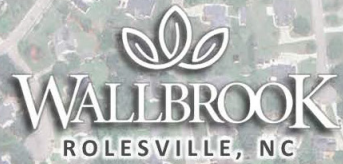




AVAILABLE

MEDICAL OFFICE
OUTPARCEL

FOR LEASE/
FOR SALE/
BUILD-TO-SUIT



WALLBROOK

S Main Street & Jonesville Road | Rolesville, NC



WALLBROOK

S Main Street & Jonesville Road | Rolesville, NC 27587

MEDICAL OFFICE OUTPARCEL

LOCATION Rolesville

SIZE Up to 64,000 SF

AVAILABLE For Lease/Sale/Joint Venture



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919.523.4200
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WES JOHNSON
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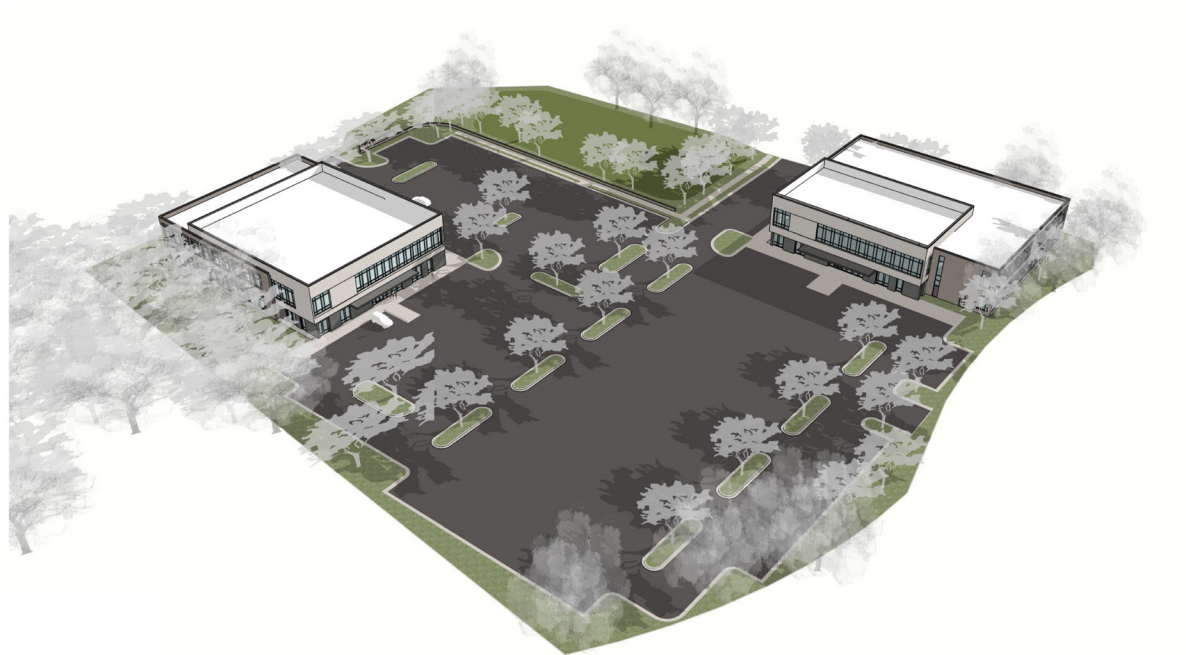
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Perspectives



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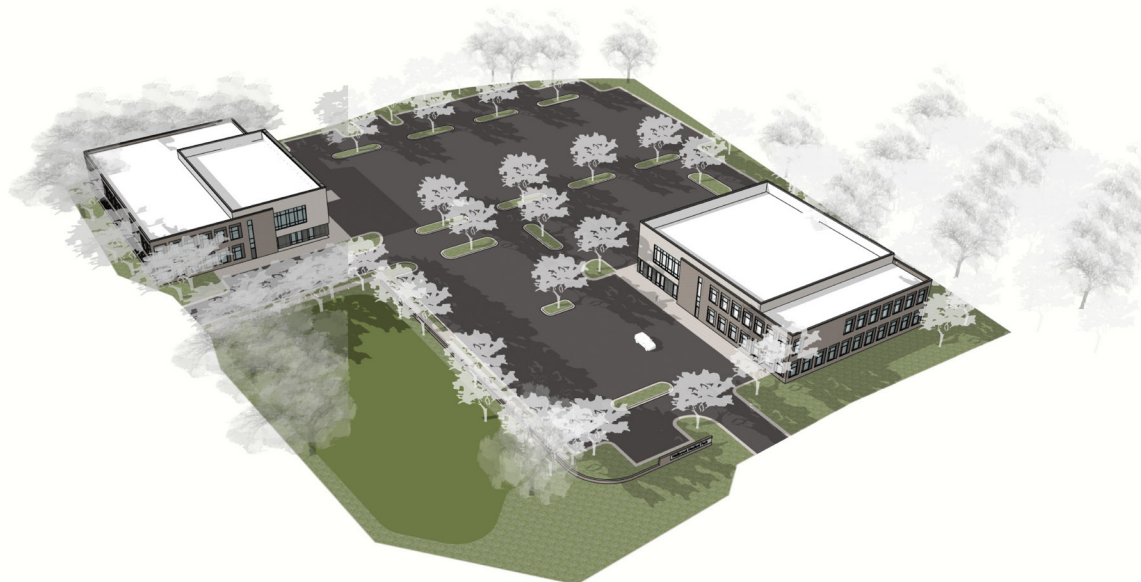


**CAPITAL
ASSOCIATES.**

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Perspectives



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Perspective - Building B



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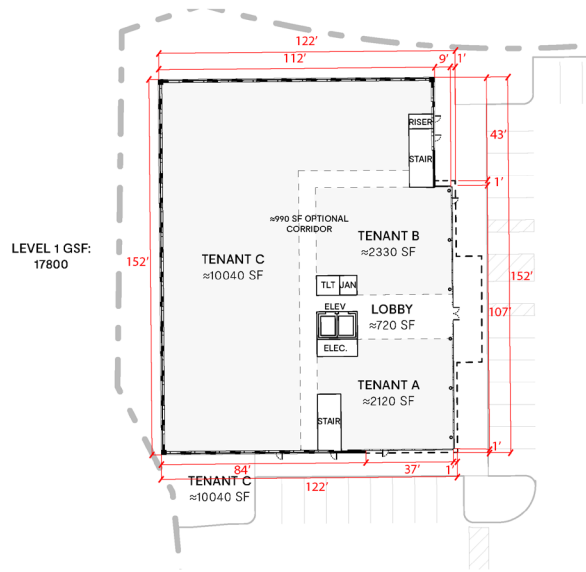
WES JOHNSON

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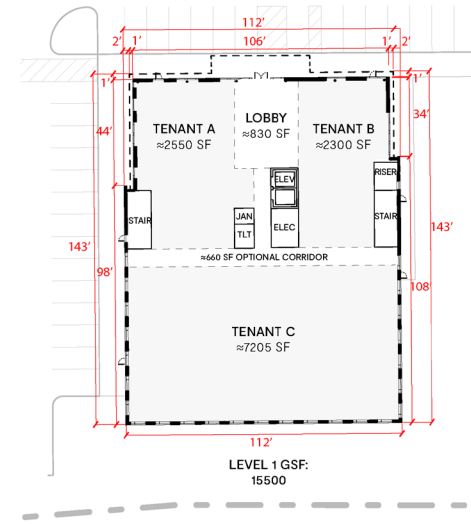
wjohnson@capitalassociates.com



Floor Plans Level 1



BUILDING A



BUILDING B

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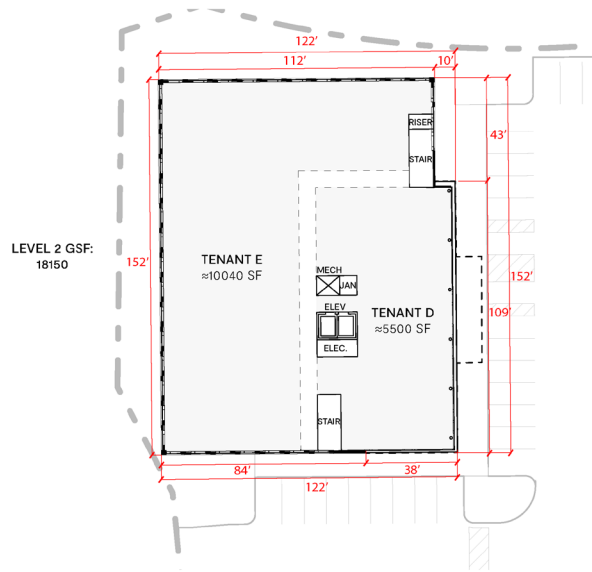
bmuller@capitalassociates.com

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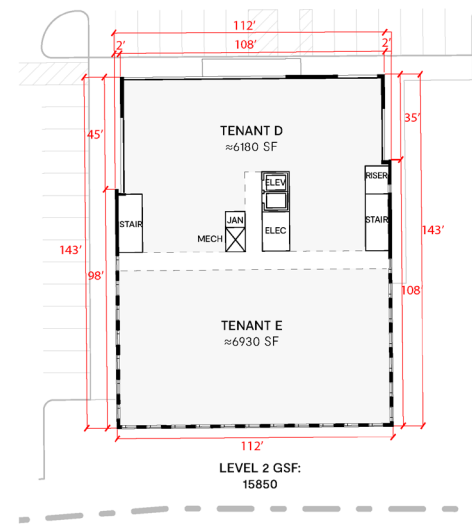
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Floor Plans Level 2



BUILDING A



BUILDING B

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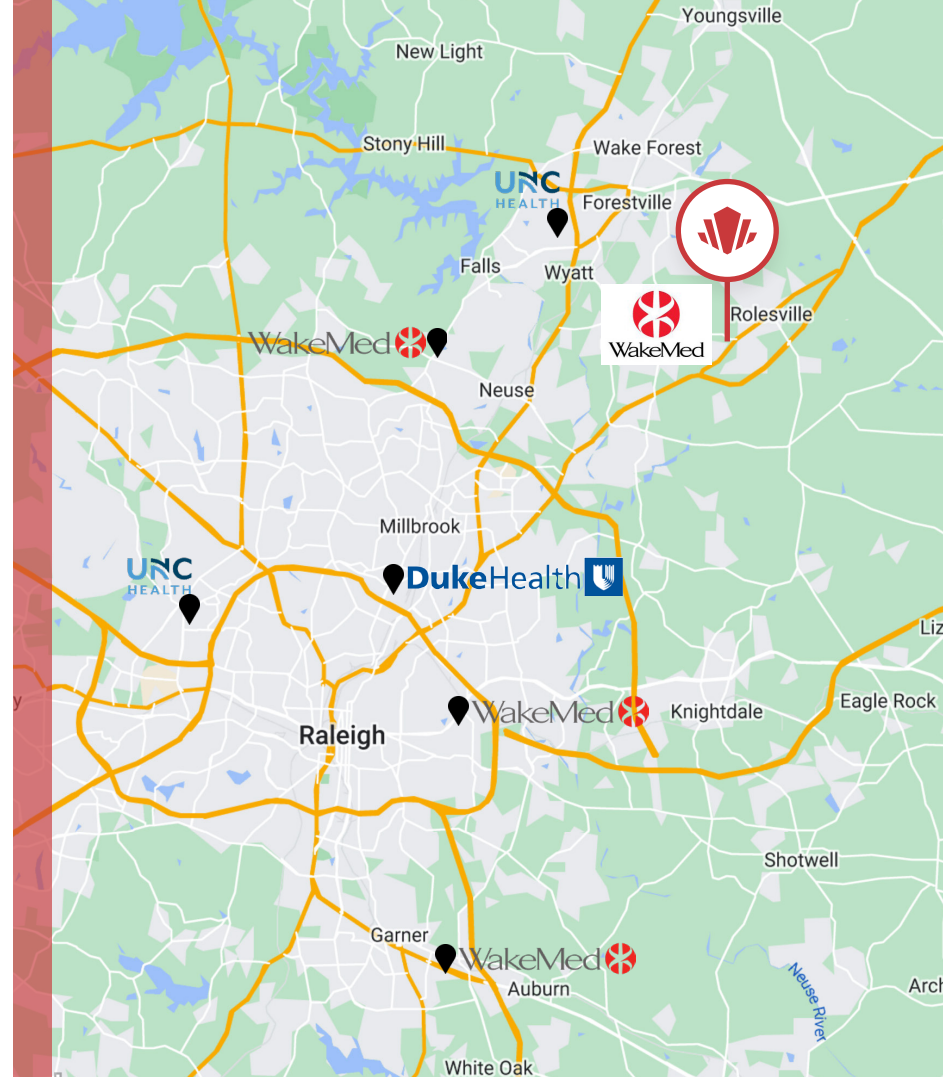
PROPERTY HIGHLIGHTS

Wallbrook is a 78-acre mixed use development comprised of 265,000 square feet of commercial space and 140 residential units. Wallbrook is located on Main St, in the heart of Rolesville, one of the fastest growing municipalities in North Carolina. In fact, between 2010-2020, Rolesville was the fastest growing town, increasing its population by 150%.

- Publix-anchored shopping center
- Signalized access
- Deal structure flexibility
- Medical-use parking capacity
- Exterior signage
- Medical office suites from 1,200 to 50,000 SF
- \$20M NCDOT initiative underway to enhance and expand Main Street by incorporating aesthetic improvements, wider lanes, and dedicated pedestrian/cycling pathways
- Situated near housing developments, including:
 - Lennar's Parker Ridge (with 310 planned homes)
 - Toll Brother's Tom's Creek (with 606 planned homes)
 - Ashton Wood's The Point (with 951 planned homes)

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2022 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPOULATION	3,979	35,872	96,773
HOUSEHOLDS	1,328	11,948	34,750
DAYTIME POPULATION	3,189	25,903	76,722



POINTS OF INTEREST

DINING

- Sip Noshery
- Sonic
- Coffee Lodge
- Off the Hook
- Pie-Zano's
- Hardee's
- Subway
- McDonald's
- Rolesville Diner
- Los Tres Magueyes

- Taco Bell
- Highway 55
- Bojangles

CONVENIENCE

- CVS Pharmacy
- Rolesville Veterinary Hospital
- Advance Auto Parts
- Shell
- Food Lion

- Dollar General
- Exxon
- BP
- Ace Hardware
- Petsense
- Lowes Foods
- Truist
- Planet Fitness
- Publix