

VARINA OAKS

200 & 400 ALEX RIDGE ROAD
FUQUAY-VARINA, NC 27526

RETAIL FOR LEASE



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PROPERTY OVERVIEW

AVAILABLE

- Suite 411: 1,532 SF
- Suite 215: 1,532 SF
- Suite 211: 1,057 SF

LOCATION DESCRIPTION

Varina Oaks is located on NC 55, offering strong connectivity and visibility to more than 30,000 vehicles per day. Halfway between Holly Springs and Fuquay-Varina, this new commercial development is surrounded by strong demographics.

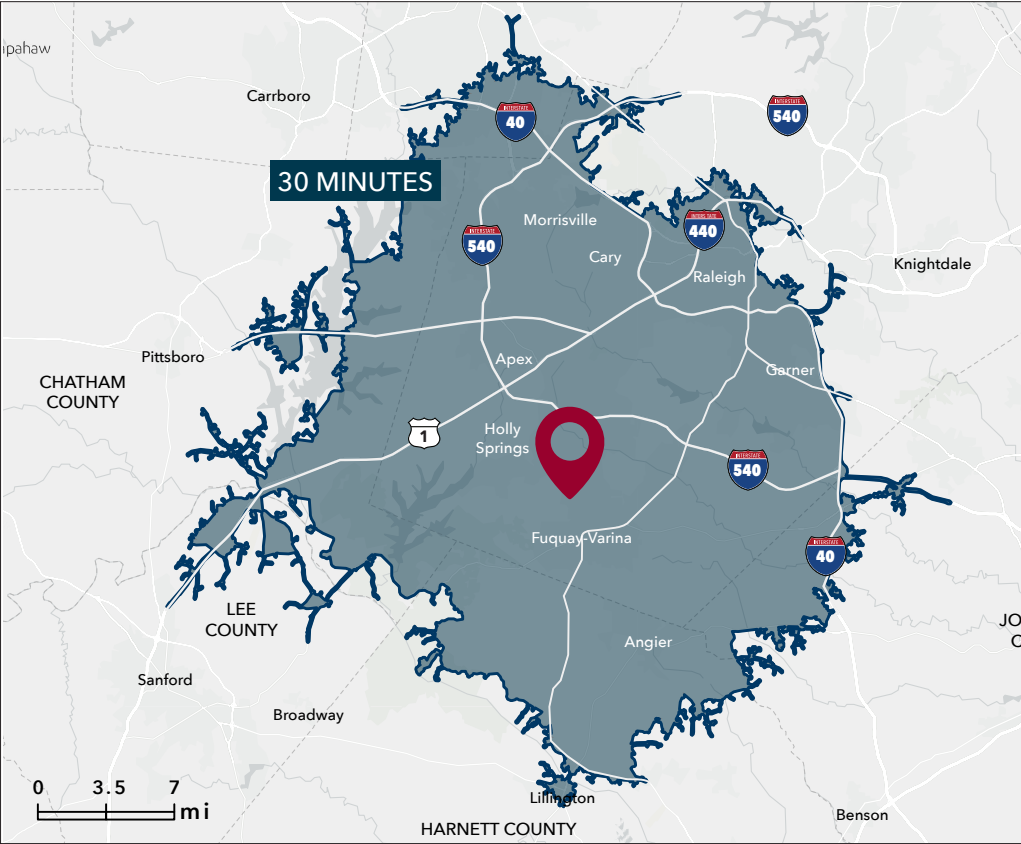
PROPERTY OVERVIEW

- New, ground-floor retail space for lease
- Suites available from 1,057 to 1,532 SF
- Ample surface parking
- Cold dark shell delivery, ready for custom tenant buildout
- Signage opportunity
- Tenant improvement allowance available
- Located within a mixed-use community with 500+ new homes
- Zoning: PUD
- Lease rate: \$33.00/SF, NNN
TICAM: \$5.00/SF (Est.)

TRAFFIC COUNTS

34,500 VPD on NC 55 *Source: NC DOT 2024*

DRIVE TIME



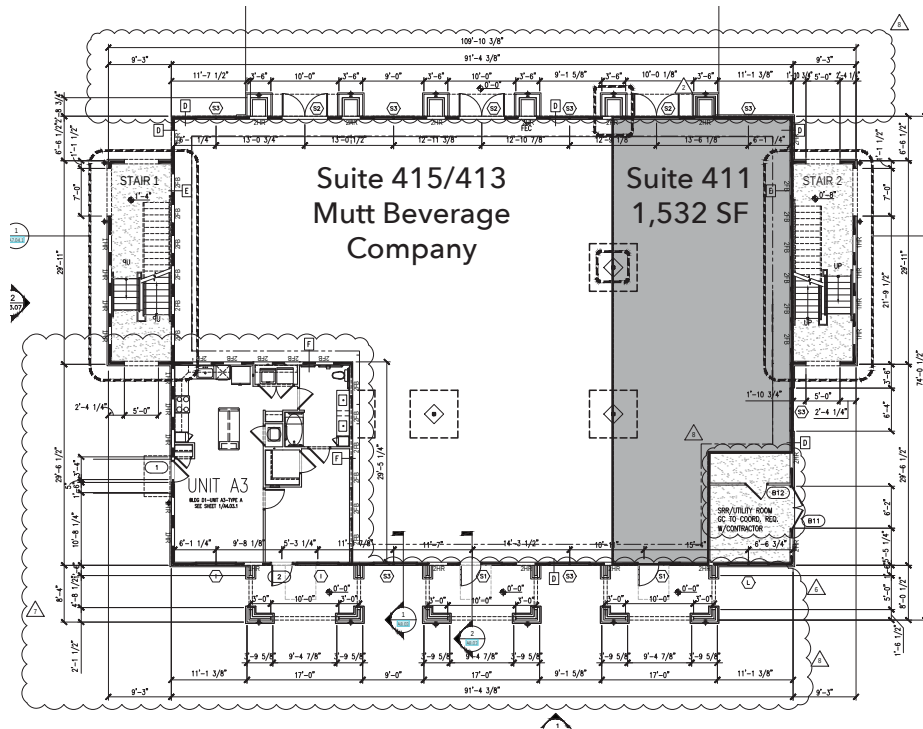
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,028	53,599	126,583
Avg. HH Income	\$154,503	\$155,319	\$165,284
Total Businesses	79	1,694	2,891
Total Employees	827	14,019	22,856
Total Daytime Population	6,011	49,353	103,953

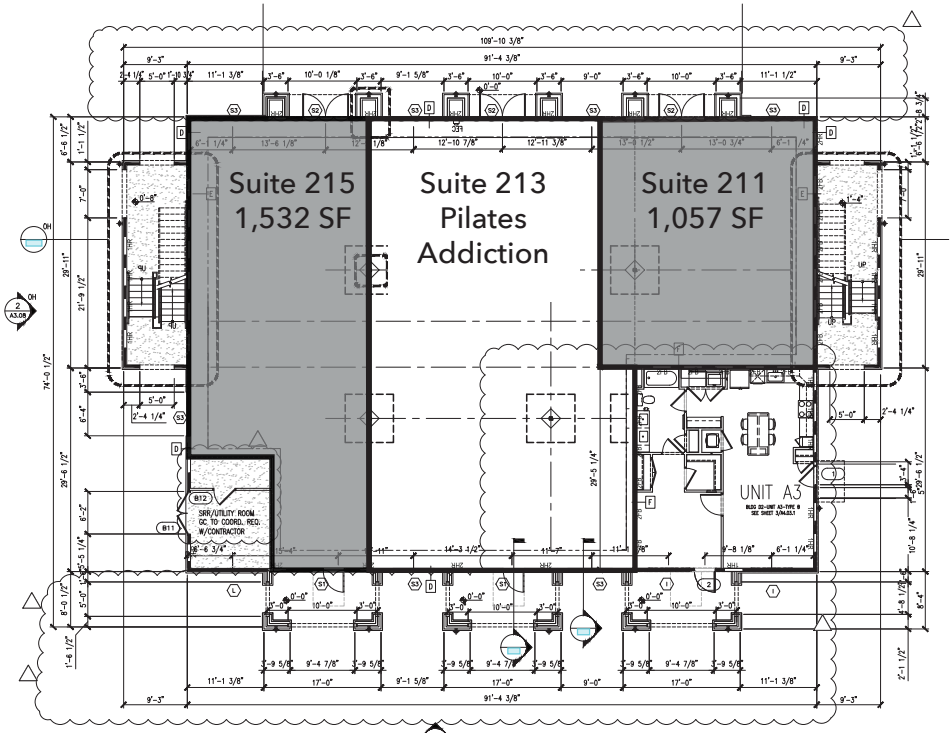
Source: ESRI 2026

FLOOR PLANS

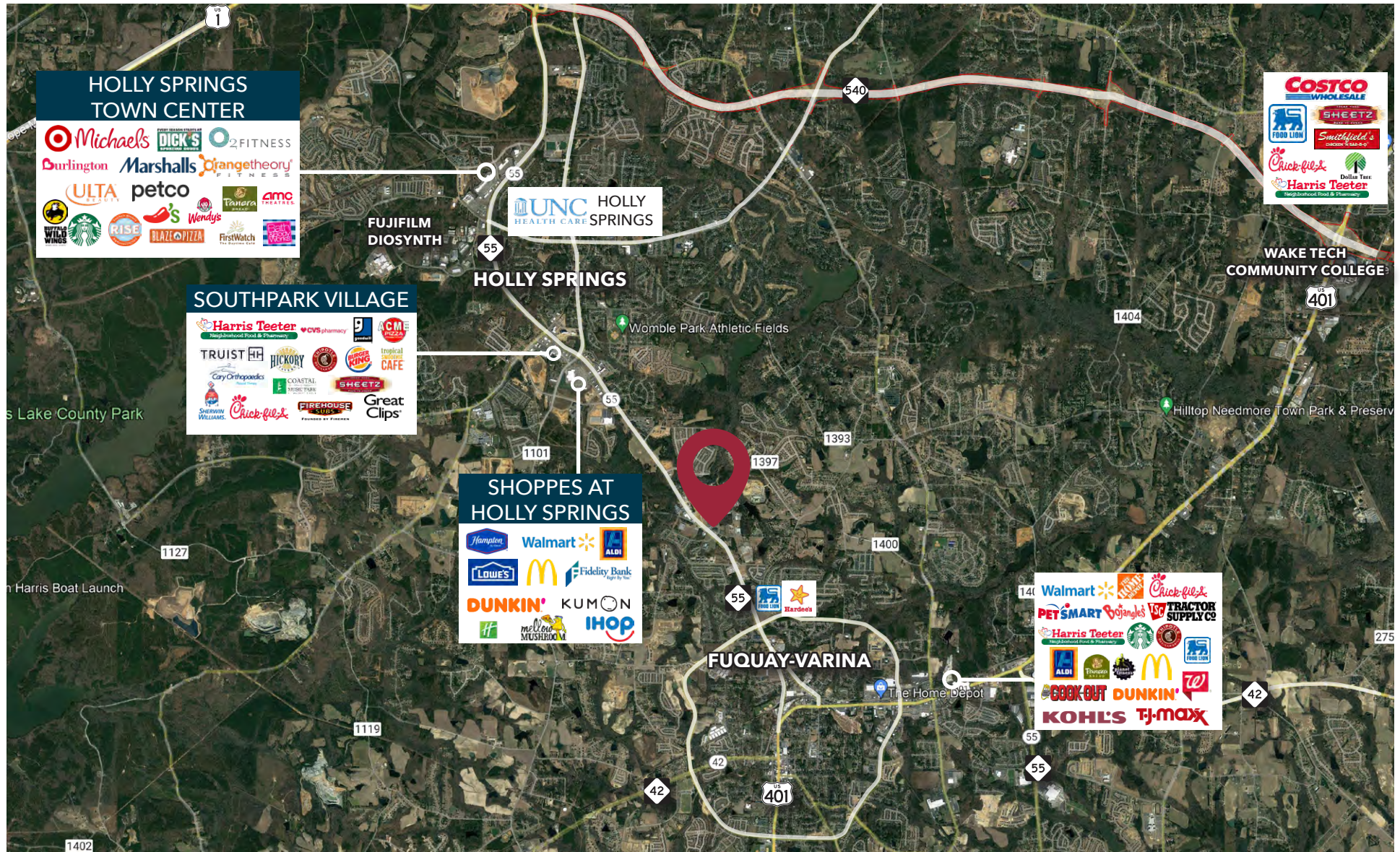
400 Alex Ridge Dr.



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AERIAL



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