

INDIVIDUAL CONDOS FOR SALE

# 3009 VILLAGE PARK DRIVE

KNIGHTDALE, NC 27545



**NATRI** PROPERTIES

# PROPERTY OVERVIEW

Individual Condos for sale in Knightdale, NC. This property offers excellent accessibility to I-540, I-87, US-264, and I-440, providing seamless connectivity to Raleigh and the surrounding Triangle submarkets.

<b>ADDRESS</b>	3009 Village Park Drive, Knightdale, NC 27545
<b>AVAILABLE SF</b>	±9,409 SF *measured drip line to drip line*
<b>ACREAGE</b>	±1.02 acres
<b>SALE PRICE</b>	\$350.00/SF *Contact broker for full building purchase price*
<b>CLEAR HEIGHT</b>	20'
<b>SPRINKLER</b>	None
<b>PARKING</b>	40 surface parking spaces (4.25 per 1,000 SF)
<b>DOCK DOORS</b>	None
<b>DRIVE-IN DOORS</b>	1
<b>ZONING</b>	Neighborhood Mixed-Use with a Conditional District (NMX CD)
<b>WATER/SEWER</b>	Town of Knightdale
<b>GAS</b>	Enbridge Gas
<b>TELECOM AVAILABLE</b>	Variety of option (Spectrum, AT&T, Verizon, etc.)
<b>FEATURES</b>	<ul style="list-style-type: none"><li>• 0.2 miles from US-64 Business</li><li>• 2.1 miles from I-540</li><li>• 3.5 miles from I-87</li><li>• 7.2 miles from I-440</li></ul>

## CONTACT

MIKE GREEN | 919.601.3548 | [mgreen@triprop.com](mailto:mgreen@triprop.com)

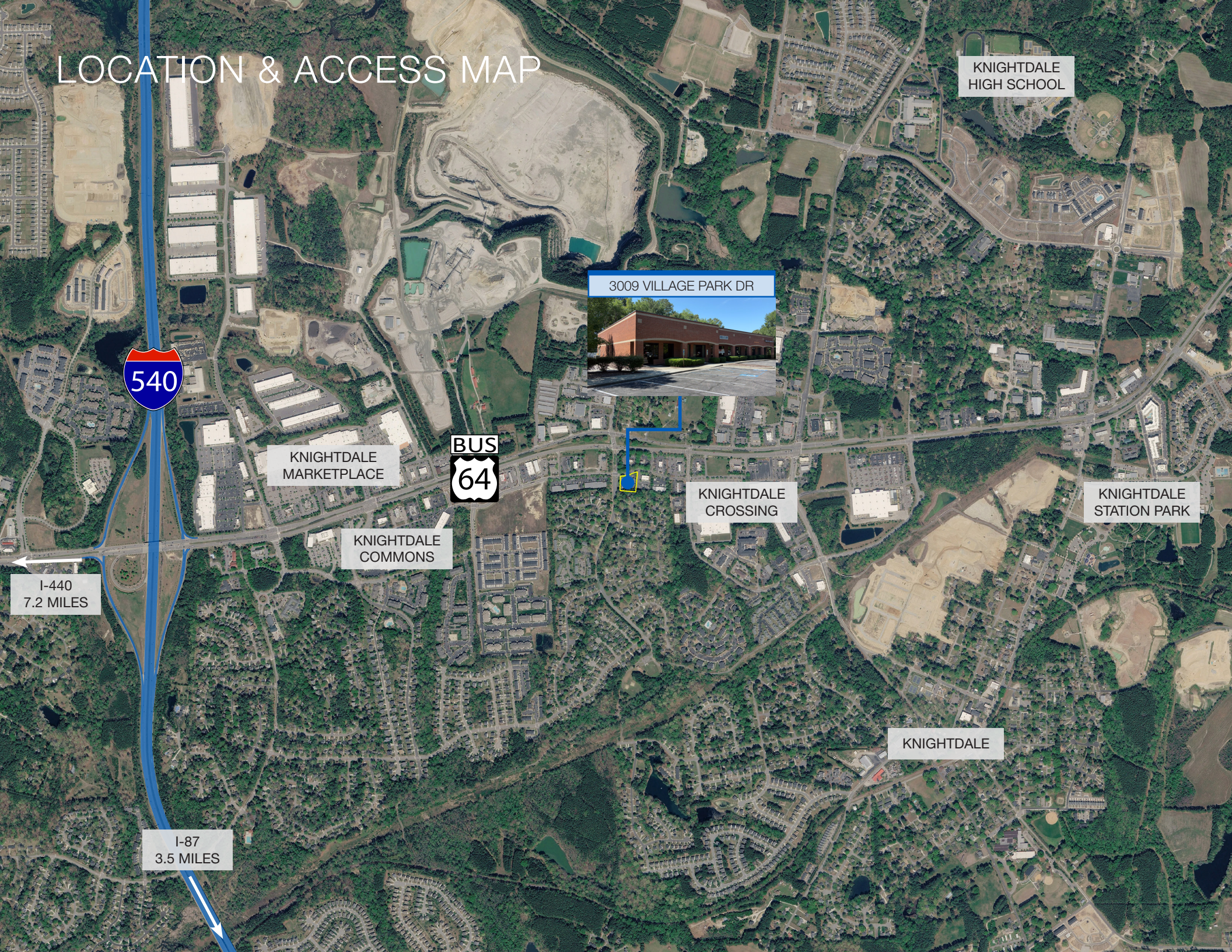
MIKE PEEBLES | 919.812.3000 | [mike@peeblescommercial.com](mailto:mike@peeblescommercial.com)

**NAITRI** PROPERTIES





# LOCATION & ACCESS MAP



KNIGHTDALE  
HIGH SCHOOL



KNIGHTDALE  
MARKETPLACE



KNIGHTDALE  
CROSSING

KNIGHTDALE  
STATION PARK

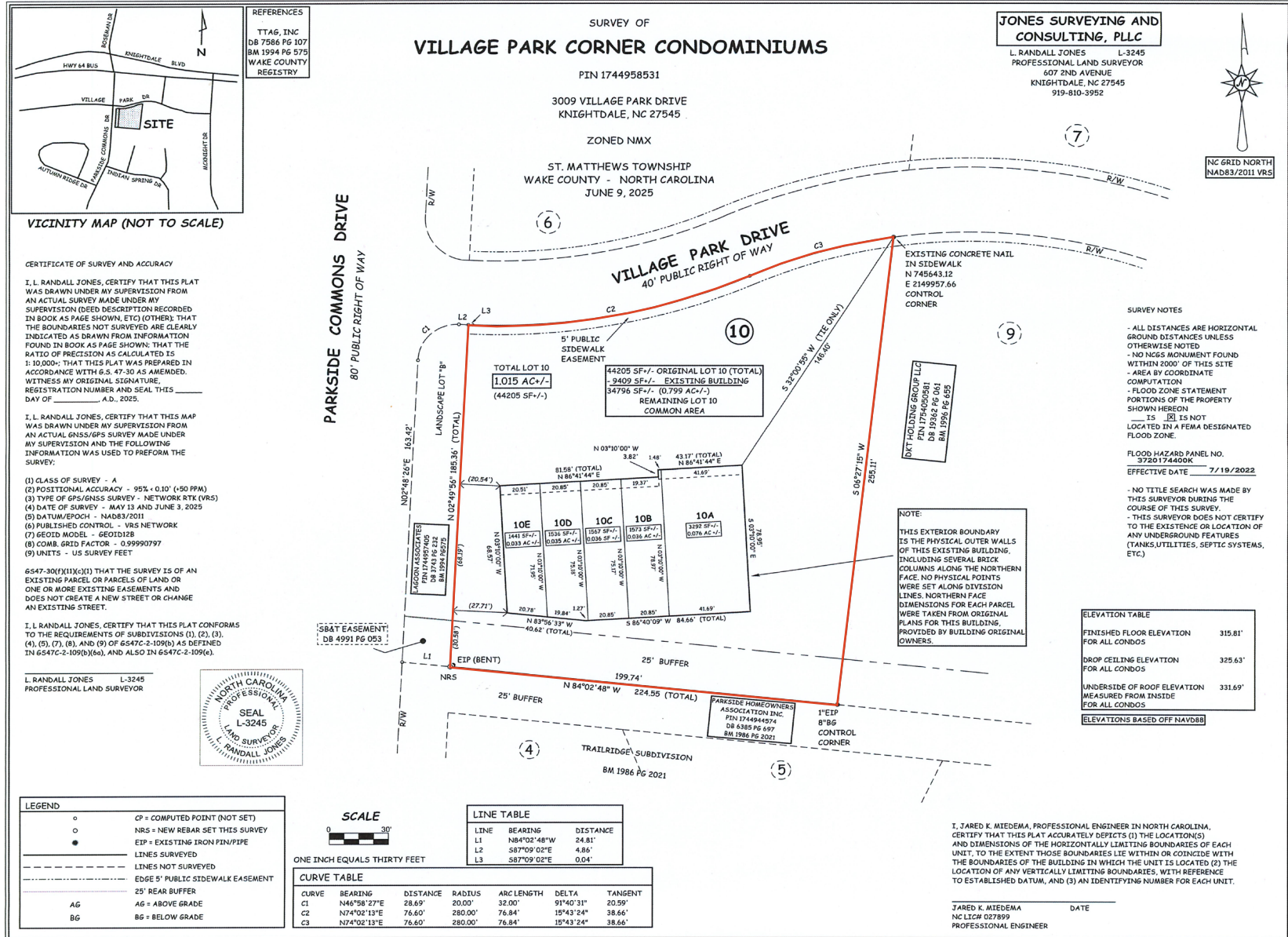
KNIGHTDALE  
COMMONS

I-440  
7.2 MILES

KNIGHTDALE

I-87  
3.5 MILES

# SITE PLAN



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**NAI** TRI PROPERTIES

# AMENITIES

Located in a highly convenient area, this property is in close proximity to essential amenities including shopping, dining, medical services, and everyday services. Below are some of the amenities.

## DINING

Alpaca Chicken  
Applebee's Grill + Bar  
Arby's  
Bojangles  
Buffalo Wild Wings  
Burger King  
Chili's Grill & Bar  
Cookout  
Domino's Pizza  
Five Guys  
IHOP  
Chick-fil-A  
KFC  
Kiko Japan Express  
Moe's Southwest  
New York Diner  
Panera Bread  
Popeyes  
QDOBA  
Rudino's Pizza & Grinders  
Saltgrass Steak House  
Slice of NY Pizza  
Smithfield's Chicken 'N Bar-BQ  
Starbucks

Subway  
Taco Bell  
Tropical Smoothie Café  
Waffle House  
Wendy's  
Zaxby's

## SHOPPING/SERVICES

ABC Store  
Academy Sports + Outdoors  
Advance Auto Parts  
American Pride Car Wash  
AT&T  
Autobell Car Wash  
AutoZone Auto Parts  
Best Buy  
bp  
Burlington  
CSV  
Discount Tire  
Dollar Tree  
Exxon  
Firestone Auto Care  
Food Lion  
GNC

Goodwill Industries  
Great Clips  
Kirkland's Home  
Kohl's  
Lowe's Home Improvement  
Lowes Food  
Marathon Gas  
Mattress Firm  
Mattress Warehouse  
Michaels  
Napa Auto Parks  
PetSmart  
Planet Fitness  
Rent-A-Center  
Ross Dress for Less  
Sheetz  
Shell  
T.J. Maxx  
Target  
The Home Depot  
T-Mobile  
Tractor Supply  
UPS Store  
USPS  
Verizon

Walgreens  
Walmart

## BANKS

Bank of America  
First Citizens  
State Employees' Credit Union  
Truist  
Wells Fargo

## MEDICAL

Avance Care  
Duke Urgent Care  
REX Wellness Center

## PARKS & RECREATION

Knighdale Community Park  
Knighdale Parks & Recreation  
Knighdale Recreation Center  
Knighdale Station Park  
Knighdale Station YMCA  
Wake Stone Athletic Park

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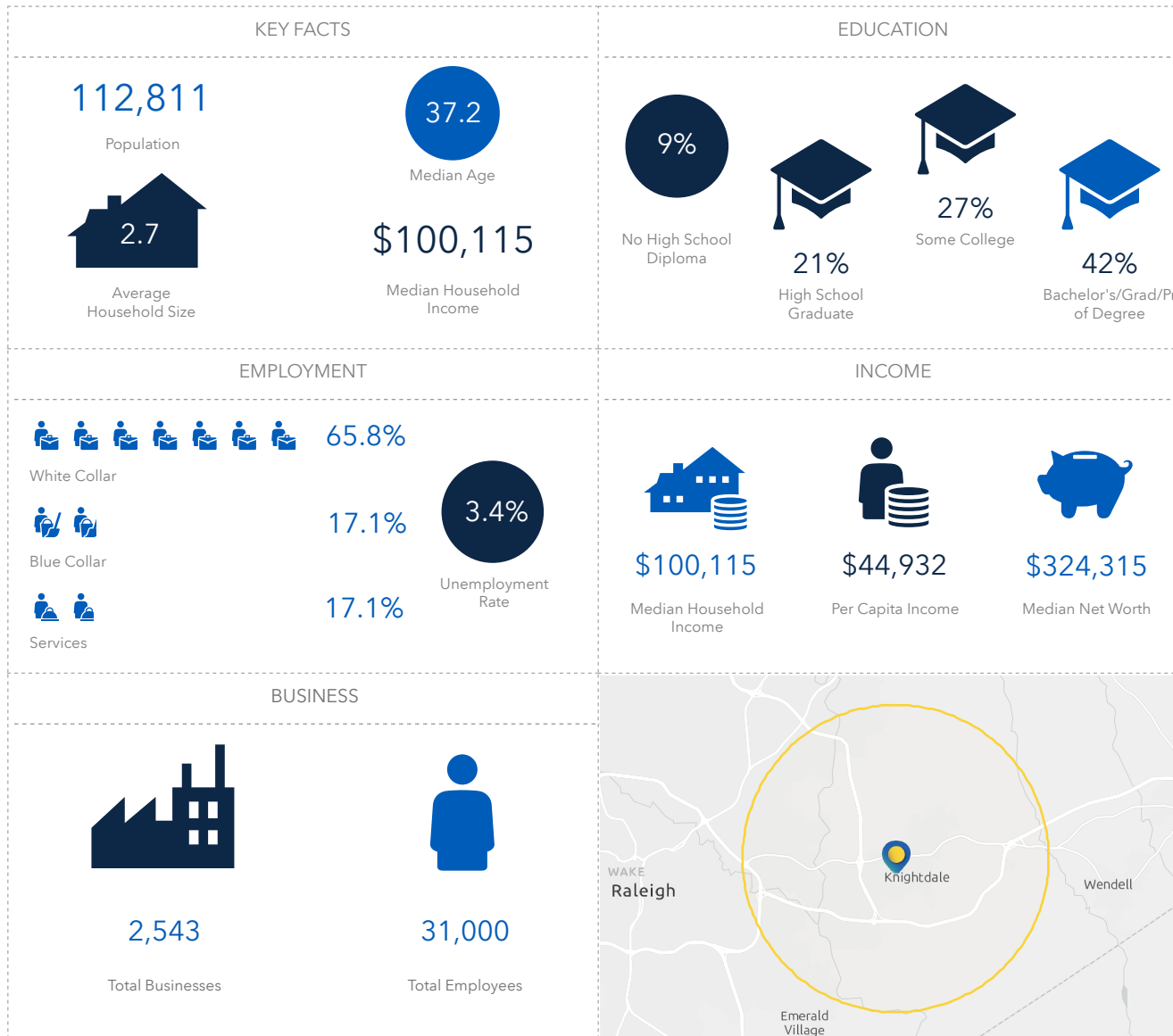
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# DEMOGRAPHICS

## 5 MILE



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