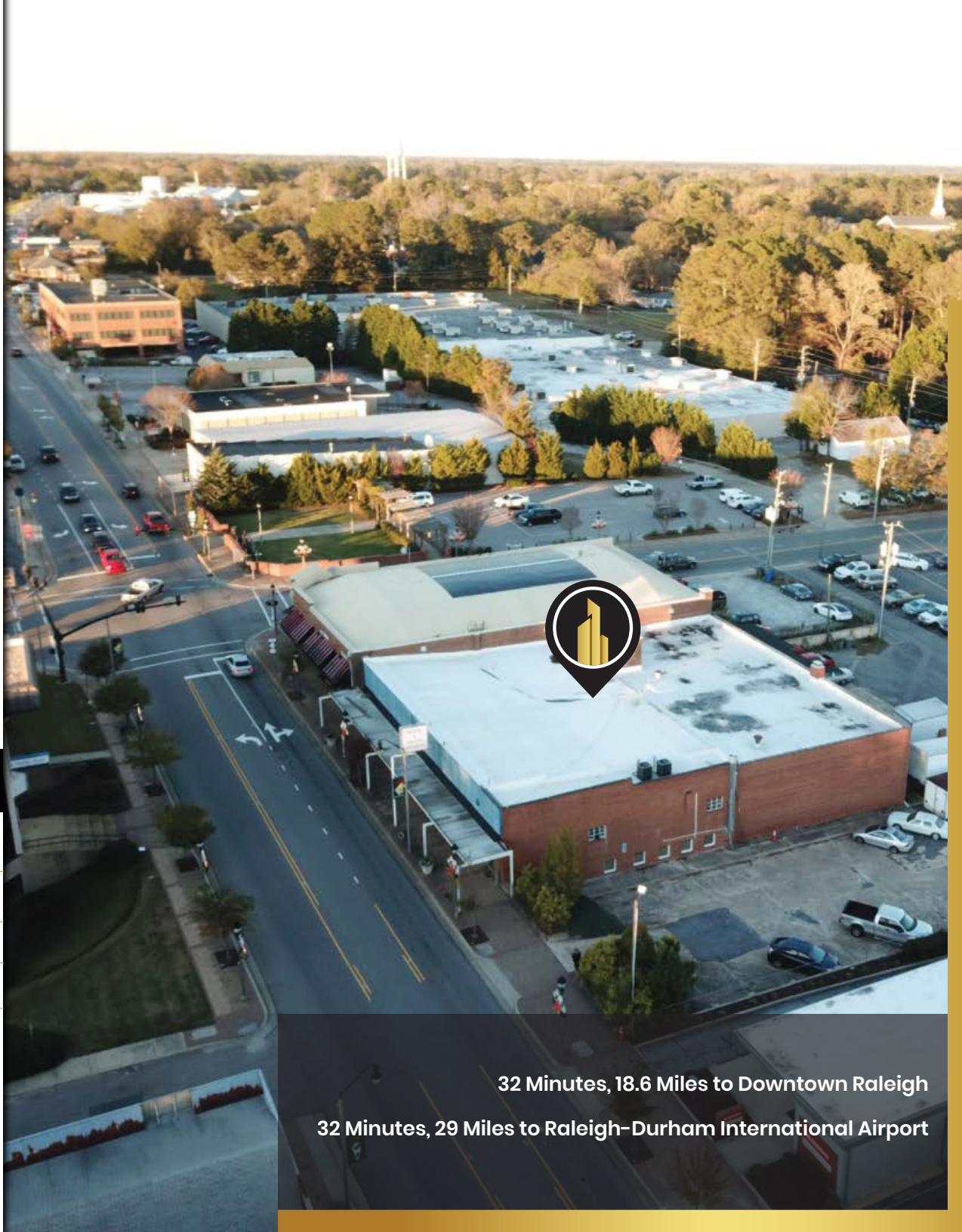
THE OPPORTUNITY

KEY HIGHLIGHTS

- In the heart of Downtown Fuquay Varina
- Access to S Main St and Academy St
- Constructed From Bridge Steel with Brick Exterior

PROPERTY HIGHLIGHTS

Price	\$1,000,000
Building Size	18,600 sqft
Parking Spaces	25
Year Built	1945, Remodeled 1980
Bdg Misc.	Sprinkler System Freight Elevator Full Basement 2 New HVAC (5 Total Units)



32 Minutes, 18.6 Miles to Downtown Raleigh
32 Minutes, 29 Miles to Raleigh–Durham International Airport



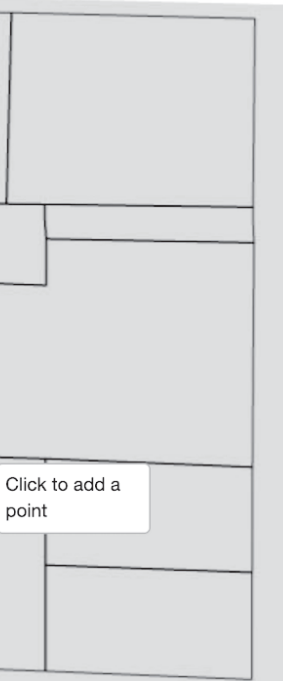
PARCEL MAPS



W Academy St

E Academy St

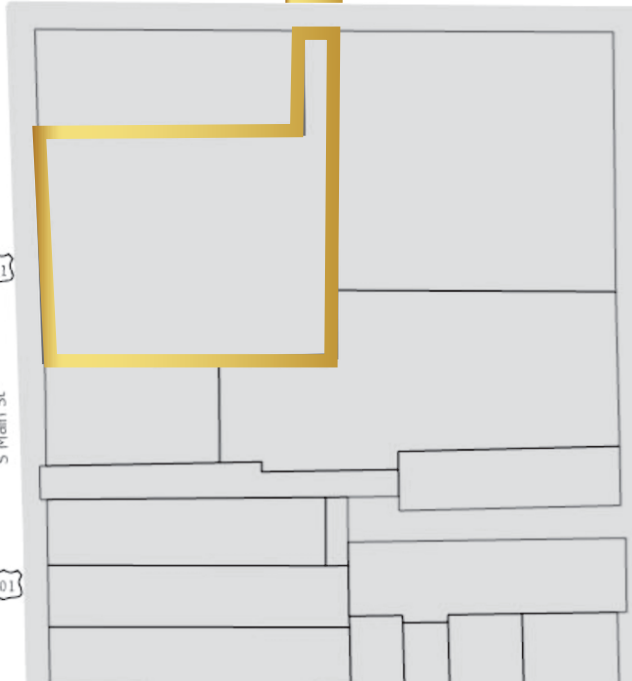
E Academy St



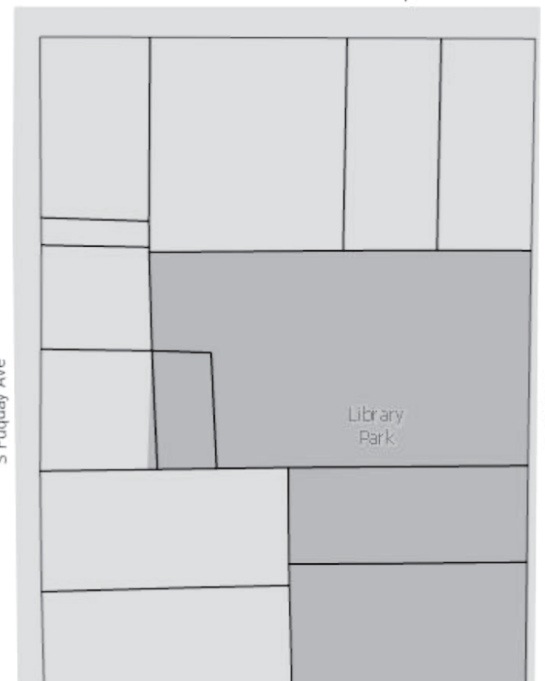
First St



S Main St



S Fuquay Ave

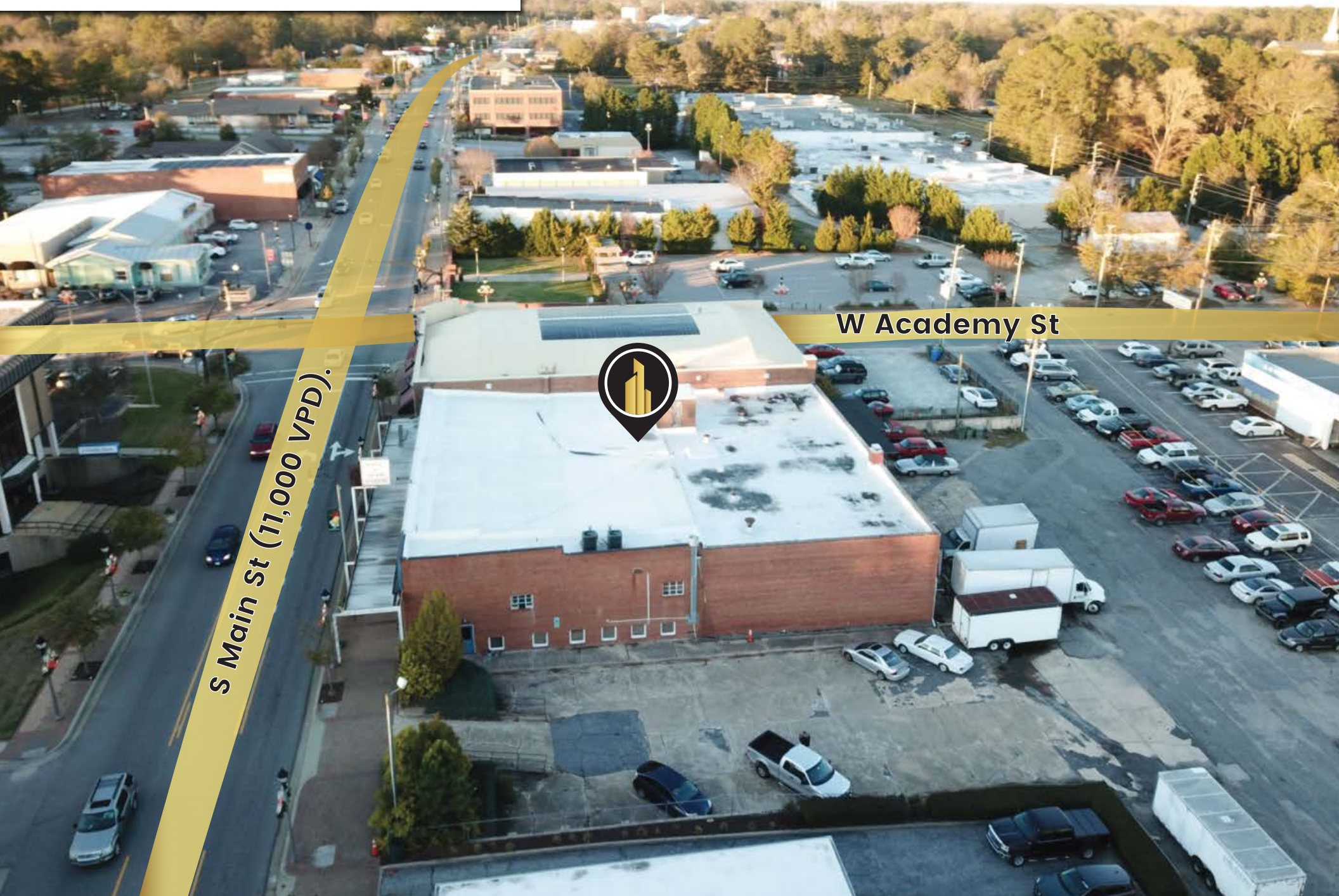


Library Park

S Aiken St

Click to add a point

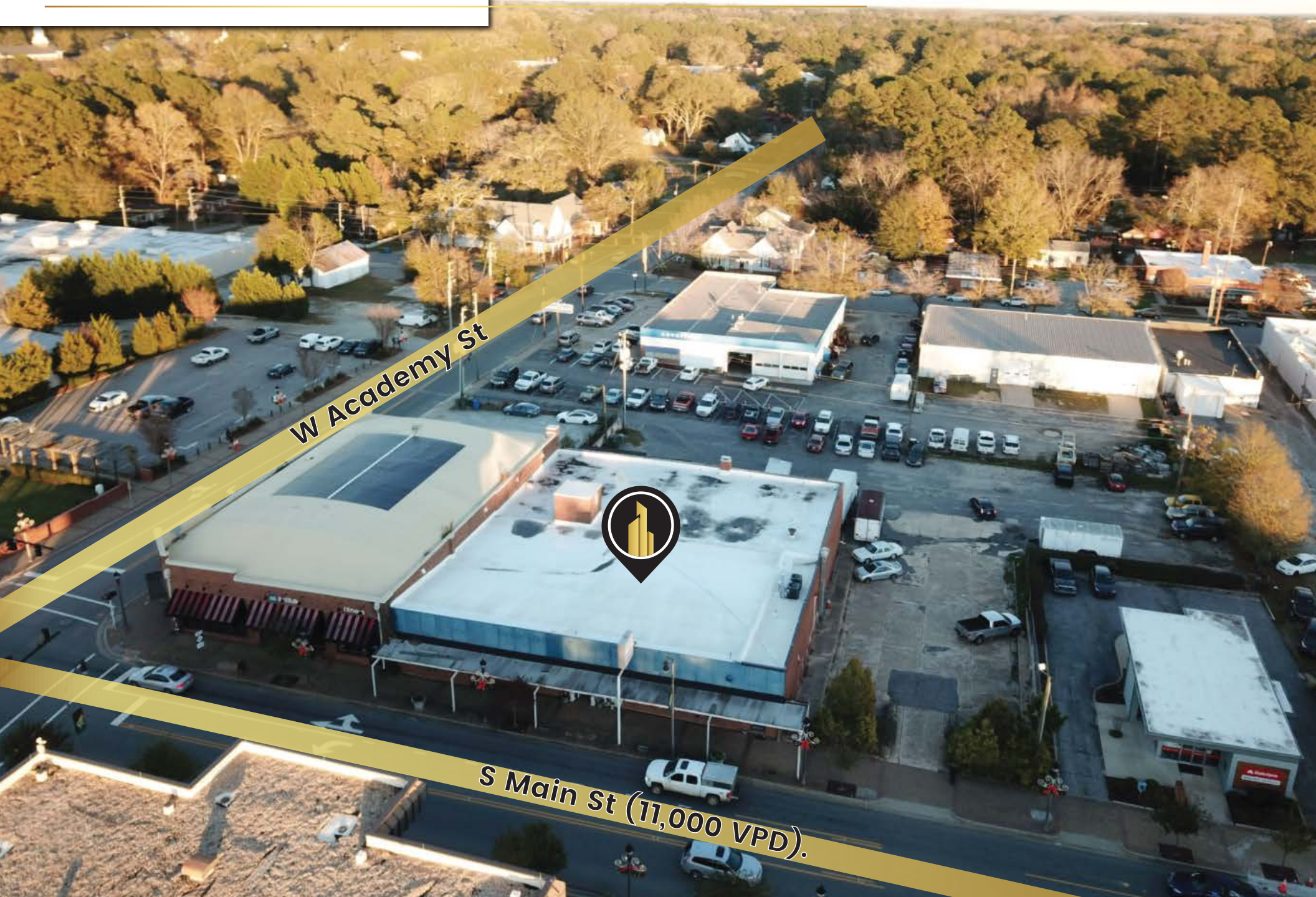
AERIAL LOOKING NORTH



S Main St (11,000 VPD).

W Academy St

AERIAL LOOKING WEST



W Academy St

S Main St (11,000 VPD).

AERIAL LOOKING SOUTHWEST

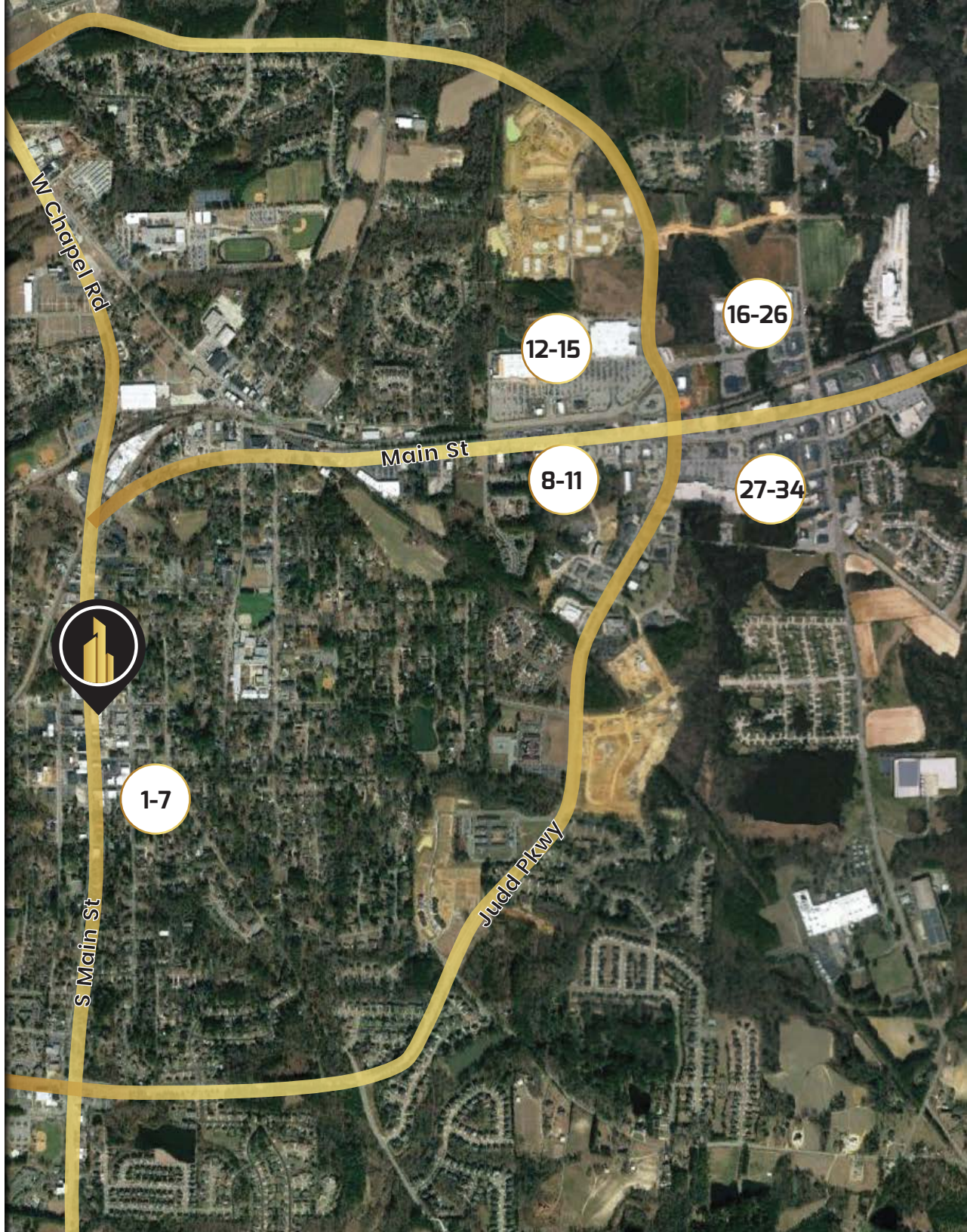


W Academy St

S Main St (11,000 VPD).

KEY AMENTIES

1. Fainting Goat Brewing Company
2. The Mason Jar Tavern
3. The Mill
4. Cousin Couture Boutique
5. Fuquay-Varina Arts Center
6. Anna's Pizzeria
7. Chocolate Fix
8. Quality Inn
9. Auto Zone
10. Ruby Tuesday
11. Biscuitville
12. Walmart
13. Petsmart
14. Pizza Hut
15. Home Depot
16. Harris Teeter
17. Dollar Tree
18. Aldi
19. Smithfield's BBQ
20. Krispy Kreme
21. Zaxby's
22. Burger King
23. Chipotle
23. PNC Bank
24. Walgreens
25. McDonald's
26. Wells Fargo
27. Starbucks
28. Food Lion
29. Dominos
30. Wendy's
31. Comfort Inn & Suites
32. Tractor Supply Co
33. Taco Bell
34. Zips Car Wash



FUQUAY-VARINA NC



Fuquay-Varina is a town in Wake County and borders Holly Springs, Garner and Raleigh. The hyphenated name attests to the town's history as two separate towns. Originally, visitors from near and far traveled to the quaint little town near Raleigh seeking the healing powers of the Fuquay mineral spring. Many hotels, restaurants, and shops grew up around the spring to cater to the tourist trade.

Fuquay Springs and Varina merged in 1963 to create the modern town. Economically, the town initially grew due to tobacco trade and agriculture, but has seen recent population growth and real estate development due to its proximity to Research Triangle Park. NC 55, NC 42, and US 401 are the major roads in Fuquay-Varina.

While development in the area today includes numerous residential communities and commercial sites along the major roadways into town, many of the older structures from its past remain within the town limits. The Victorian, Craftsman, and Colonial Revival homes constructed in the late 19th century and early 20th century are contributing structures to the Fuquay Springs Historic District, while the downtown shops and businesses are part of the Varina Commercial Historic District. This small-town charm is the reason the community has been named one of the best suburban towns in the Triangle for families, one of the safest towns in North Carolina, and one of the best places for homeownership in North Carolina.

FUQUAY-VARINA ACCOLADES

**Population
Expected to
Approach 35,000
by end of 2020**

**Ranked Among
the Safest Towns
in North Carolina**

Home Security Advisor

**2018 Best
Place for
Millenials in the
Raleigh Area**

Niche

**One of the Triangle's
Best Suburbuan
Towns for
Young Families**

Neighborhood.com

**3rd Best Place
in North Carolina
for
Homeownership**

NerdWallet

**Top 20 Best
Cities for Young
Families in
North Carolina**

NerdWallet

**Home to three
2018 4-A North
Carolina High School
Athletic Association
Championships**

**2018 FVHS Softball
Team listed on
USA Today's Top
25 High School
Softball Teams
in U.S.**

**Fuquay-Varina
is a
Main Street
Community**

**2018 Local
Government
Staff Award**

Wake County Home
Builder's Association

**Fuquay-Varina
has a
Aa1 rating
from Moody's
Investor Services**

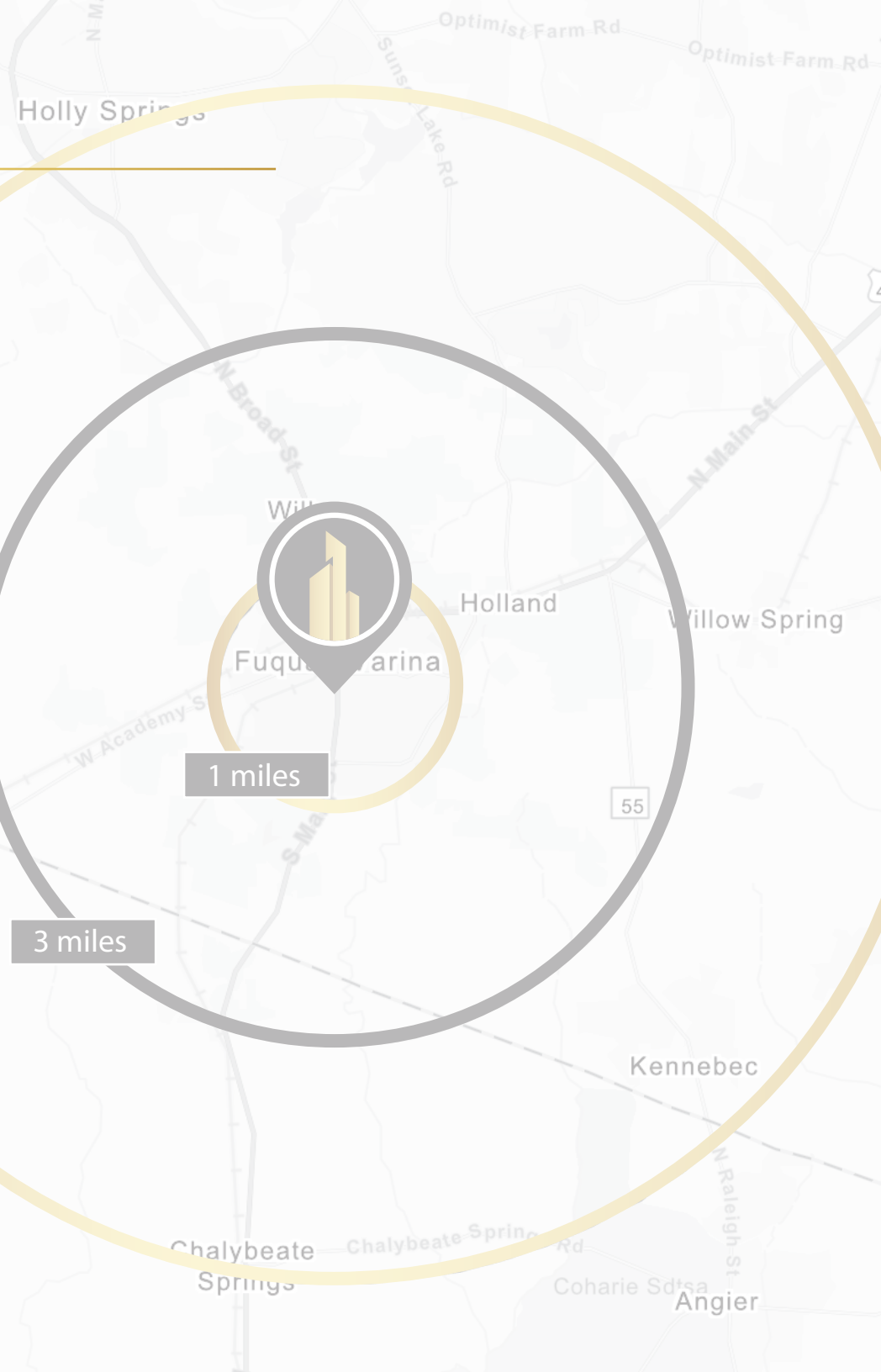
**The Certificate for
Achievement
for Excellence in
Financial Reporting
has awarded for
five consecutive
years**

**One of the
Fastest Growing
Small Towns
in
North Carolina**

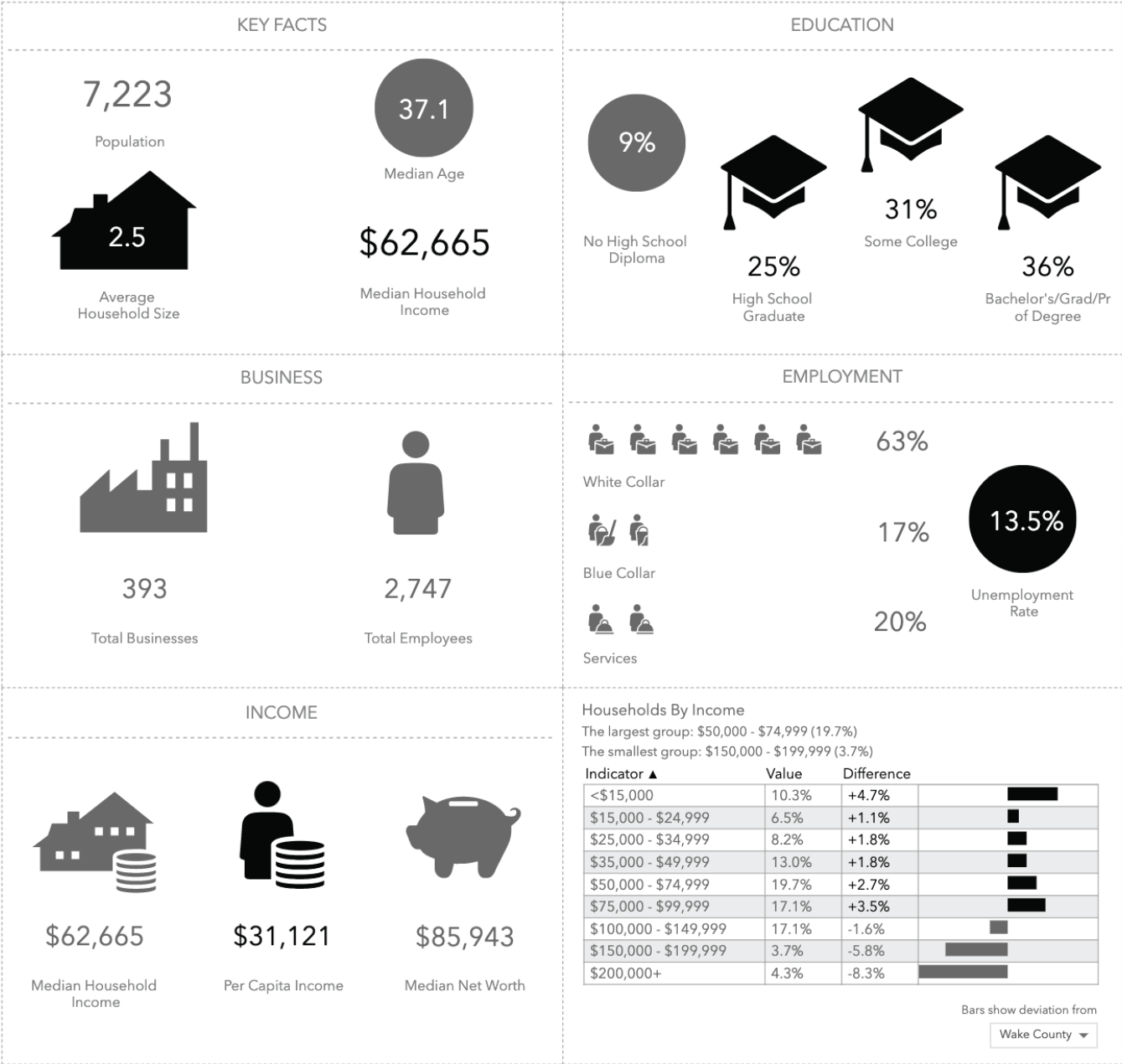
DEMOGRAPHIC OVERVIEW

2020 Summary	1 Mile	3 Miles	5 Miles
Population	7,408	33,319	67,842
Households	2,947	12,043	24,081
Families	1,974	8,839	18,475
Average Household Size	2.51	2.76	2.81
Owner Occupied Housing Units	2,022	9,545	19,642
Renter Occupied Housing Units	925	2,498	4,439
Median Age	36.9	36.7	36.8
Median Household Income	\$63,349	\$77,338	\$84,168
Average Household Income	\$79,155	\$93,258	\$105,345

2025 Summary	1 Mile	3 Miles	5 Miles
Population	8,942	39,486	77,830
Households	3,548	14,245	27,575
Families	2,367	10,413	21,054
Average Household Size	2.51	2.77	2.82
Owner Occupied Housing Units	2,274	10,645	21,767
Renter Occupied Housing Units	1,274	3,599	5,808
Median Age	37.3	36.8	36.9
Median Household Income	\$67,290	\$82,816	\$91,307
Average Household Income	\$85,016	\$102,479	\$116,235



DEMOGRAPHIC OVERVIEW



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