

NORTH POINT AT FUQUAY

7600 TEN TEN RD
FUQUAY-VARINA, NC

Neighborhood Mixed-Use Development
Now Pre-leasing!



Representative Image

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

AVAILABLE

- Seeking retailers and medical office tenants from 2,000 SF up to 21,600 SF
- Lease rate: \$42.00, NNN
- TICAM estimate: \$8.50/SF

PROPERTY HIGHLIGHTS

- Prime location at Ten Ten Road and Lake Wheeler Road, one of the hottest intersections in the roaring new development area of Fuquay Varina, NC
- Site is approximately 10.38 acres
- Eight (8) planned mixed-use/retail and apartment buildings ranging in size from 8,400 SF up to 21,600 SF
- Nice TI packages available for long term leases
- Local developer

TRAFFIC COUNTS

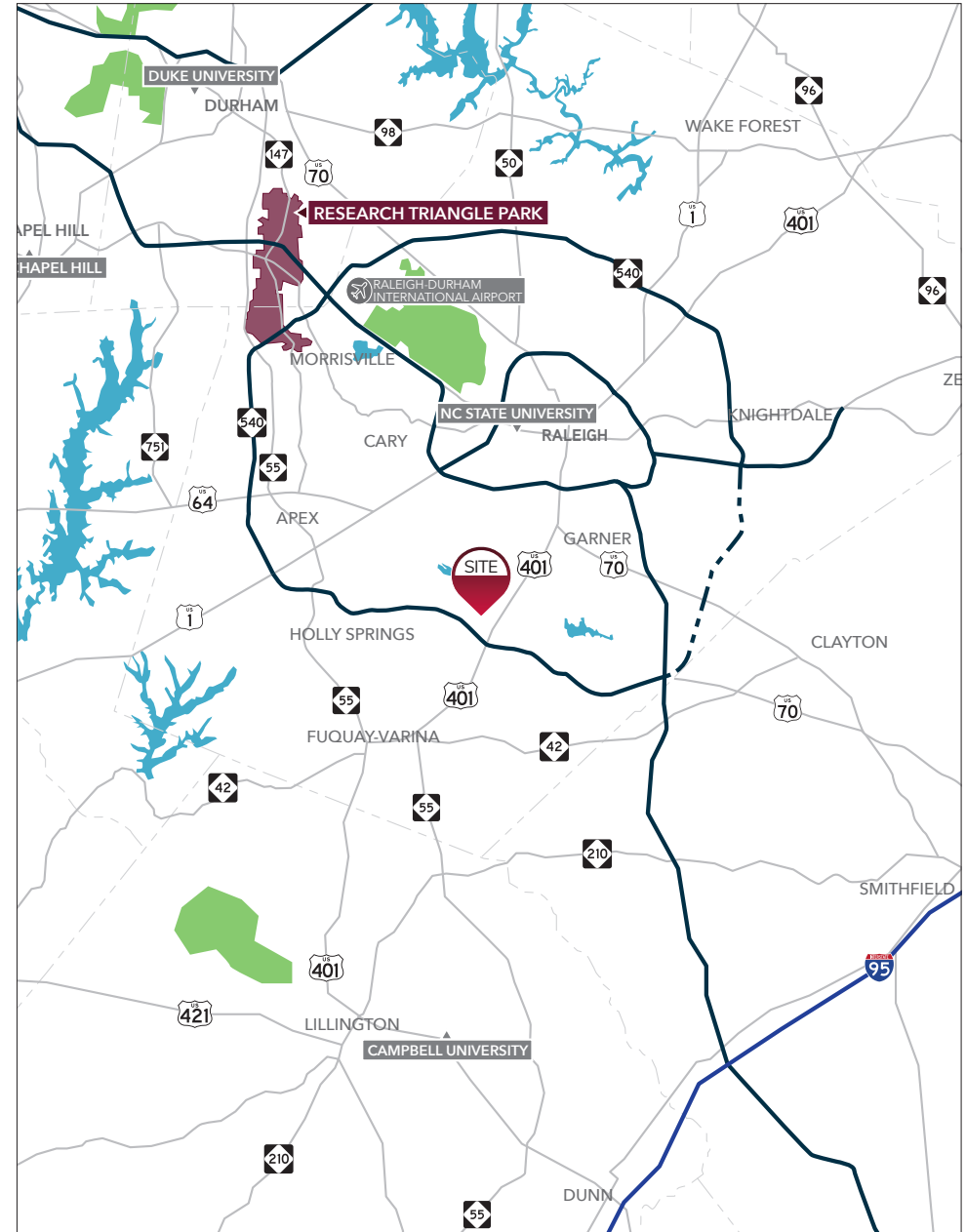
- 19,500 VPD on Ten Ten Road
- 7,800 VPD on Lake Wheeler Road

Source: NC DOT 2023

DEMOGRAPHICS

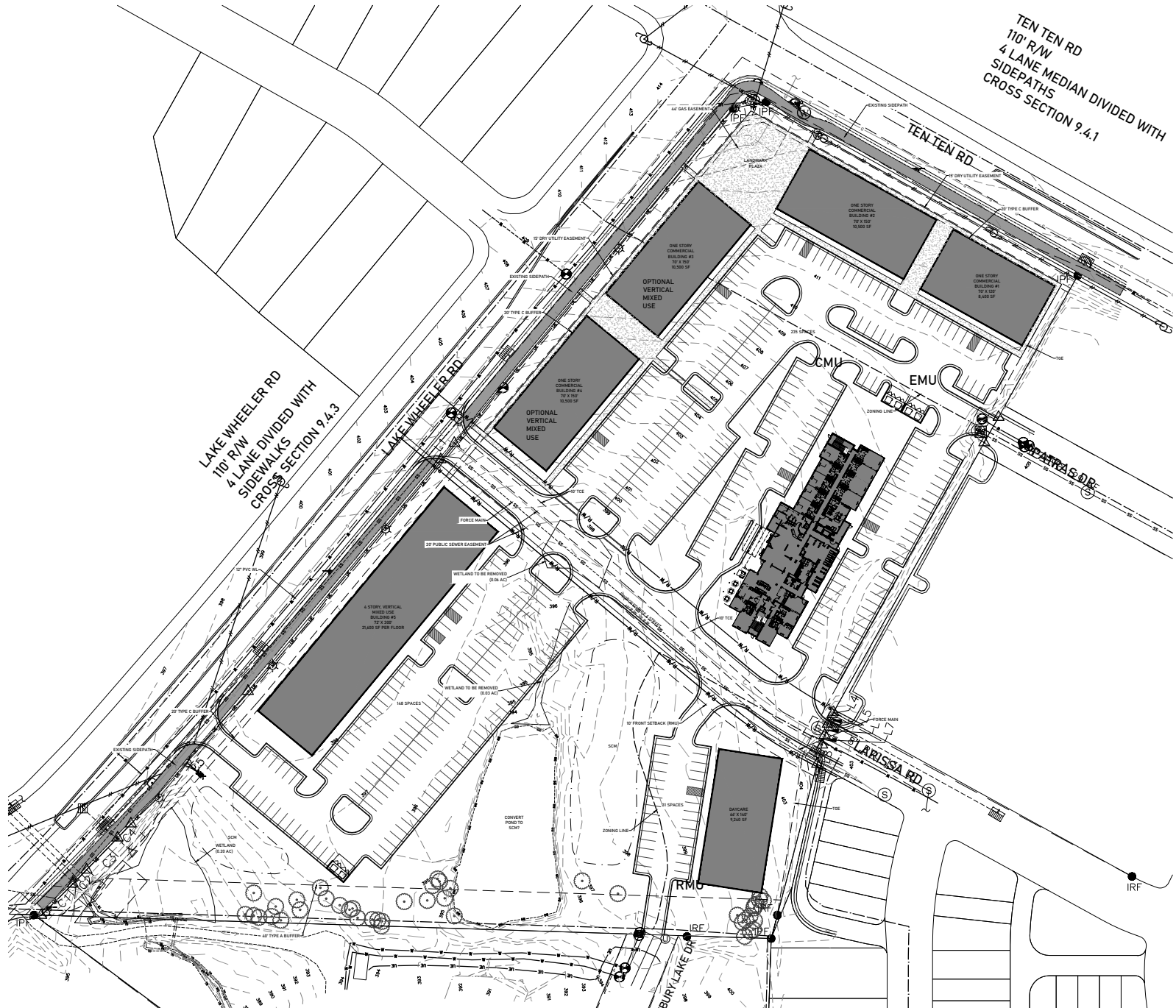
| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|-----------|-----------|
| Population | 4,896 | 28,178 | 77,425 |
| Avg HH Income | \$151,329 | \$158,513 | \$161,029 |
| Number of Businesses | 135 | 529 | 1,763 |
| Number of Employees | 1,152 | 4,052 | 13,530 |
| Total Daytime Population | 3,958 | 20,209 | 58,0614 |

Source: ESRI 2025



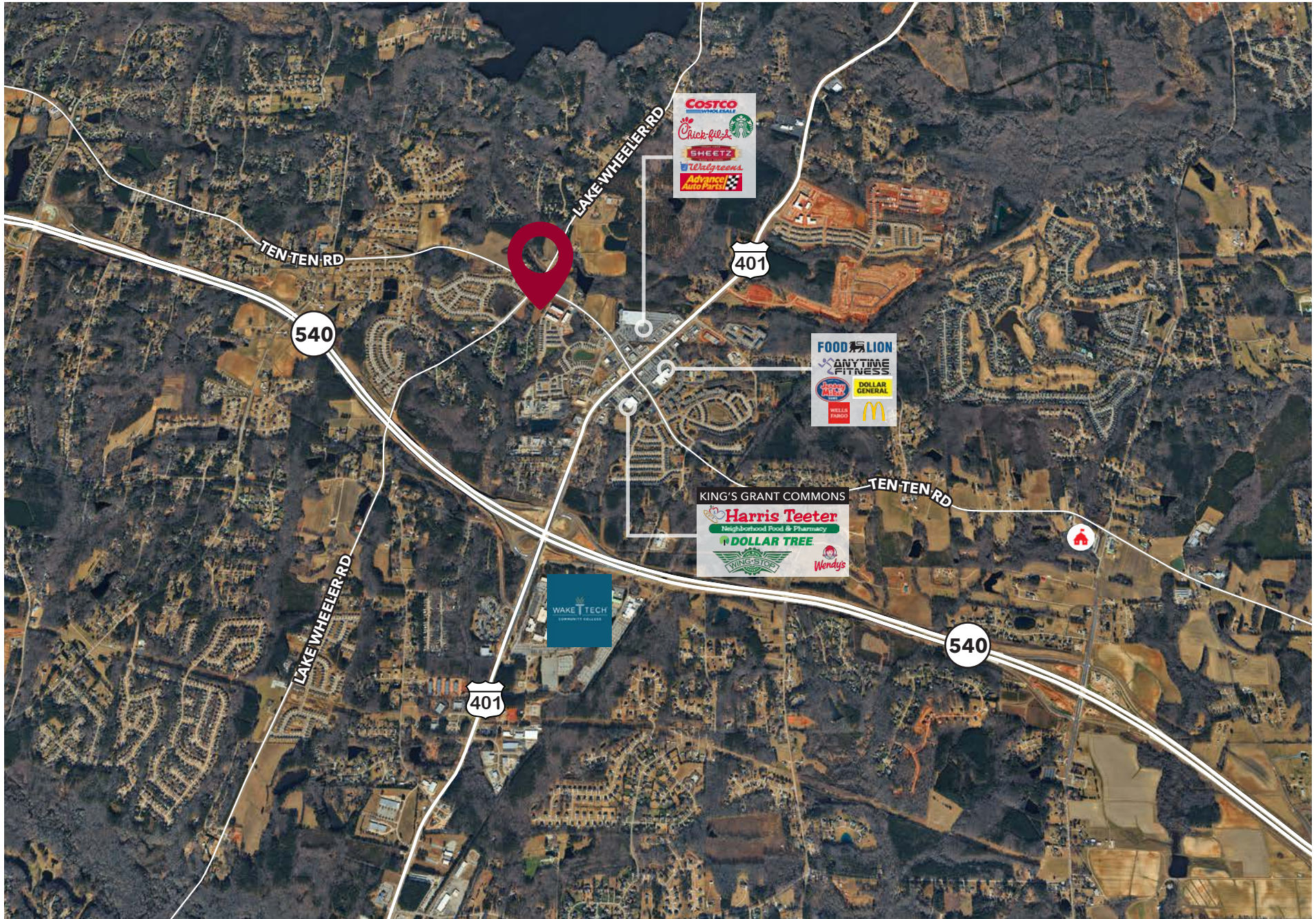
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SITE PLAN



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AREA OVERVIEW



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Presented by:

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