

FLEX PROPERTY FOR SALE

PRIME INCOME PRODUCING FLEX PROPERTY

7513 Knightdale Blvd | Knightdale, NC 27545

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COMMERCIAL REAL ESTATE

PRIME FLEX PROPERTY WITH IDEAL VISIBILITY

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TABLE OF CONTENTS

PROPERTY SUMMARY	3
VEHICLES PER DAY	4
PHOTOS	5
ADDITIONAL PHOTOS	6
FLOOR PLANS	7
RENT ROLL	8
LOCATION MAP	9
DEMOGRAPHICS MAP & REPORT	10
CITY INFORMATION	11
CONFIDENTIALITY & DISCLAIMER	12

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Knightdale, NC. This 23,432 SF property, built in 1978, accommodates 3 units, presenting a versatile space for retail or street retail ventures. Zoned HB, it offers a strategic base for a range of business endeavors, from boutique shops to specialized services. The property's favorable location within the Knightdale area ensures high visibility and accessibility for potential customers. With its well-established presence and ample space, this property is positioned to capitalize on the thriving retail market and represents a lucrative prospect for investors seeking a promising commercial asset.

OFFERING SUMMARY

Sale Price:	Inquire for Pricing
Number of Units:	3
Lot Size:	1.95 Acres
Building Size:	23,432 SF

PROPERTY HIGHLIGHTS

- 23,432 SF building
- 3 units
- Built in 1978
- Zoned HB
- Strategic location in Knightdale area
- Fully occupied
- NOI: \$187,072

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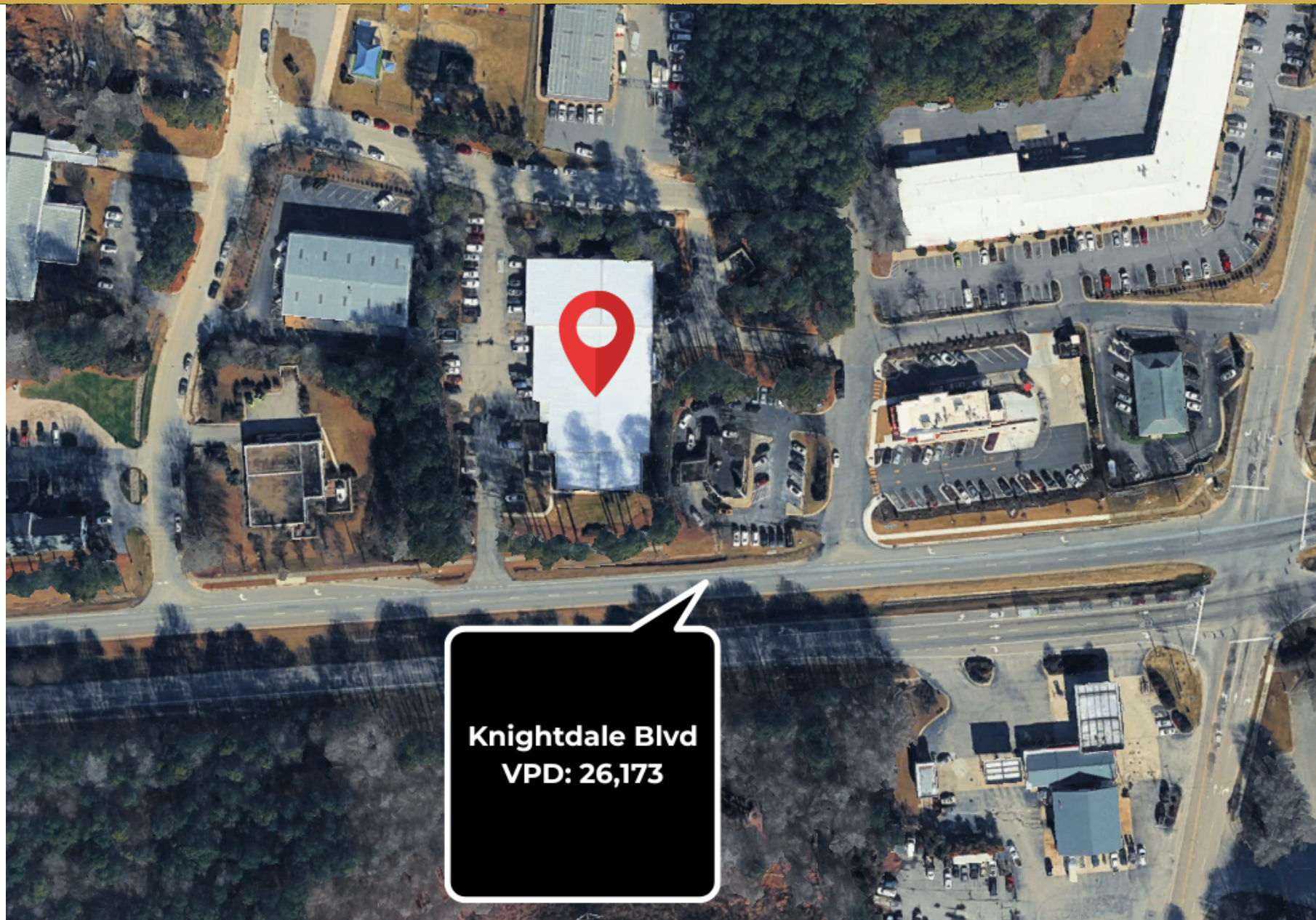
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VEHICLES PER DAY

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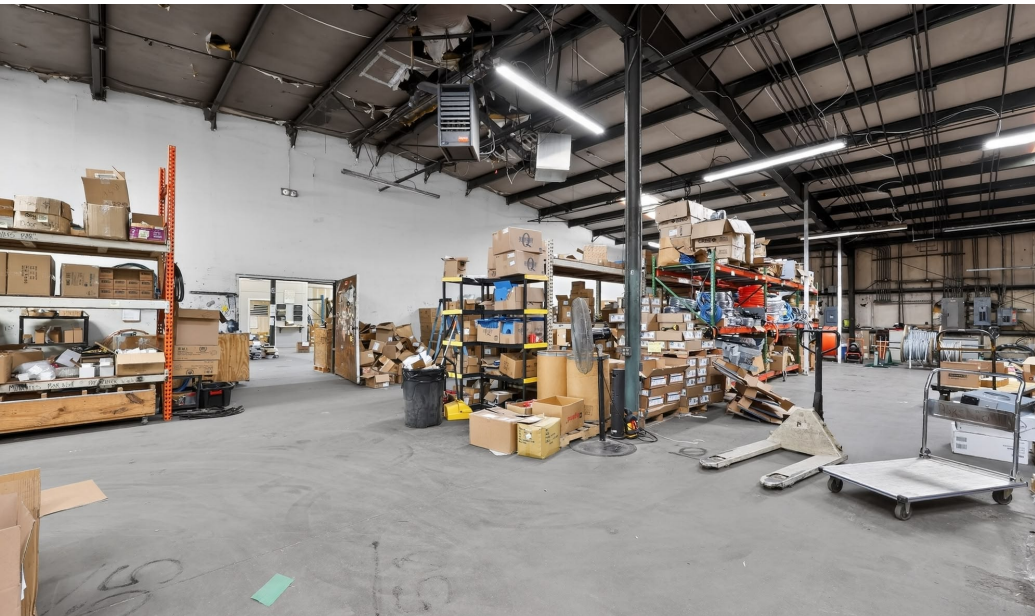
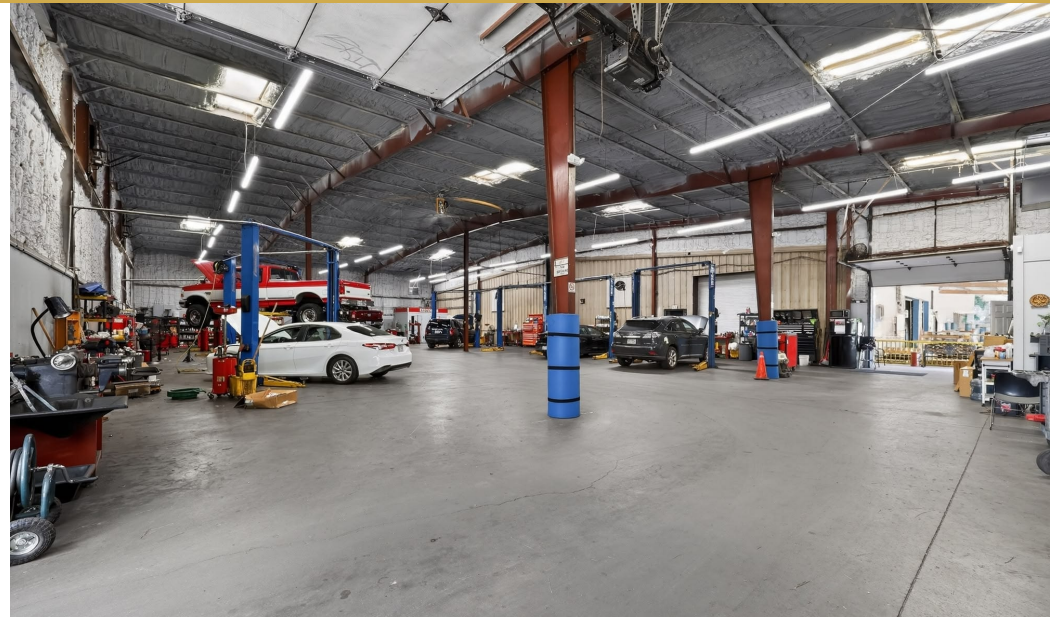
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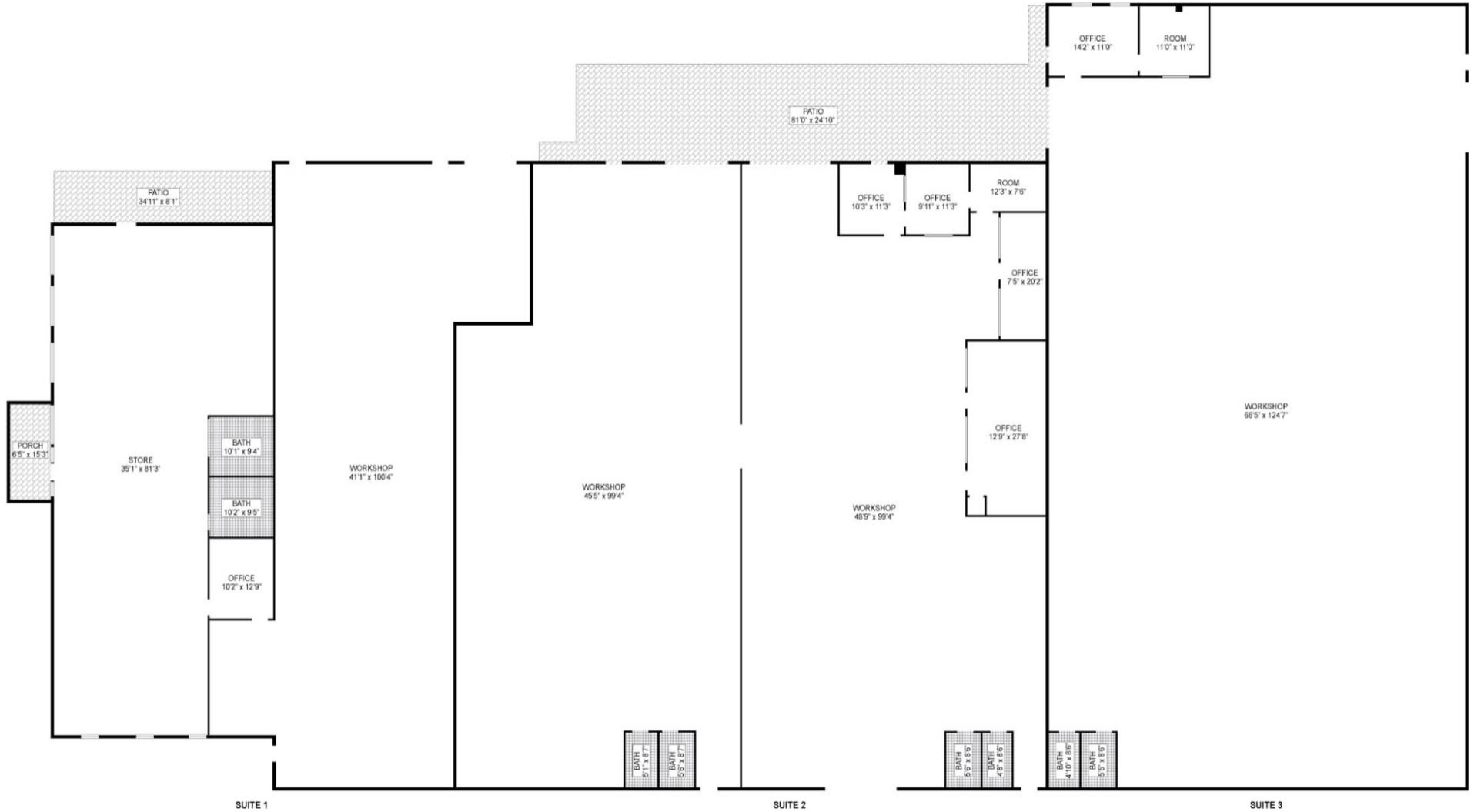
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FLOOR PLAN

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



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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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END	LEASE TYPE
1	Sherwin-Williams	6,100 SF	30.04%	\$13.80	\$84,150	12/2027	Gross
2	MSF Electric	9,200 SF	45.30%	\$8.82	\$81,159	M2M	Gross
3	Tyrolf Auto	8,132 SF	40.05%	\$8.85	\$71,929	7/2029	Gross
TOTALS		23,432 SF	115.39%	\$31.47	\$237,238		



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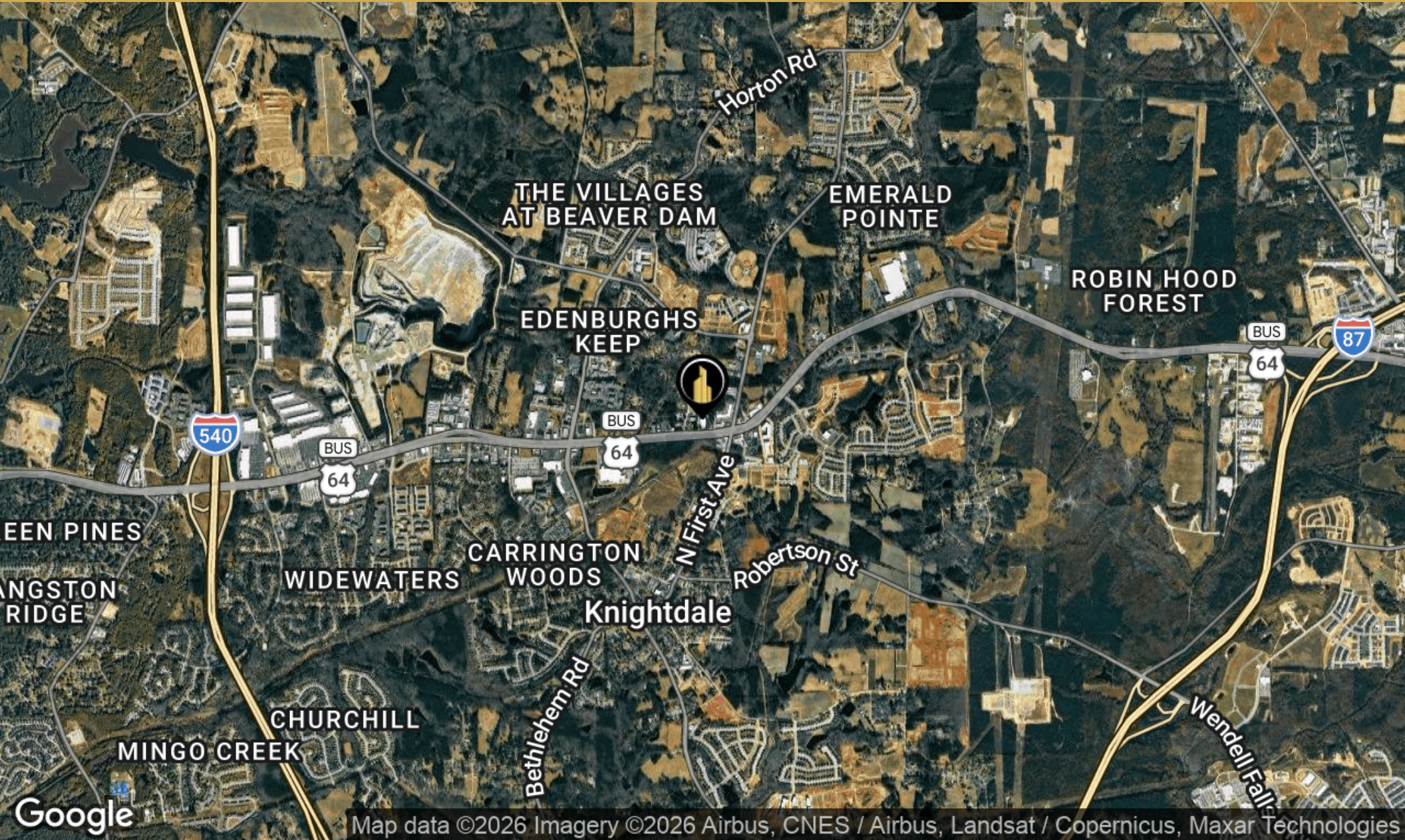
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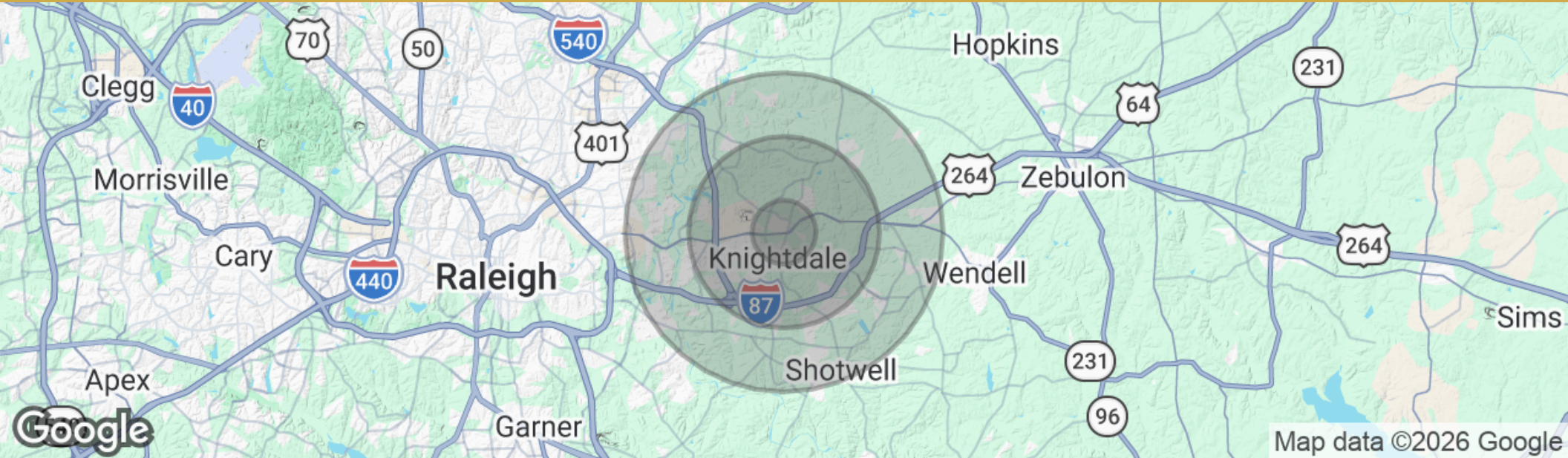
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DEMOGRAPHICS

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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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