

RETAIL/FLEX PROPERTY FOR LEASE

# ATTRACTIVE RETAIL/FLEX UNIT FOR LEASE

1104 Great Falls Ct | Knightdale, NC 27545

1104

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**CITYPLAT**  
COMMERCIAL REAL ESTATE

# 1104 GREAT FALLS CT

Knightdale, NC 27545

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## PROPERTY DESCRIPTION

Introducing a prime commercial opportunity at 1104 Great Falls Ct, Unit D, Knightdale, NC, 27545. This exceptional property offers a versatile space suitable for a wide range of businesses. Boasting an inviting exterior and expansive interior, this well-maintained building provides ample parking and excellent visibility. With flexible floor plans and modern amenities, it's ideal for retail, office, or service-oriented ventures. Take advantage of the high traffic location and make this dynamic property the new home for your enterprise. Don't miss the chance to lease this standout property and elevate your business to new heights.

## OFFERING SUMMARY

Date Available:	1/1/2026
Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,733 SF
Estimated TICAM:	\$3.63 SF/yr

## PROPERTY HIGHLIGHTS

- High traffic location
- Versatile space for various businesses
- Ample parking
- Flexible floor plan
- Inviting exterior
- Located just off Knightdale Boulevard in the 64 East Business Park
- Approximately one mile from I-540, exit 24
- Zoning: NMX

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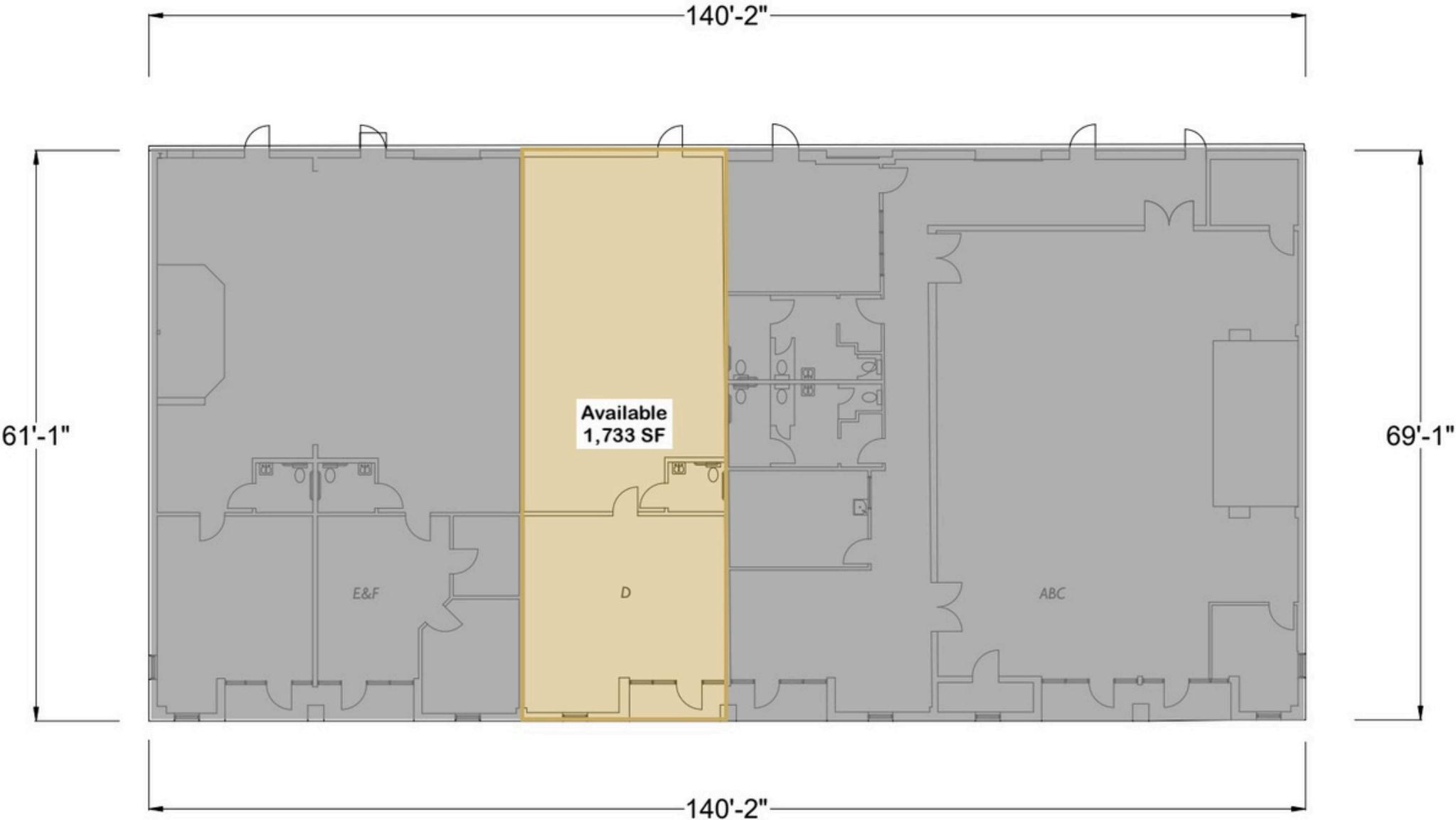
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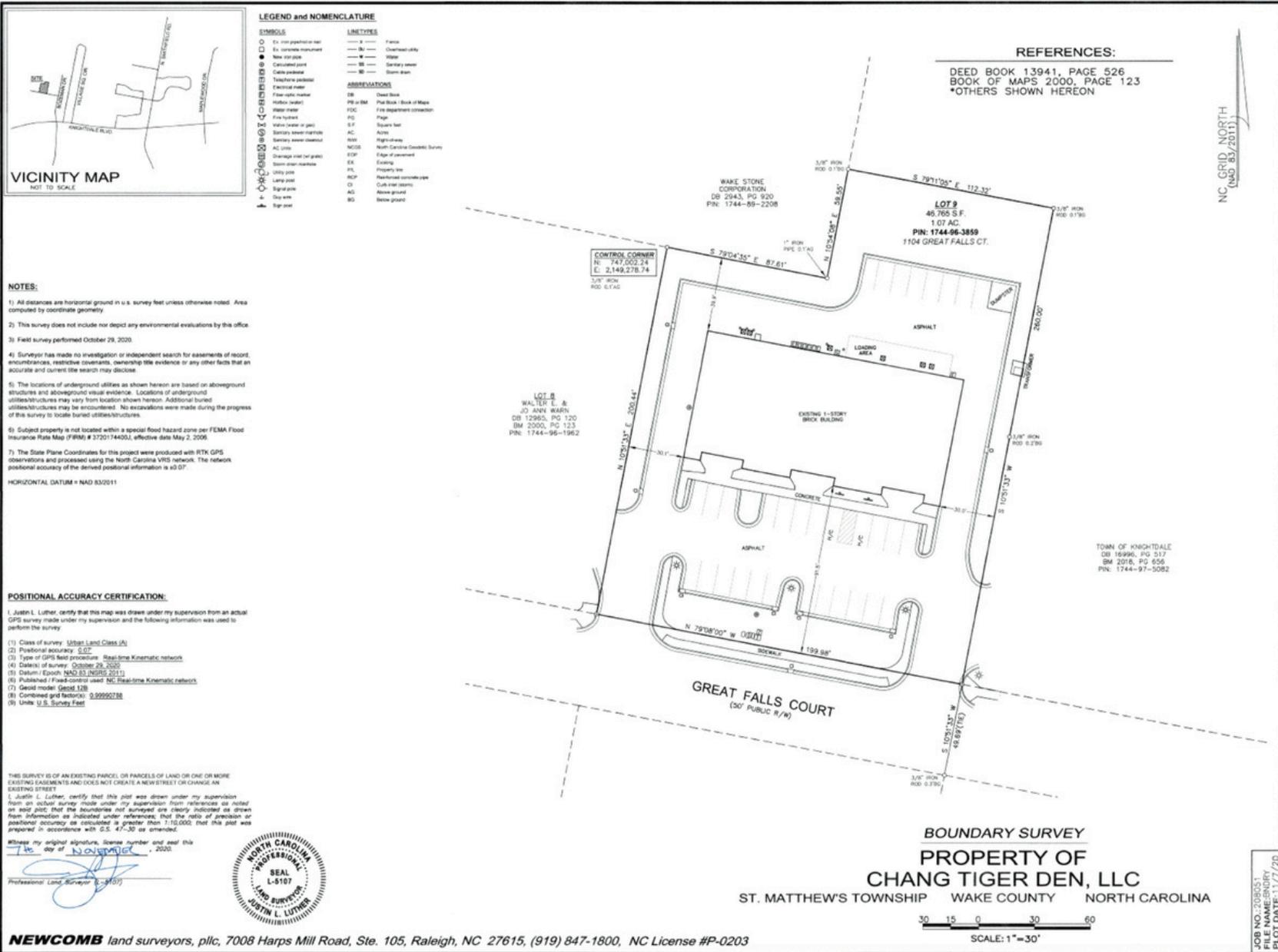
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**AERIAL LOOKING SOUTH**

**Knightdale Blvd**

**Great Falls Ct**



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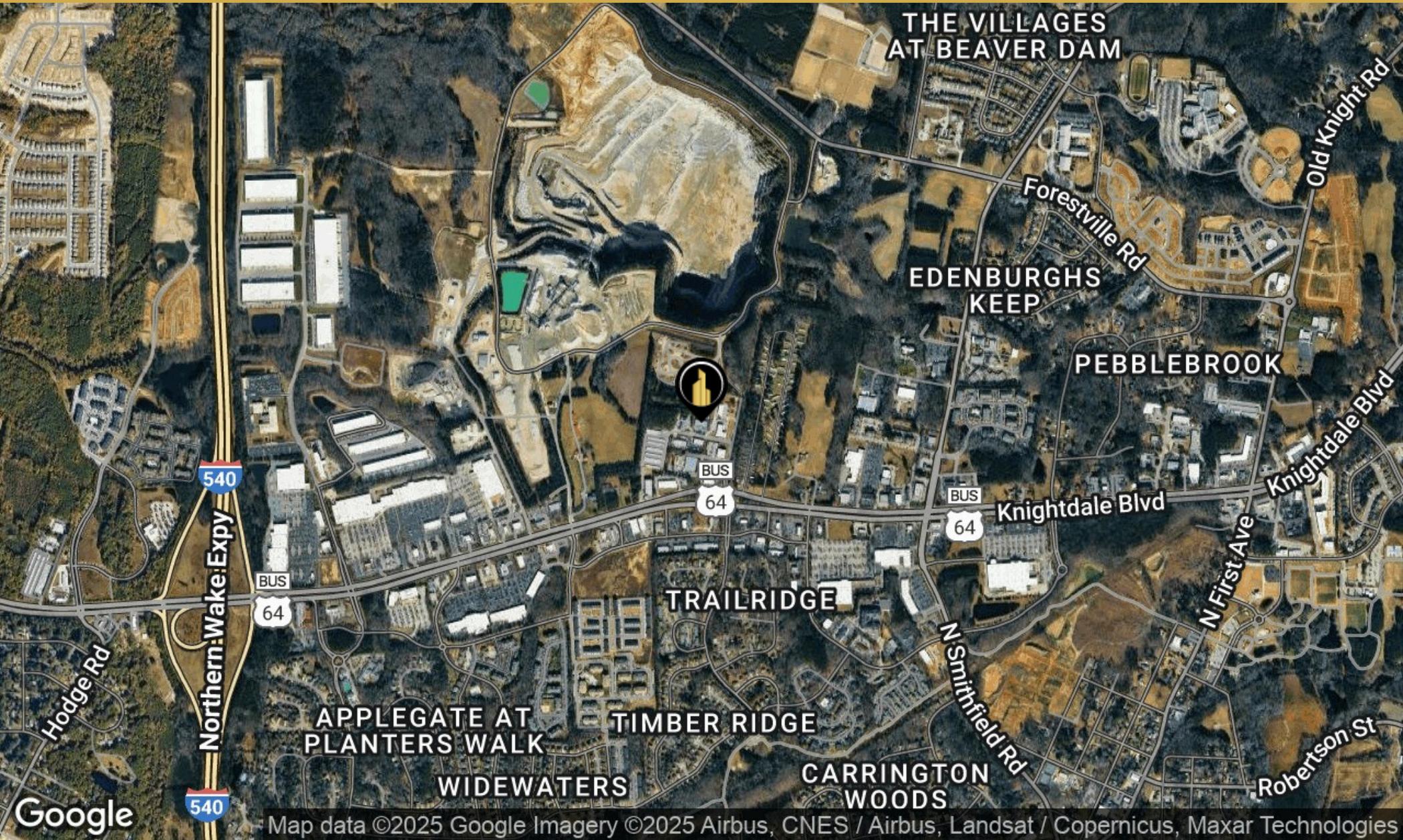
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## LOCATION DESCRIPTION

Knightdale is located in eastern Wake County, just minutes away from Raleigh, North Carolina's state capital. The Town is home to nearly 16,000 residents with a robust transportation system to support our emerging business base. Incorporated in 1927, Knightdale's jurisdiction covers approximately 17.85 square miles. Knightdale is a vibrant and youthful community located in one of the fastest growing regions in the country.

Knightdale offers businesses and residents easy access to the Research Triangle Region by way of I-540 and US Highway 64. Thanks to the designated I-87, the entire eastern seaboard is within reach by way of I-95 (less than 40 minutes away). In addition, RDU International Airport is only a 27 minute drive from Knightdale via I-540.

The Town's commitment to parks, greenways and open space makes it an excellent place to raise a family. Knightdale Station Park is over 70 acres and includes miles of paved trails, a dog park, athletic fields, playgrounds, bathrooms, large picnic shelters, amphitheater and a Veteran's Memorial.

Since 2000, Knightdale has grown by 153%. It is the 10th fastest growing municipality in North Carolina.

Knightdale is a wonderful place to live, raise a family, work and establish a business. In addition to providing a highly desirable quality of life for every type of business and its workforce, Knightdale an excellent marketplace for businesses and entrepreneurs to offer goods and services of all descriptions.



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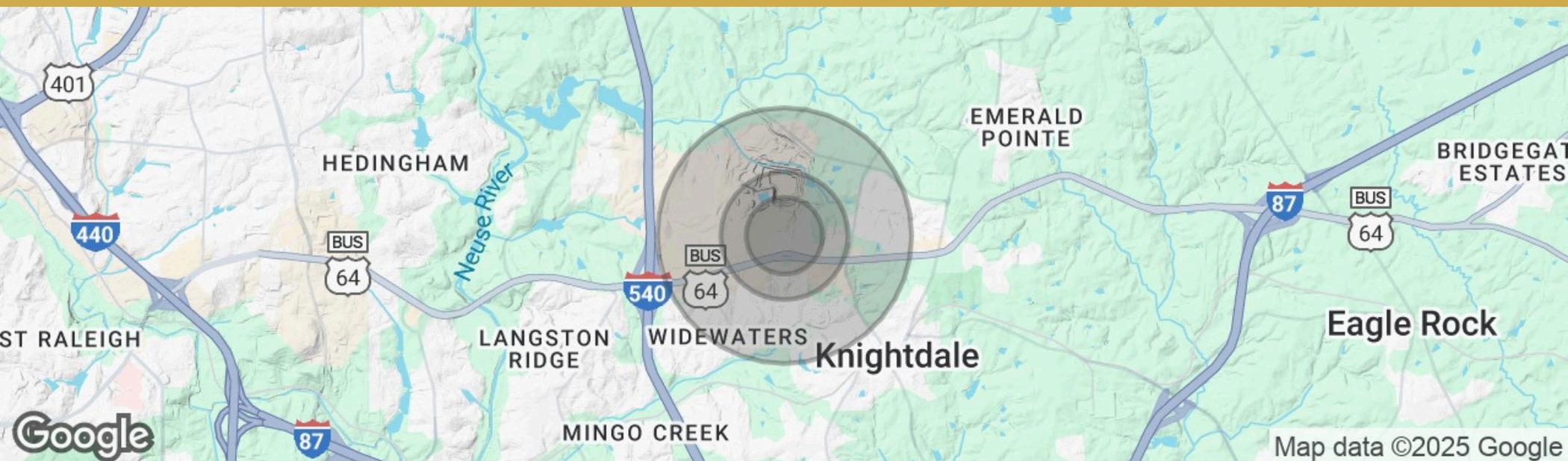
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	276	923	6,264
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households # of Persons per HH	108	369	2,477
Average HH Income Average House	2.6	2.5	2.5
Value	\$99,475	\$91,583	\$87,206
<i>Demographics data derived from AlphaMap</i>	\$348,653	\$343,313	\$355,854

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by City Plat in compliance with all applicable fair housing and equal opportunity laws.

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