

ZEBULON CROSSINGS

877 E. Gannon Ave, Zebulon, NC

RETAIL SPACE

For Lease



LEASING AGENT

JAMES TROXLER

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2108 Clark Avenue

Raleigh, NC 27605

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york

PROPERTY DESCRIPTION

RETAIL FOR LEASE

\$25.00 PSF NNN + \$4.43 PSF TICAM

LEASE RATE

Suite B-01 | ± 2,800

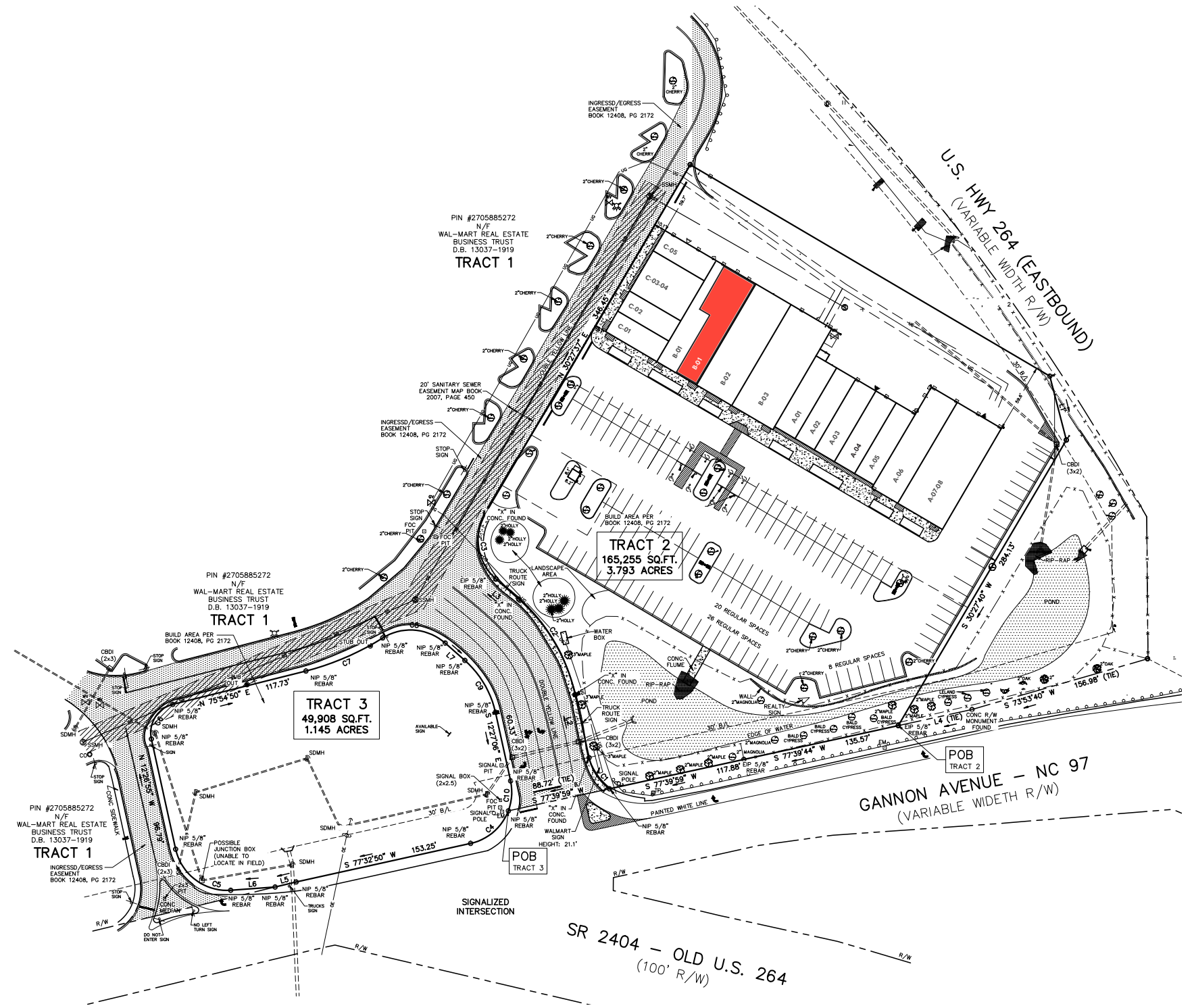
SIZE

DETAILS

- Walmart-anchored shadow center
- Rare retail opportunity in Zebulon
- Located just off US-264, halfway between I-95 and I-40
- Zebulon Crossings is a great blend of local and national tenants in the heart of the Zebulon commercial district
- Explosive population growth with approximately 2,000 homes under construction or planned within the trade area

TENANT LIST

SUITE A-01	5 Star Nails
SUITE A-02	Papa John's Pizza
SUITE A-03	Liberty Tax
SUITE A-04	Prime Pack and Ship
SUITE A-05	A&T
SUITE A-06	Dental Center
SUITE A-07-8	Wang's Bistro
SUITE B-01	AVAILABLE
SUITE B-02	Verizon
SUITE B-03	San Jose Mexican Restaurant
SUITE C-01	Cellular Depot
SUITE C-02	Cricket
SUITE C-03-4	Morse Clinic
SUITE C-05	Mimo's Pizza



SITE PLAN

±1,400 SF

WEAVER POND
250 HOMES

SHEPHARDS PARK
18 HOMES

HAMILTON ACRES
18 HOMES

LAUREL RIDGE
42 HOMES

SEXTON
14 HOMES

PINEVIEW
252 HOMES

WEDGEWOOD
81 HOMES

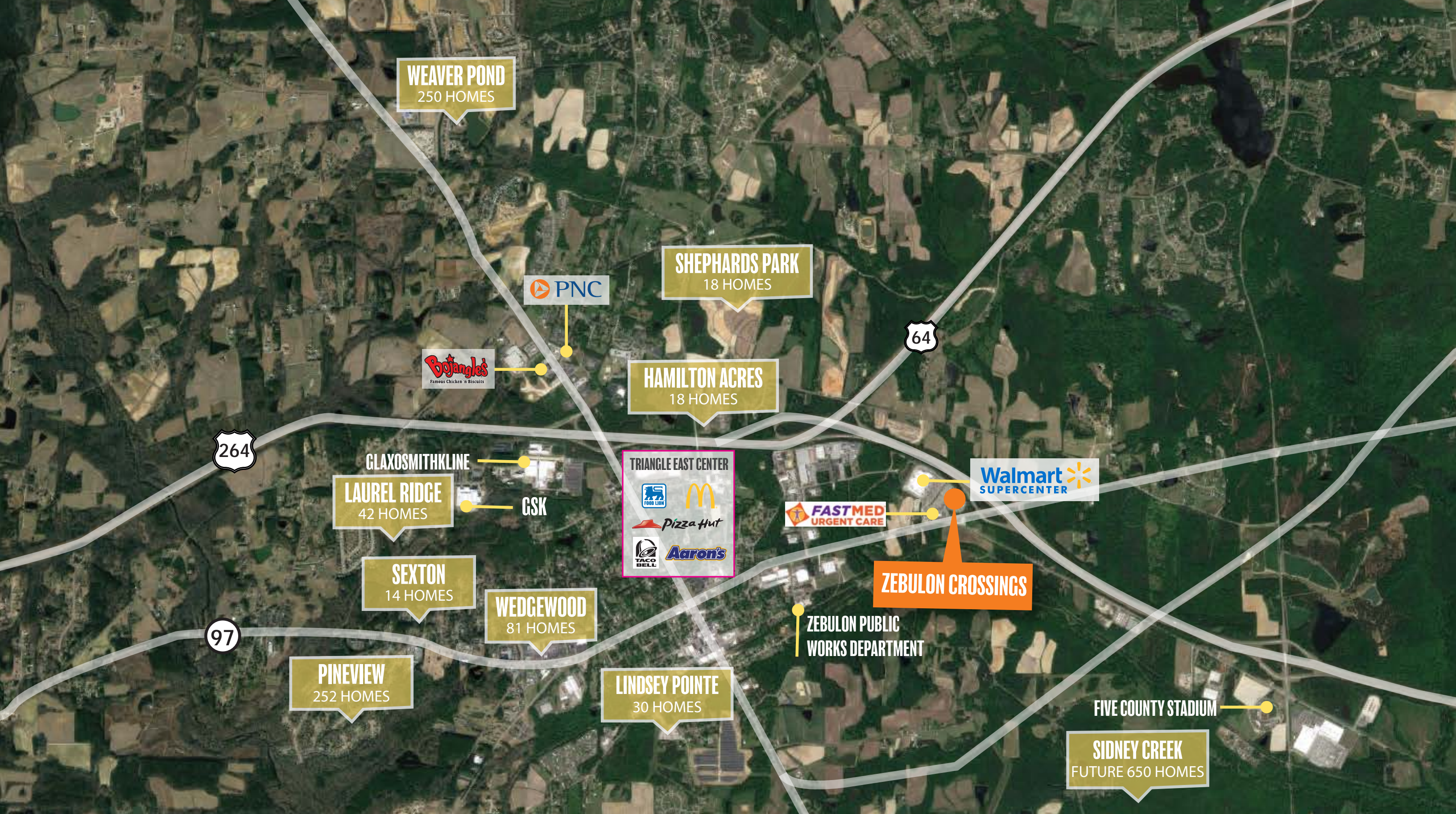
LINDSEY POINTE
30 HOMES

SIDNEY CREEK
FUTURE 650 HOMES

ZEBULON CROSSINGS



ZEBULON PUBLIC
WORKS DEPARTMENT



ZEBULON, NC

CITY PROFILE



PEOPLE PER SQUARE MILE



AVG. COMMUTE

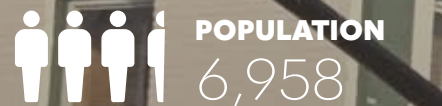
34 MIN



1,315.9

MEDIAN HOUSEHOLD INCOME

\$44,389



POPULATION

6,958

MEDIAN AGE

40.2



MEDIAN PROPERTY VALUE

\$170,000

ACCOLADES

#3 MOST DIVERSE SUBURBS IN WAKE COUNTY

Niche · 2023

#18 PLACES WITH THE BEST PUBLIC SCHOOLS IN NORTH CAROLINA

Niche · 2023

#5 PLACES WITH THE BEST PUBLIC SCHOOLS IN WAKE COUNTY

Niche · 2023

#3 PLACES WITH THE LOWEST COST OF LIVING IN WAKE COUNTY

Niche · 2023

#12 BEST PLACES TO RAISE A FAMILY IN WAKE COUNTY

Niche · 2023

#21 BEST PLACES FOR YOUNG PROFESSIONALS IN RALEIGH AREA

Niche · 2023

MAJOR GROWTH ON THE HORIZON

NATIONAL BUILDER MARKS ZEBULON FOR HUNDREDS OF NEW HOMES · AUGUST 2023

“More than 100 acres near where the Carolina Mudcats play in eastern Wake County could become hundreds of townhomes and single-family homes...”

National homebuilder D.R. Horton submitted a concept plan for Chamblee Lake, a 360-home community at 1509 Chamblee Road in south Zebulon. The residential development would be near Dan Ryan Builders’ Sidney Creek community.”

Source: bizjournals.com/triangle/news/2023/08/17/dr-horton-new-homes-townhouses-zebulon.html

COOK OUT EXPANSION HEATS UP WITH NEW ZEBULON LOCATION PLANNED · OCTOBER 2023

“Cook Out plans to open another restaurant in Wake County as the fast food chain continues to expand in the Triangle. The company, based in Thomasville, has filed new site plans with the Town of Zebulon for a location in an area that’s saturated with fast food restaurants. The proposed restaurant would be larger than typical Cook Out locations and includes indoor seating...”

Cook Out purchased the 2-acre property for \$1.2 million in 2020. Documents filed with the town also show a Domino’s Pizza and a 7-Eleven store planned on either side of the proposed Cook Out.”

Source: bizjournals.com/triangle/news/2023/10/29/new-cook-out-restaurant-zebulon-dominos-7eleven.html

ABOUT ZEBULON

Zebulon—just 25 minutes from downtown Raleigh—is a vibrant, welcoming community packed with tons of activities ranging from sporting events to art galleries.

Baseball lovers can root for the home team and catch a classic minor-league baseball game with the Single-A Carolina Mudcats throughout the spring and summer at Five County Stadium.

Zebulon’s core business district is surrounded by historic residential neighborhoods that consist of homes built in the Victorian, Craftsman and Colonial Revival styles. The historic downtown is a must-see, with tours available of the gorgeous Zebulon Town Hall, a 100-year-old building hosting the work of local artists.

Another notable and interesting place to visit downtown—whether you’re a musician or not—is the world-class MacLellan Bigpipes, the only bagpipe manufacturer in North America.

Source: visitraleigh.com/plan-a-trip/cities-and-towns/zebulon/

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LEASING

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MARKETING

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YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

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