

TURNKEY RETAIL SPACE - DOWNTOWN GROWTH CORRIDOR!

400 E. BROAD ST

FUQUAY-VARINA, NC 27526

CAFÉ | RETAIL | OFFICE OPPORTUNITY- CORNER SPACE

HIGH TRAFFIC CORRIDOR NEAR FUQUAY-VARINA HIGH SCHOOL



1,250± SF FOR LEASE!



Nash Patton
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STEELE
RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Tyler Mills
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DETAILS:

PRICE: \$30 PSF
TICAM: \$3.89 PSF
TERM: Negotiable

HIGHLIGHTS:

1,250 sf, Move-in Ready Café or Retail Space
Easy Access to High School & Downtown
New Insulated Roof & HVAC Improvements
Corner Store with Ample Parking
2-sided Road Frontage / Visibility & Access
12,615 + Vehicles Per Day (VPD)
Existing Counter Service Buildout
Strong Area Growth & Household Income





FVCHS
FUQUAY-VARINA
 HIGH SCHOOL
 1,903 Students | 7A



Located near Downtown Fuquay-Varina and Fuquay-Varina High School, this corridor continues to experience strong residential growth, rising household incomes, and expanding consumer demand.

1,250± SF
For Lease



12,615 VPD

2025 DEMOGRAPHICS			
	< 1 Mile	< 3 Miles	< 5 Miles
Population	8,767	47,061	98,384
Population Growth	15.77%	23.41%	19.63%
Average HH Income	\$108,377	\$125,511	\$137,471
Median HH Income	\$83,866	\$107,043	\$115,364
Households	3,490	17,133	34,478

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Aerial and Demographic

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Location & Travel



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