

6000 ROGERS ROAD
ROLESVILLE, NC 27571

DELIVERING SUMMER 2026



NEW RETAIL FOR LEASE

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY HIGHLIGHTS

AVAILABLE

- Suite 101: 2,355 SF, Restaurant with drive-thru and patio
- Suite 103: 3,000 SF
- Suite 105: 3,034 SF, Restaurant with patio

PROPERTY HIGHLIGHTS

- 10,702 SF of new retail for lease in one of Wake County's fastest growing communities
- Includes two restaurant spaces with drive thru and patios
- Surrounded by affluent and rapidly growing residential and commercial developments
- Nearby retailers include Publix, ACE Hardware, Food Lion, Party Like a Princess, sodabox, and Mezcalito
- Parking: 85 Surface spaces
- Zoned: General Commercial

TRAFFIC COUNTS

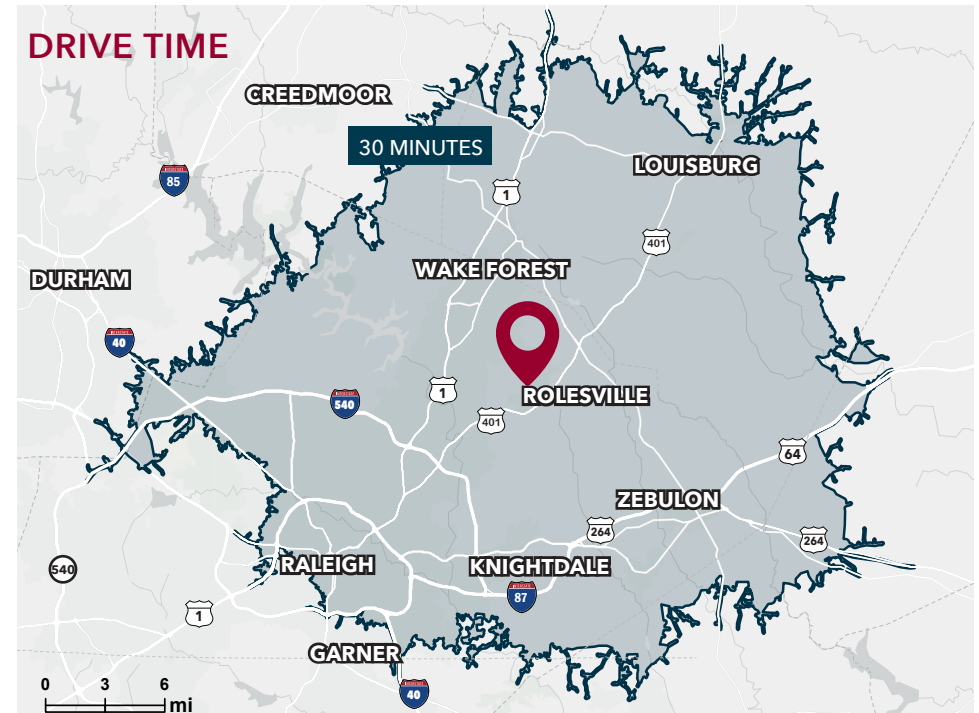
- 9,800 VPD on Rogers Rd.
- 12,000 VPD on S. Main St. (North of Rogers Rd.)
- 14,500 VPD on S. Main St. (South of Rogers Rd.)

Source: NC DOT 2023

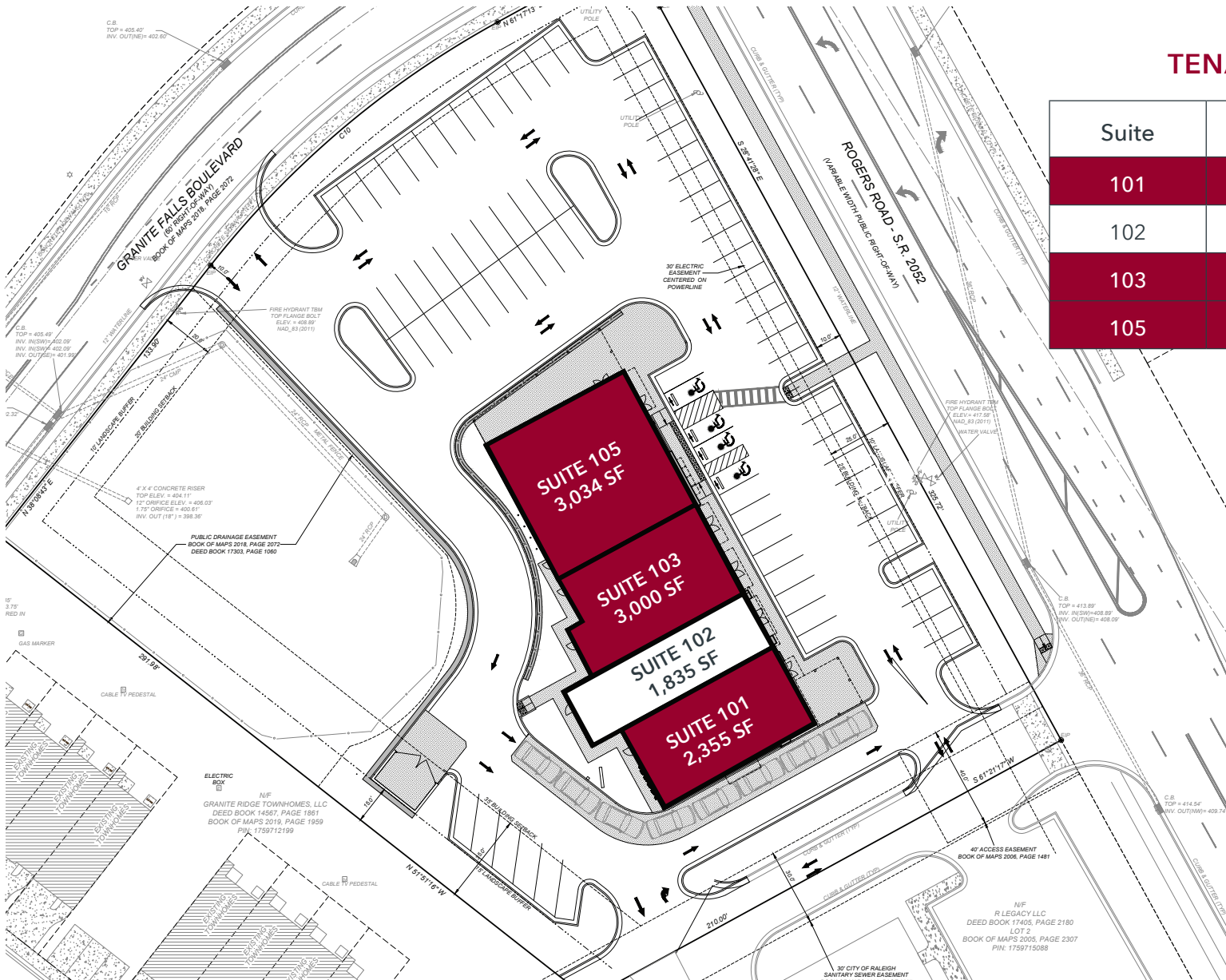
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,530	37,190	96,568
Avg. HH Income	\$170,535	\$169,450	\$149,637
No. of Businesses	218	700	2,663
No. of Employees	1,367	4,768	20,494
Daytime Population	4,950	26,816	76,622

Source: ESRI 2025



SITE PLAN



TENANT ROSTER

Suite	Tenant	SF
101	AVAILABLE	2,355
102	Nail Salon	1,835
103	AVAILABLE	3,000
105	AVAILABLE	3,034

AREA OVERVIEW



Presented by:

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