

FLEX PROPERTY FOR LEASE

PRIME FLEX PROPERTY WITH IDEAL VISIBILITY

7513 Knightdale Blvd | Knightdale, NC 27545

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COMMERCIAL REAL ESTATE

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Discover a premier leasing opportunity in the heart of Knightdale, NC. This 23,432 SF commercial property features flexible space within a three-unit building.. Zoned HB (Highway Business), the property offers excellent visibility, convenient access, and strong exposure to the growing Knightdale market. With a well-established presence and versatile layout, this location provides an outstanding opportunity for businesses looking to grow and serve the community.

OFFERING SUMMARY

Lease Rate:	Inquire for Pricing
Number of Units:	3
Lot Size:	1.95 Acres
Building Size:	23,432 SF
Available SF:	9,200 SF

PROPERTY HIGHLIGHTS

- 23,432 SF building
- 3 units
- Built in 1978
- Zoned HB
- Strategic location in Knightdale area
- Fully occupied
- Lease type NNN

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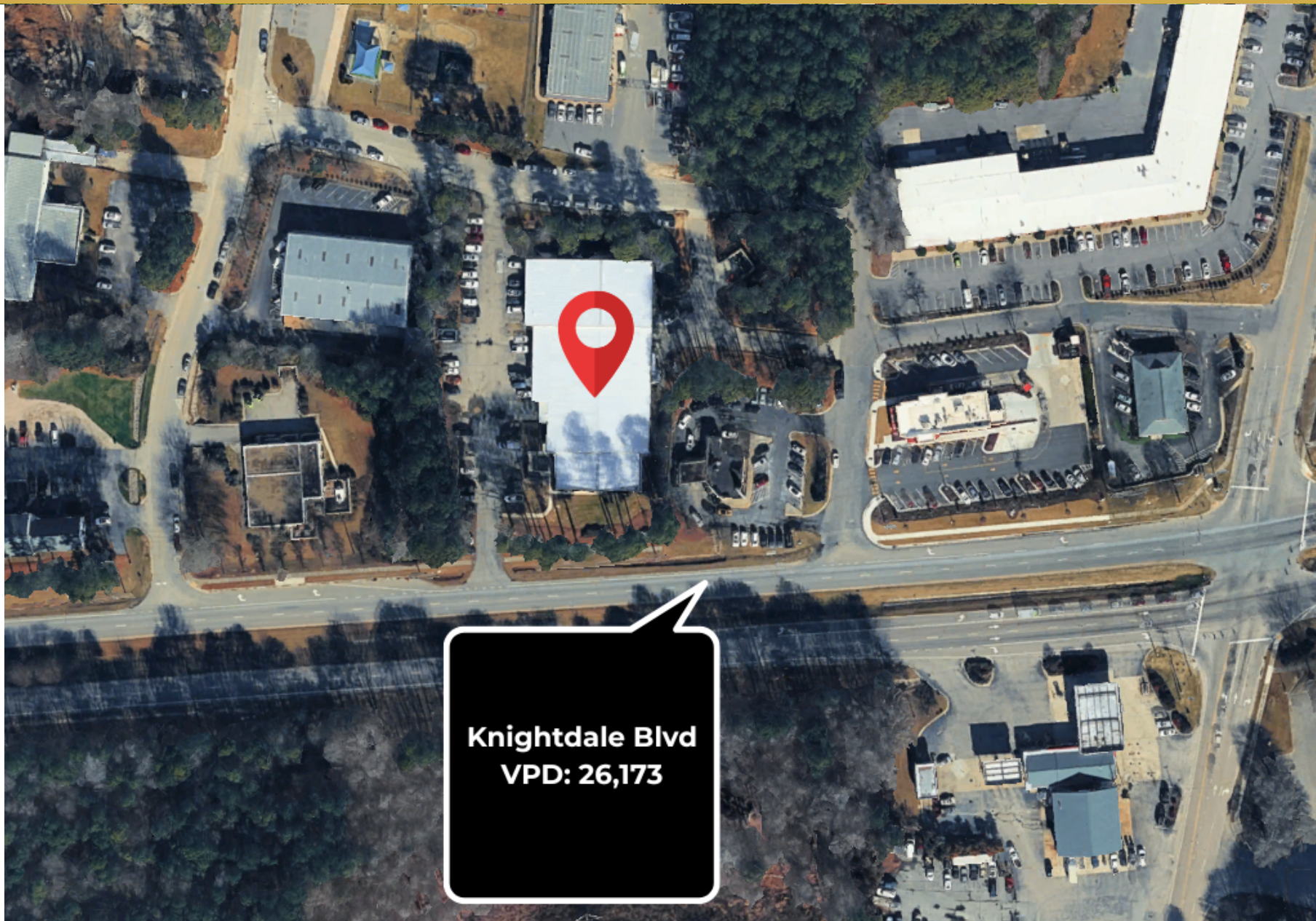
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VEHICLES PER DAY

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RETAIL PROPERTY FOR LEASE



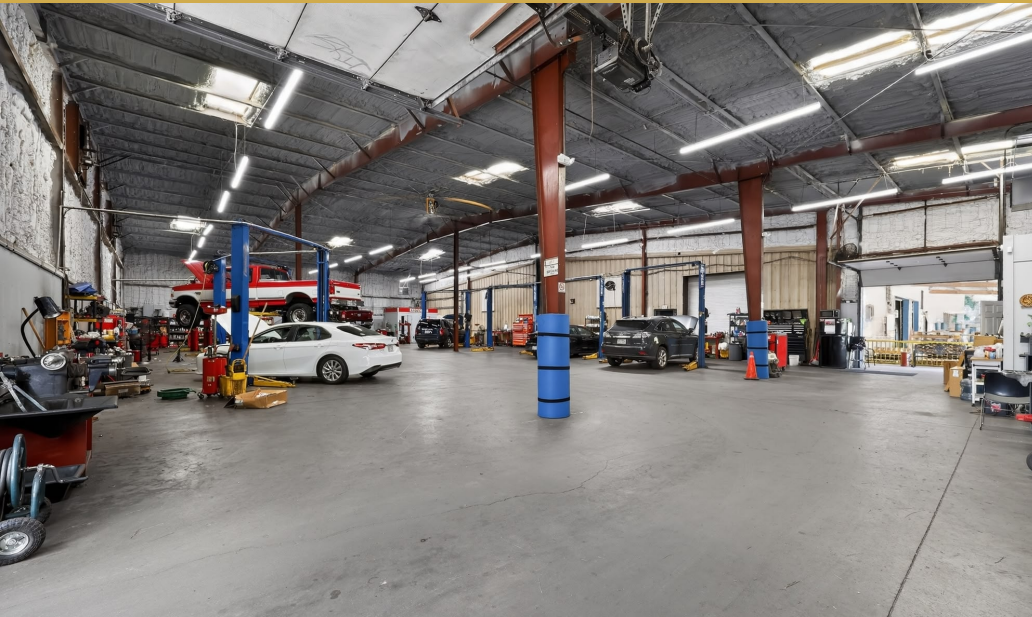
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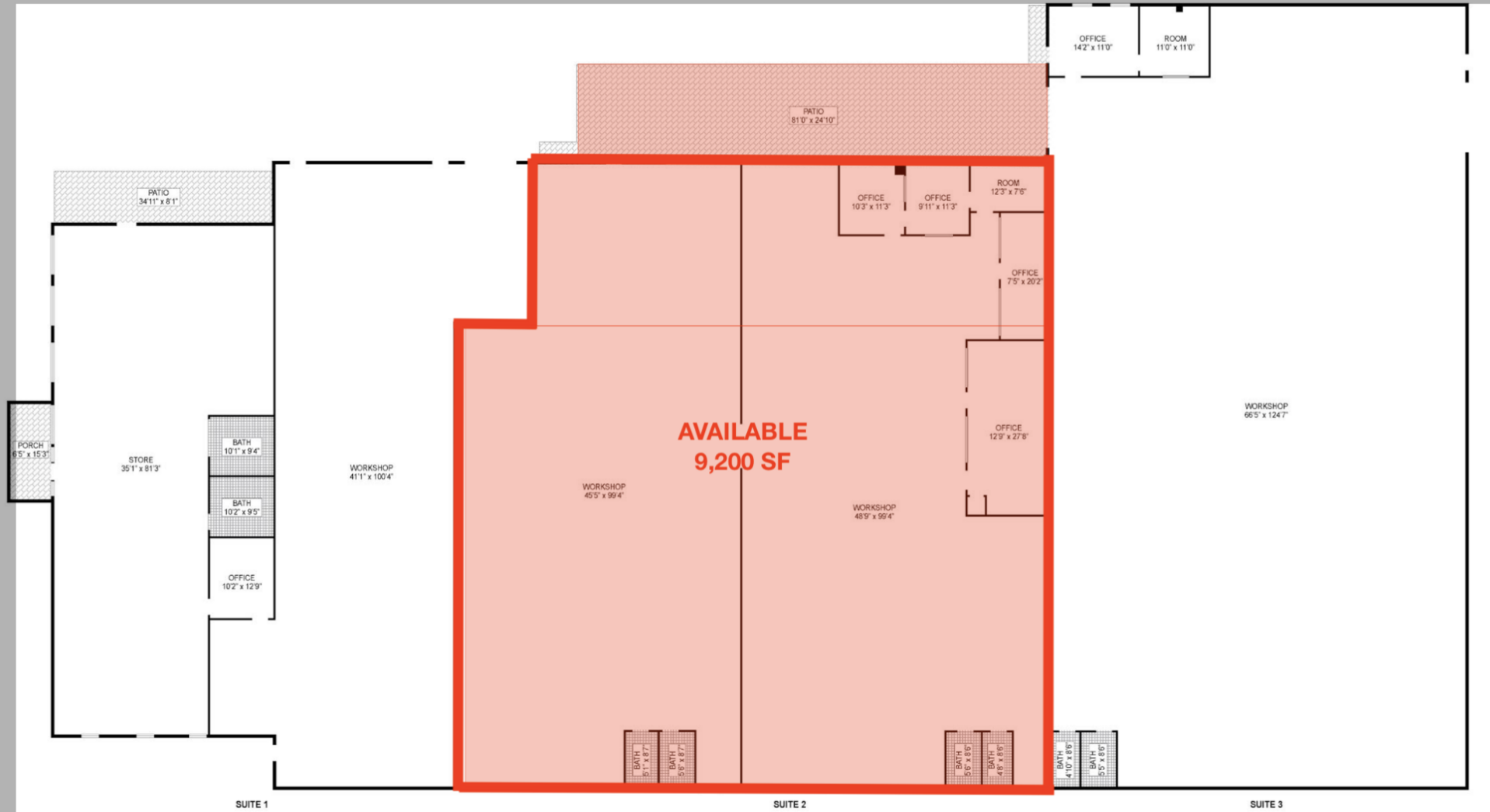
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FLOOR PLAN

7513 Knightdale Blvd, Knightdale, NC 27545

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SUITE 1: 6,100 SQ FT
SUITE 2: 9,200 SQ FT
SUITE 3: 8,132 SQ FT
TOTAL: 23,432 SQ FT



Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

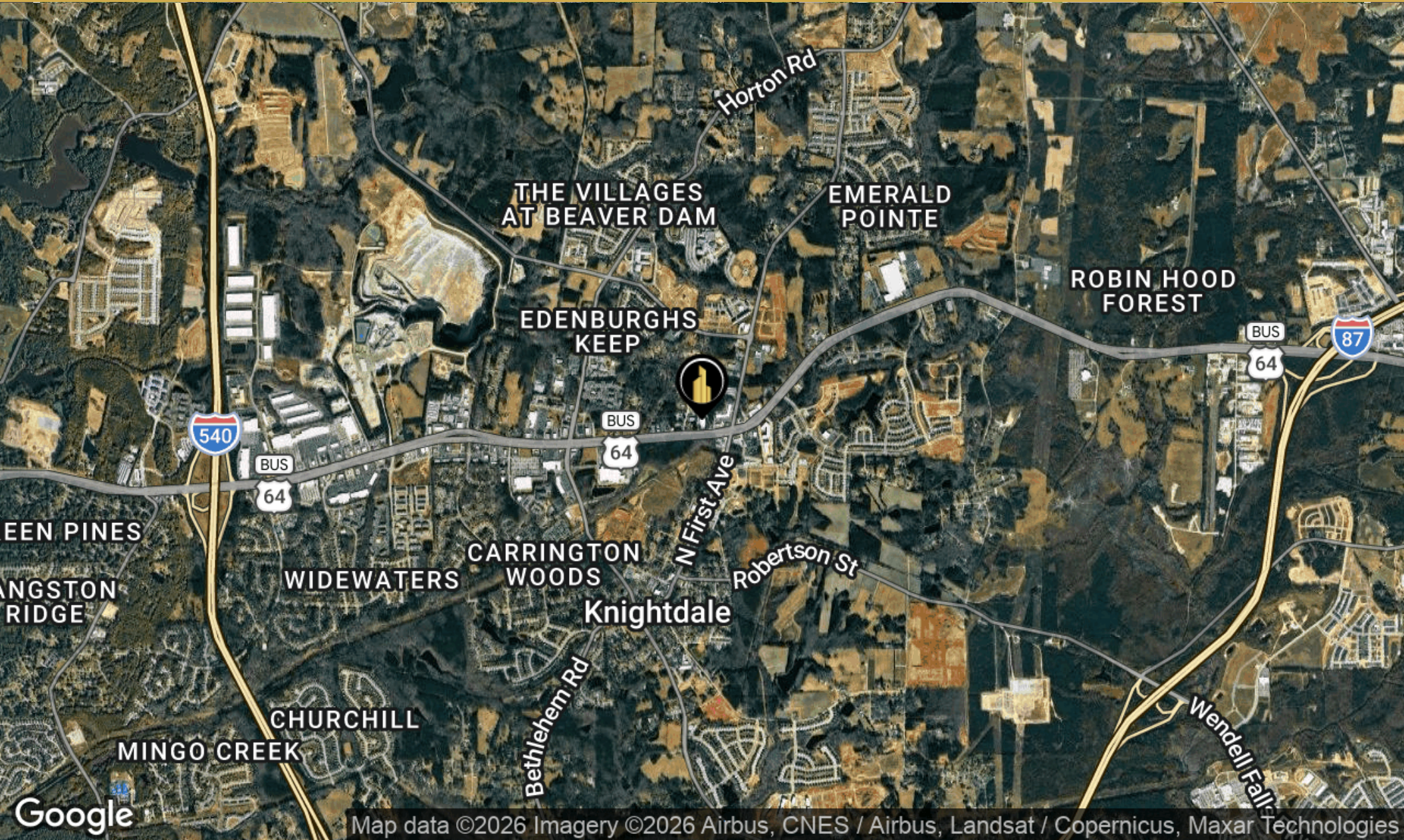
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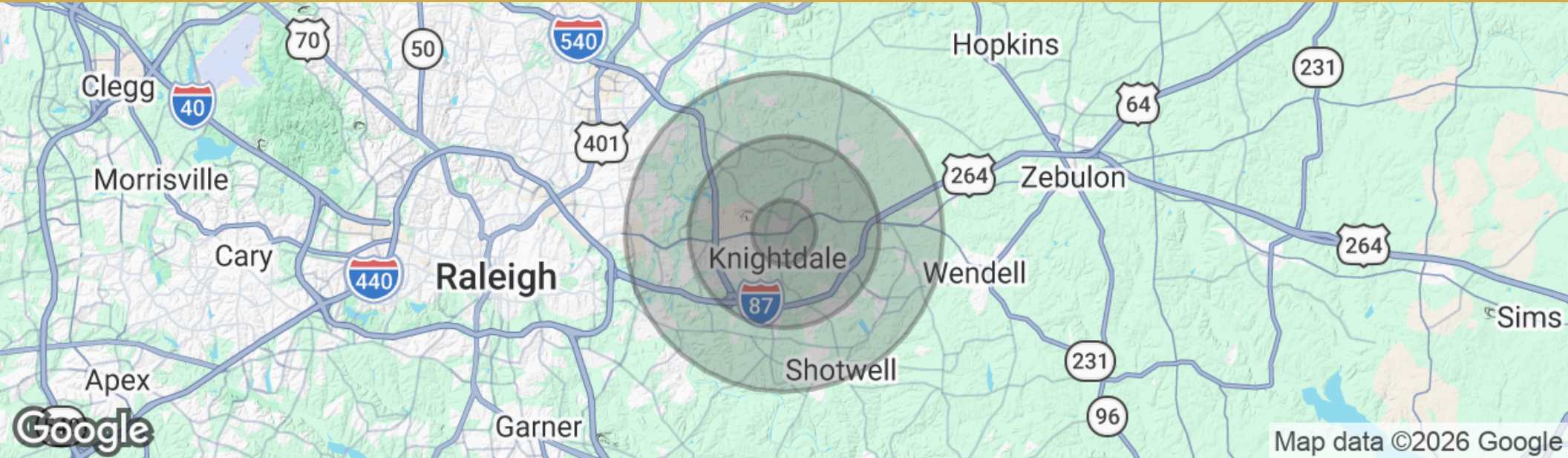
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DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,978	26,325	77,155
Average Age	34.6	36.4	36.4
Average Age (Male)	29.9	33.5	34.5
Average Age (Female)	35.0	36.2	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,129	9,948	28,037
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$99,484	\$98,749	\$104,630
Average House Value	\$338,425	\$315,138	\$308,517

2023 American Community Survey (ACS)

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KNIGHTDALE, NC

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LOCATION DESCRIPTION

Located in the vibrant community of Knightdale, NC, the property offers prime retail potential in a bustling area. With its proximity to popular shopping centers and eateries, it presents a coveted opportunity for retail investors. The area boasts a high traffic volume and a strong consumer base, making it an ideal location for an array of retail businesses. Nearby attractions like Knightdale Station Park and Mingo Creek Park provide a scenic backdrop and draw in local residents and visitors alike. The property's strategic position within this dynamic neighborhood makes it a compelling choice for investors seeking a thriving retail environment.



This stabilized commercial asset offers investors the advantage of immediate cash flow and long-term growth potential within one of Wake County's fastest-growing submarkets. Knightdale continues to experience significant residential and commercial expansion, supported by strong demographics, increasing household incomes, and convenient access to Downtown Raleigh via I-87 and US-64. The property's established tenancy and visibility along a well-traveled corridor provide a solid foundation for consistent performance, while the area's ongoing development creates opportunities for future appreciation. With strong market fundamentals and a business-friendly environment, this investment presents an attractive opportunity for buyers seeking both stability and upside in a rapidly evolving market.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

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