

RETAIL PROPERTY FOR LEASE

PRIME STORE FRONT RETAIL ZEBULON DOWNTOWN

202 N Arendell Ave | Zebulon, NC 27597

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CITYPLAT
COMMERCIAL REAL ESTATE

202 N ARENDELL

202 N Arendell Ave, Zebulon, NC 27597

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PROPERTY DESCRIPTION

Now available for lease, this 3,773 SF retail space at 202 N. Arendell Avenue offers an ideal setting for a boutique, specialty retailer, or service-oriented business. The space includes two private bathrooms, a flexible open layout, and sits on 0.17 acres in a high-traffic downtown corridor. Offered at \$16/SF NNN, the lease provides excellent value in a rapidly growing market. Tenants will benefit from ample parking, strong street visibility, and foot traffic generated by surrounding local businesses and restaurants.

PROPERTY HIGHLIGHTS

- Retail space featuring 2 private bathrooms
- Centrally located in the heart of Downtown Zebulon
- High visibility with a traffic count of 7,100 vehicles per day (VPD)
- Ample parking options: street parking and adjacent parking lot
- Surrounded by local businesses, restaurants, and shops, providing strong foot traffic

OFFERING SUMMARY

Lease Rate:	\$5030/mo (NNN)
Available SF:	3,773 SF
Lot Size:	7,478 SF
Building Size:	6,110 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	23	139	639
Total Population	60	338	1,540
Average HH Income	\$78,521	\$75,288	\$76,181

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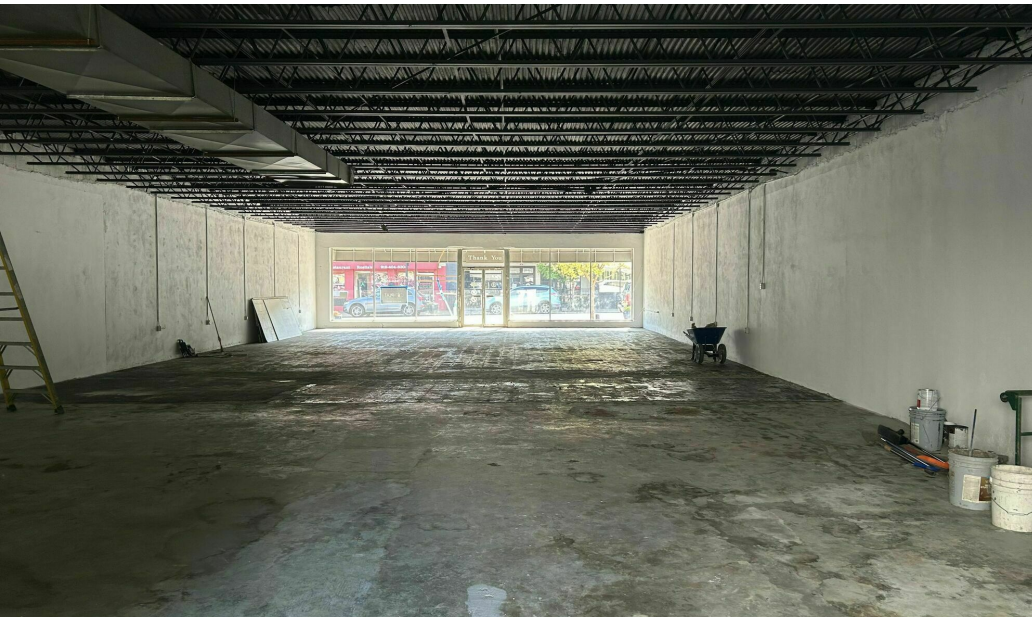
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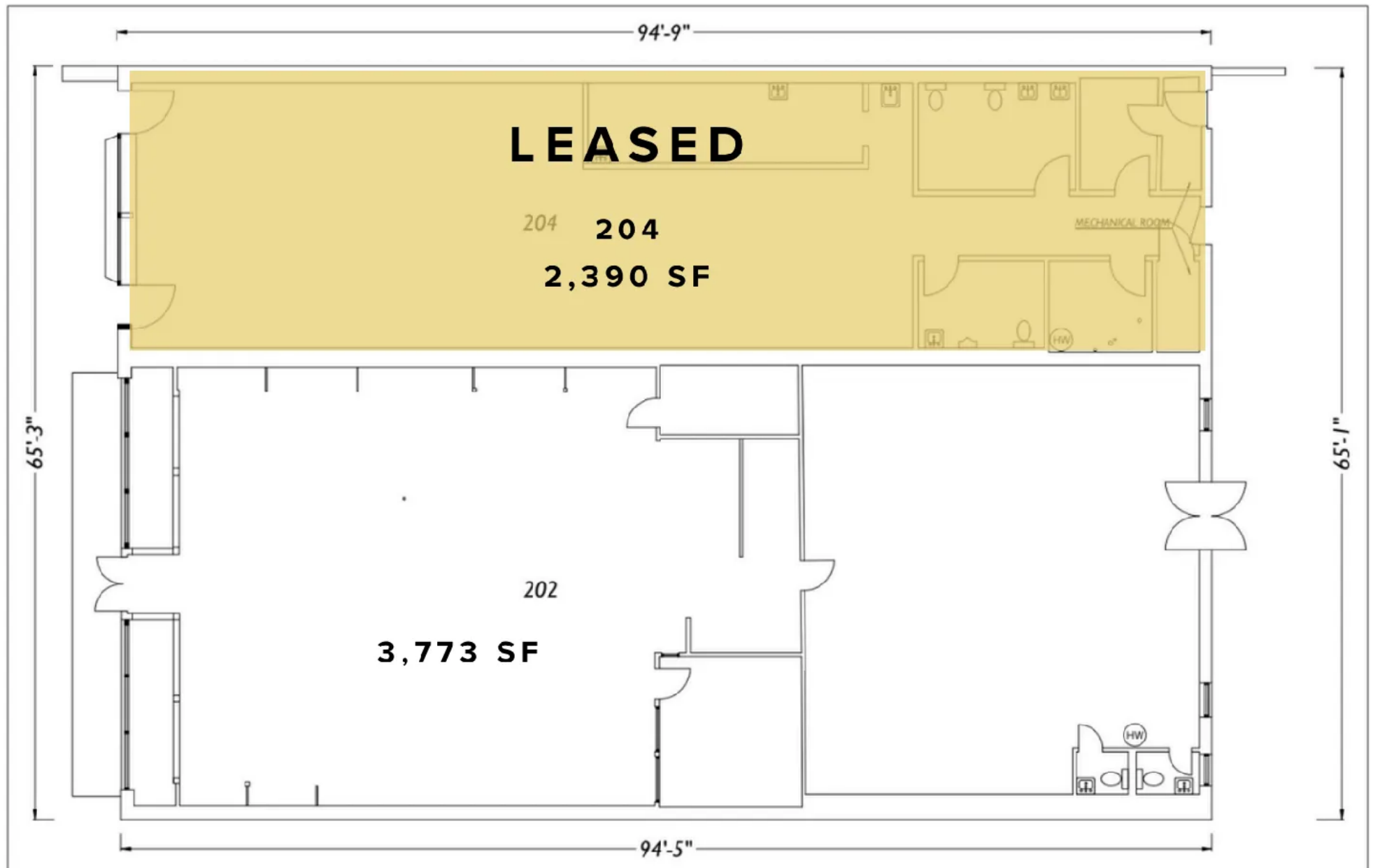
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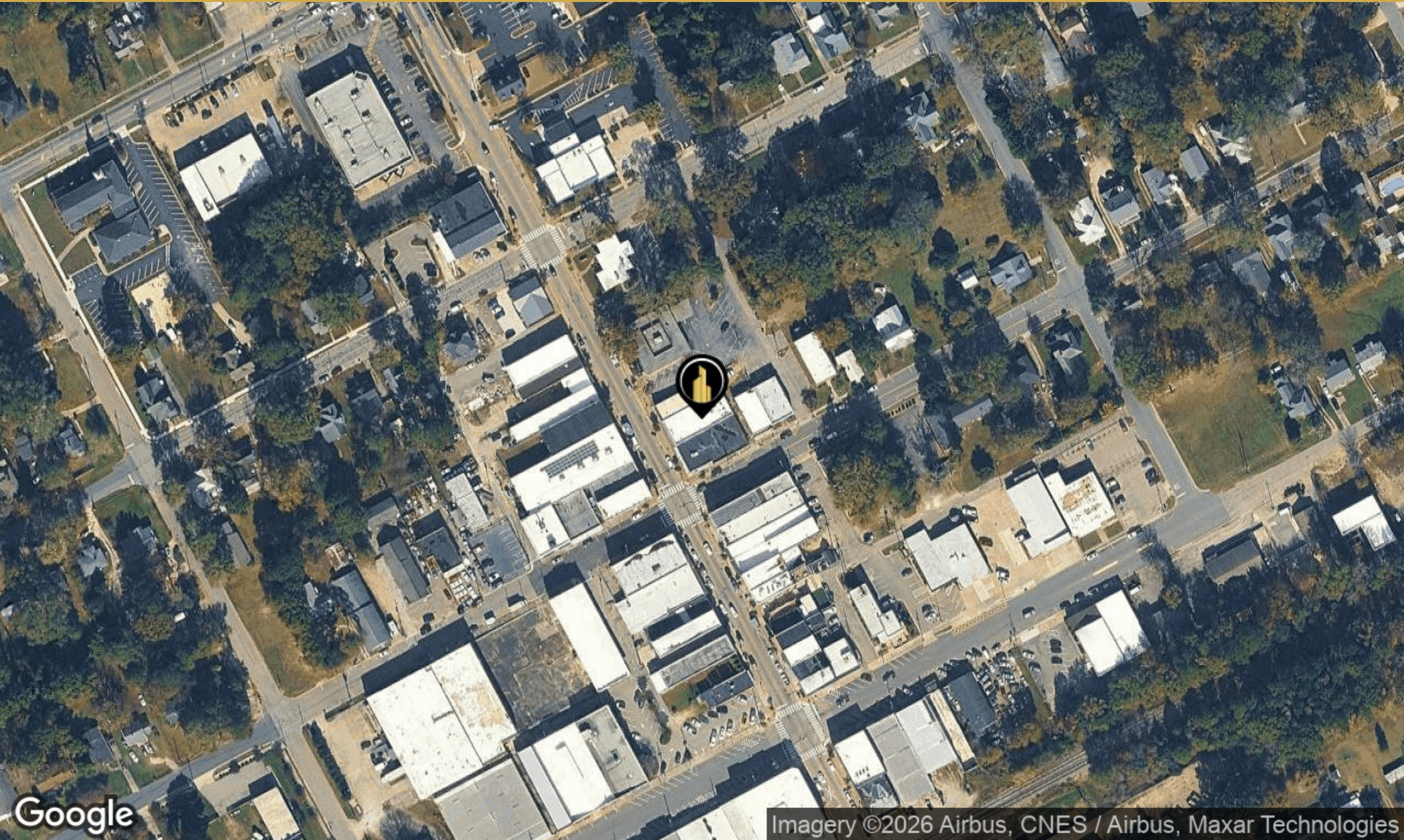
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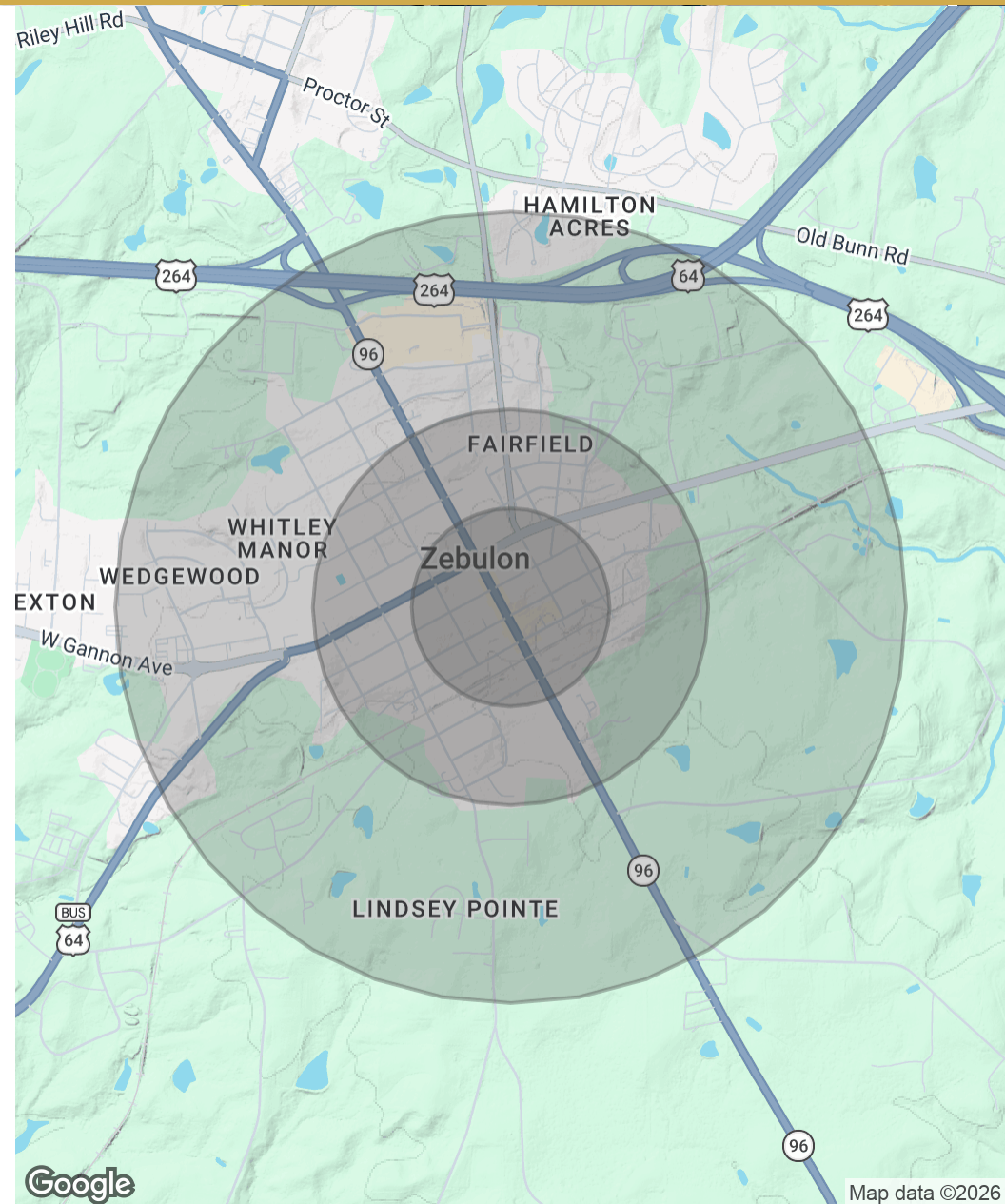
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	60	338	1,540
Average Age	47.9	46.9	45.5
Average Age (Male)	52.0	50.0	48.1
Average Age (Female)	46.9	45.5	44.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	23	139	639
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$78,521	\$75,288	\$76,181
Average House Value	\$309,061	\$292,957	\$305,486

2023 American Community Survey (ACS)



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