

COMMERCIAL LAND OPPORTUNITY ON US-401

1100 S MAIN ST | 4601 LONNIE DR | ROLESVILLE, NC 27571



±4.38 ACRES FOR SALE

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PROPERTY OVERVIEW

Rare opportunity to acquire ± 4.38 acres of commercially zoned land along the rapidly growing US-401 corridor in Rolesville. Comprised of two contiguous parcels, the property is currently improved and occupied, offering flexibility for near-term income or future redevelopment. With commercial zoning already in place, the site is well-suited for a variety of users seeking to establish a presence in an expanding North Wake County submarket.

LOCATION DESCRIPTION

Located on US-401 at Lonnie Drive, the site benefits from strong visibility within a rapidly growing corridor connecting Wake Forest and Rolesville.

HIGHLIGHTS

- » Two parcels totaling ± 4.38 acres
- » Wake County PINs: 1758352248 & 1758351555
- » General Commercial Conditional Zoning (GC-CZ) with broad permitted uses
- » No additional zoning conditions - functions as standard General Commercial
- » Across from new Publix-anchored retail development
- » Frontage on US-401 (S Main Street)
- » Strong traffic counts and visibility
- » Existing occupancy provides holding income potential
- » Ideal for retail, service, or commercial development
- » Located in a high-growth corridor of North Wake County
- » Potential for annexation to access municipal utilities
- » **Asking \$3,000,000**



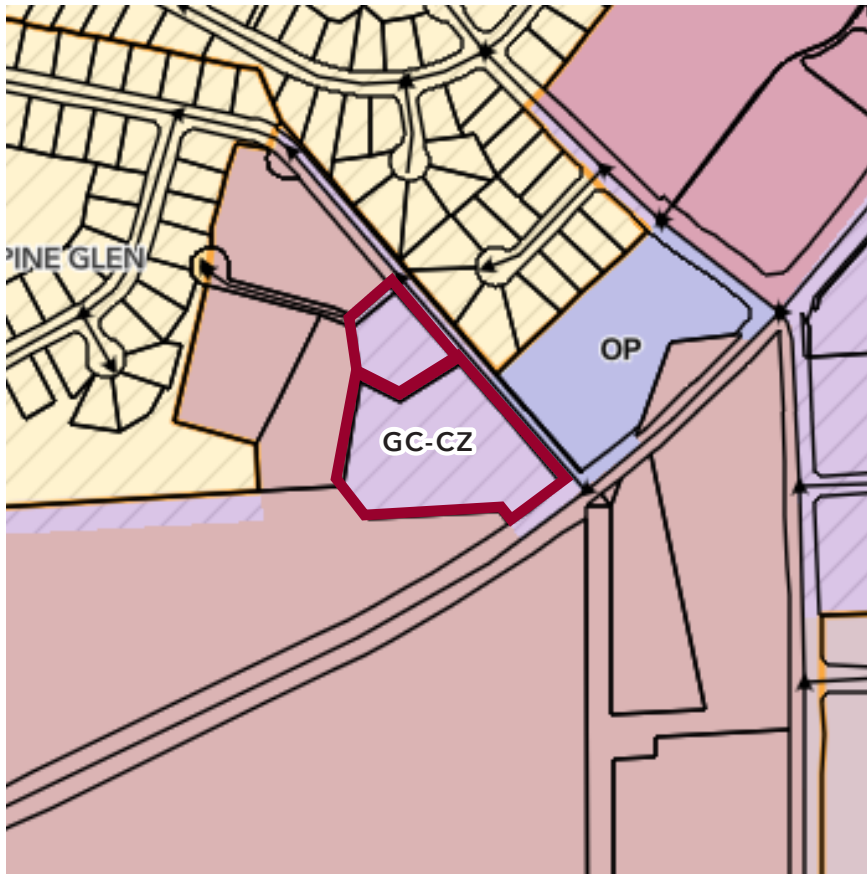
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ZONING

ZONING: General Commercial Conditional Zoning (GC-CZ)

JURISDICTION: Town of Rolesville (ETJ)

SUMMARY: No additional conditions; functions as standard General Commercial zoning



KEY PERMITTED USES

- Retail (neighborhood & community scale)
- Restaurants / dining establishments
- Automotive sales & service
- Banks & financial institutions
- Personal & professional services
- Indoor / outdoor recreation
- Fuel stations / convenience retail

ZONING ADVANTAGES

- No conditional restrictions on the zoning
- Flexibility for a wide range of commercial development types
- Supports both single-user and multi-tenant concepts
- Positioned to serve growing residential base
- Potential to pursue annexation for expanded utility access

DEVELOPMENT NOTES

- Located in Rolesville ETJ
- Opportunity for rezoning or site plan optimization
- Water/sewer options may be available through annexation discussions

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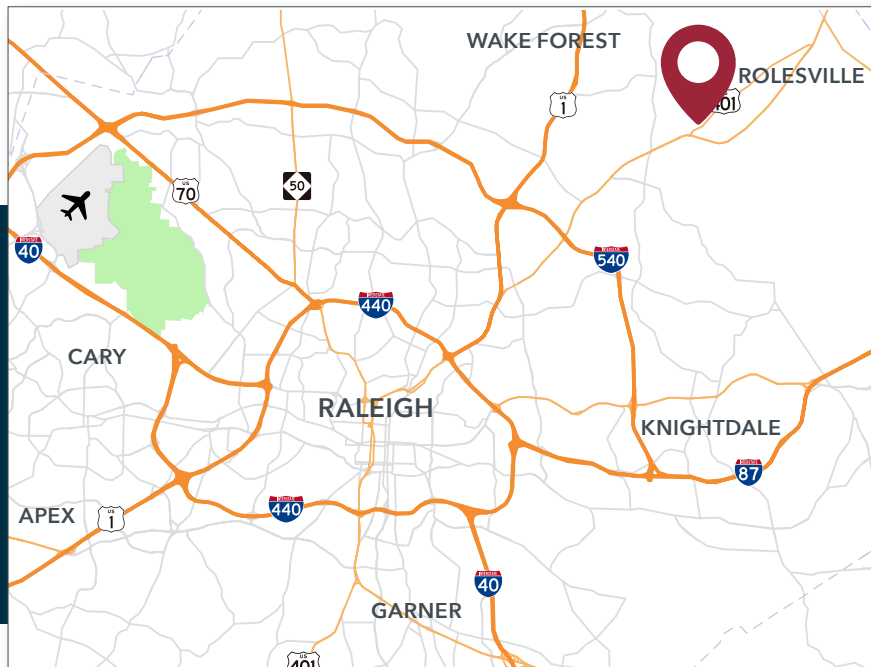
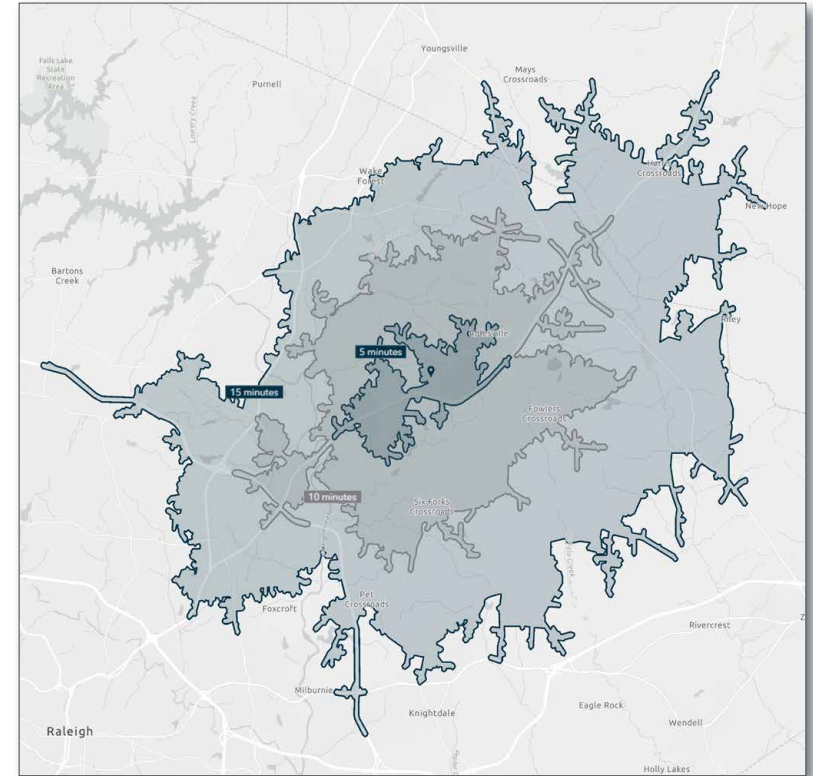
AREA OVERVIEW



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DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
2025 Population	10,077	57,967	158,464
2030 Projected Population	11,112	63,708	173,805
Daytime Population	7,853	40,435	134,298
Bachelor's Degree or Higher	57.0%	59.3%	52.0%
Median Age	38.6	38.2	37.4
Average Household Income	\$134,308	\$146,849	\$131,847
Average Home Value	\$594,142	\$538,144	\$495,859



ABOUT ROLESVILLE, NORTH CAROLINA

Rolesville, NC is a rapidly growing community in northern Wake County, located just northeast of Raleigh. The town has experienced strong population growth in recent years, driven by new residential development and its proximity to Wake Forest and major employment centers. With expanding infrastructure and increasing retail investment along the US-401 corridor, Rolesville continues to emerge as a key growth market in the Triangle.

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