



LANE PROFESSIONAL PARK

1842 - 1880 N BROAD STREET, FUQUAY-VARINA, NORTH CAROLINA 27526

OFFICE & MEDICAL FOR LEASE

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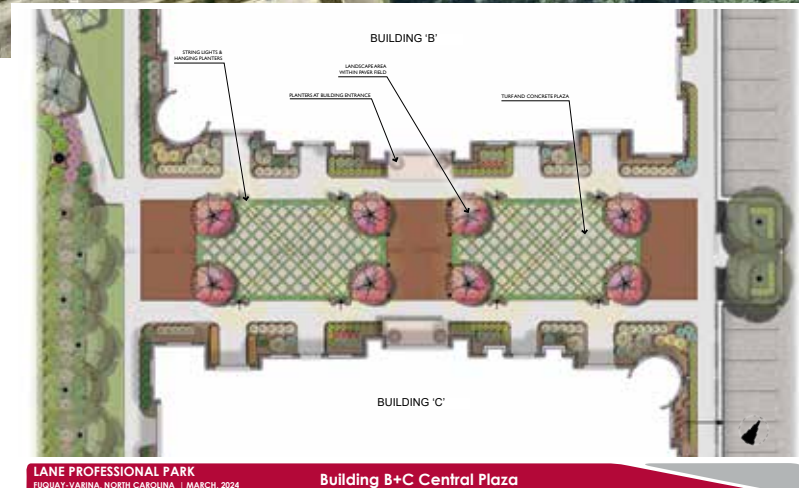
Property Summary

LANE PROFESSIONAL PARK
FUQUAY-VARINA, NC 27526

Lane Professional Park, a new six-building professional condo development in Fuquay-Varina is conveniently located to both Holly Springs and Fuquay-Varina. More than 3,500 new homes and apartments are approved or under construction in the area.

Lane Professional Park is already demonstrating strong, growing daytime traffic with extended visit durations, supporting service-oriented office, medical, and boutique retail users. Traffic has more than doubled over the last year.

- » Single-story buildings for lease
- » Office, medical office and retail space
- » Signage available
- » Multiple points of ingress/egress on NC 55 Hwy and Old Powell Road
- » 32,500 vehicles per day traffic count
- » Lease terms 7-10 years with tenant allowance for buildout



LANE PROFESSIONAL PARK
FUQUAY-VARINA, NORTH CAROLINA | MARCH, 2024

Building B+C Central Plaza

Address 1842 - 1886 N Broad St
Fuquay-Varina, NC
27526

Year Built 2024 & 2025

Available Square Footage 1,728 to 3,739 SF

Lease Rate \$29.50 SF/yr (NNN)

TICAM (est.) \$4.50 SF/yr

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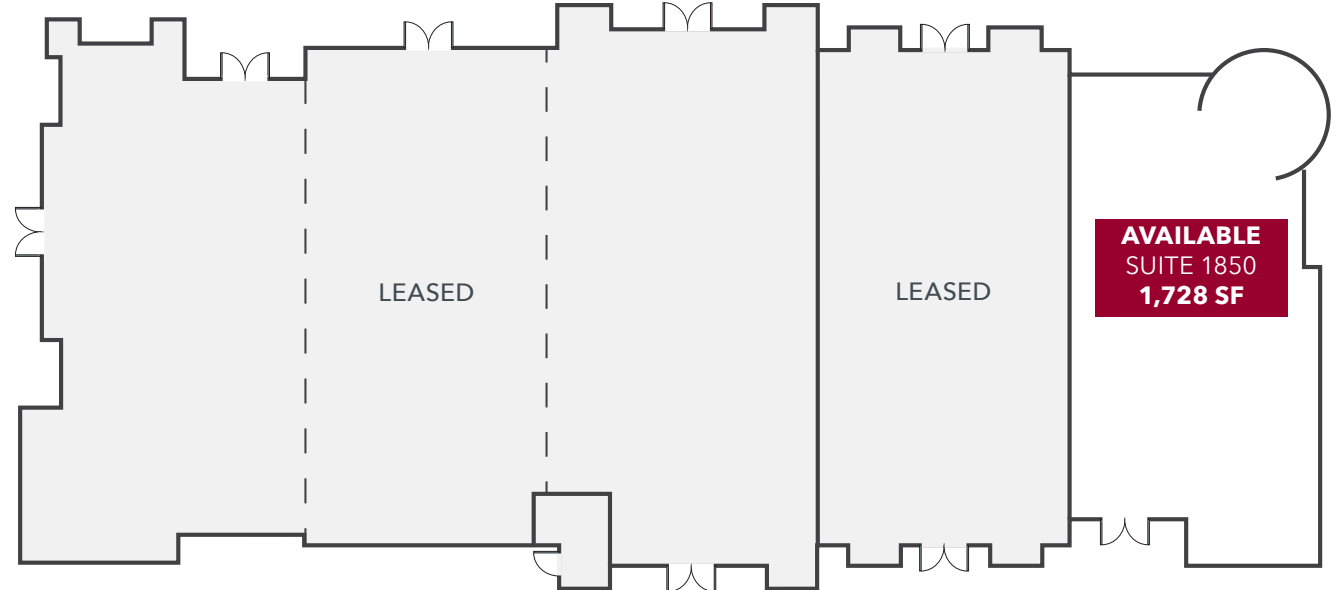
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Building C

LANE PROFESSIONAL PARK
FUQUAY-VARINA, NC 27526

Address	1850 - 1858 N Broad Street
Use	Office/Medical Office
Available Space	1,728 SF
Year Built	2025
Lease Rate	\$29.50 SF/yr NNN



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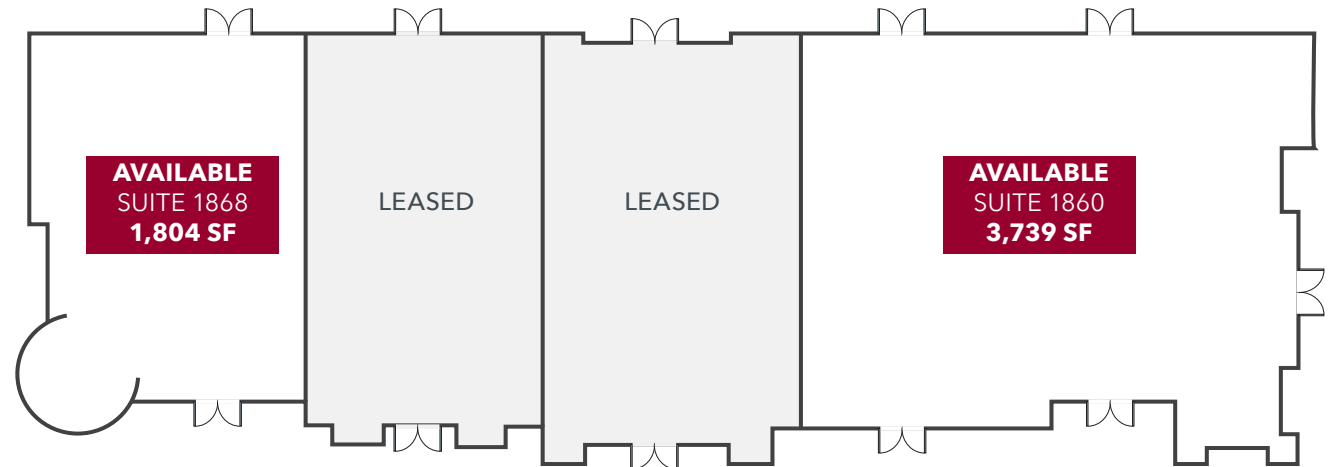
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Building E

LANE PROFESSIONAL PARK
FUQUAY-VARINA, NC 27526

Address	1860 - 1868 N Broad Street
Use	Office/Medical Office
Available Space	1,804 - 3,739 SF
Year Built	2025
Lease Rate	\$29.50 SF/yr NNN
TICAM (est.)	\$4.50 SF/yr



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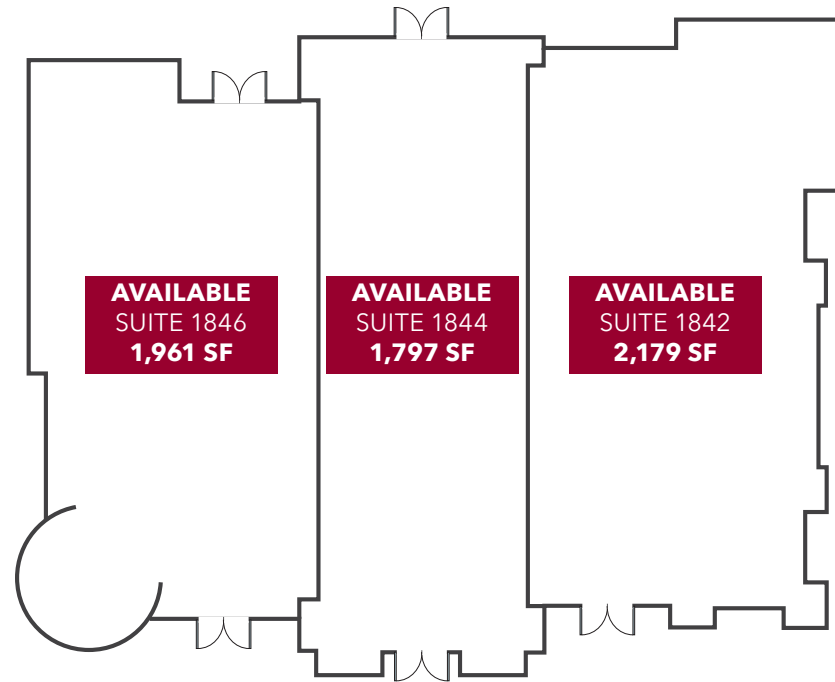
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Building F

LANE PROFESSIONAL PARK
FUQUAY-VARINA, NC 27526

Address	1842 - 1846 N Broad Street
Use	Retail
Available Space	1,797 - 2,179 SF
Year Built	2025
Lease Rate	\$29.50 SF/yr NNN
TICAM (est.)	\$4.50 SF/yr



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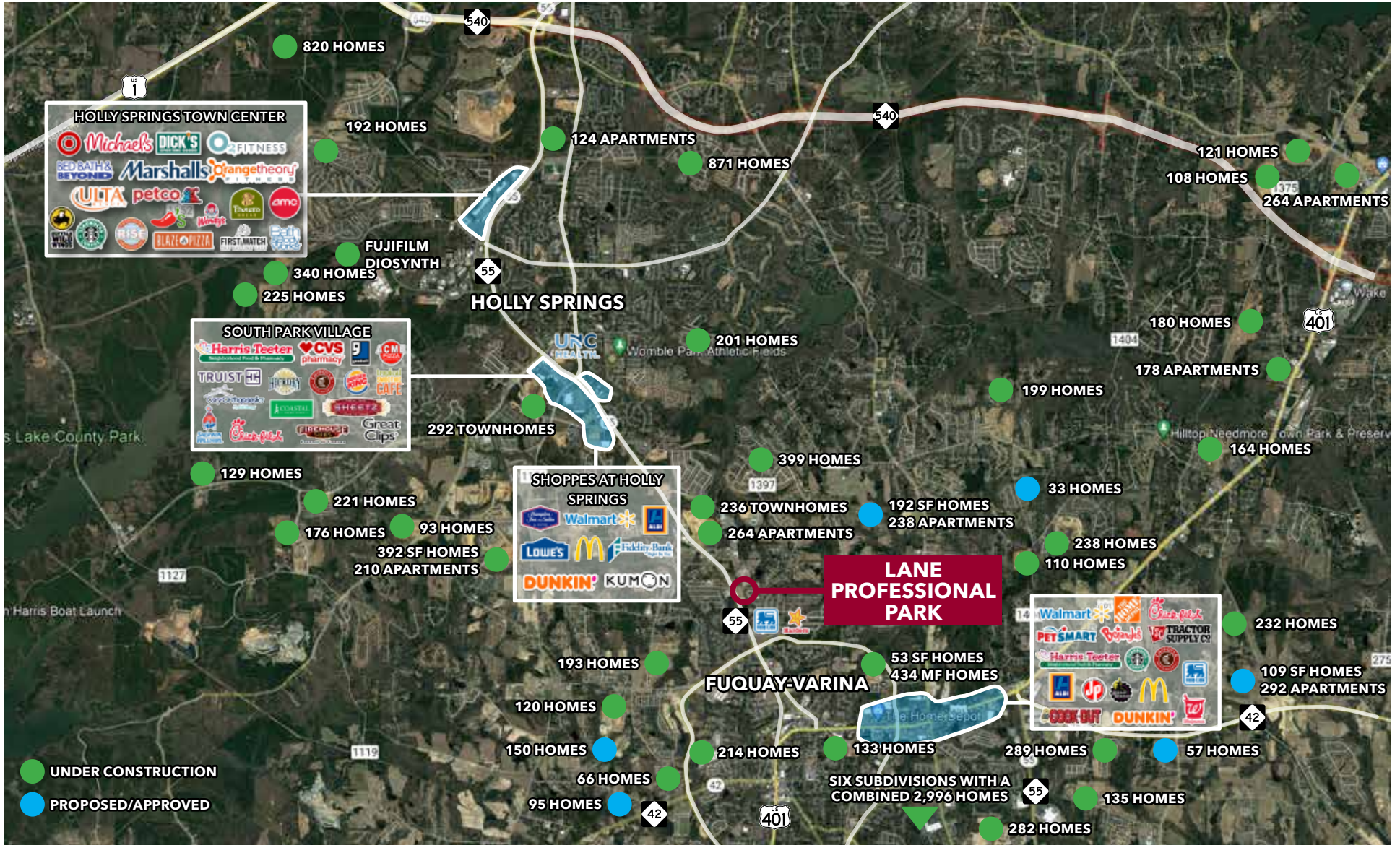
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Area Amenities

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FUQUAY-VARINA, NC 27526



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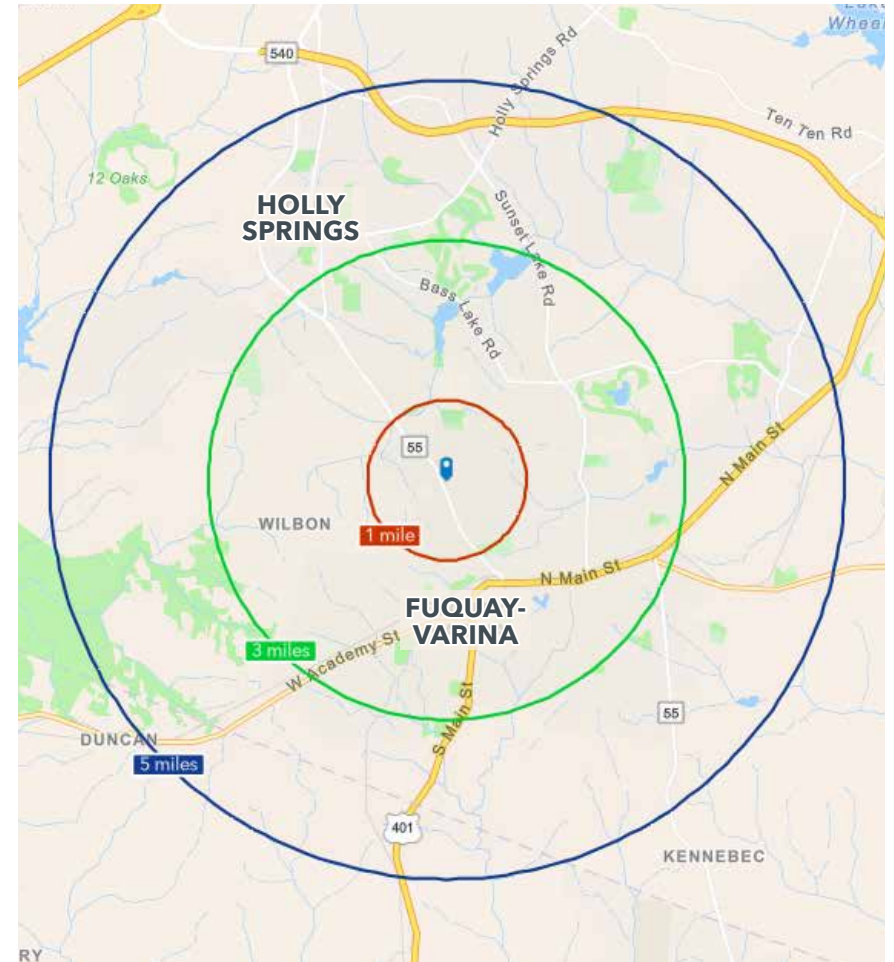
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Fuquay-Varina Overview

LANE PROFESSIONAL PARK
FUQUAY-VARINA, NC 27526

	1 MILE	3 MILES	5 MILES
Population (2023)	8,248	51,906	113,342
Daytime Population	6,157	42,512	87,469
Median Age	36.1	36.6	36.1
Average Household Income	\$119,441	\$127,689	\$142,113
Average Home Value	\$476,943	\$453,982	\$458,498
Bachelor's Degree or Higher	44.4%	50.0%	54.5%



#7 Safest City in North Carolina (Fuquay-Varina)
safewise, 2026

#2 North Carolina County with the Highest GDP (Wake County)
SmartAsset, 2025

#1 Top Metro for Best Business Climate (Raleigh, NC MSA)
Business Facilities, 2025

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