

4101 Wendell Boulevard

Wendell, North Carolina

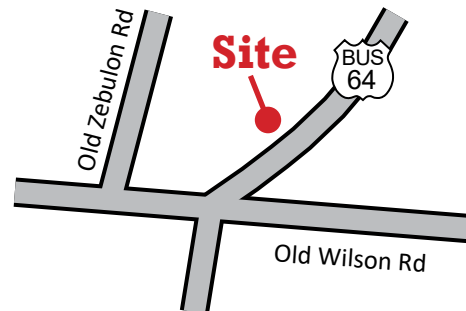
FOR
LEASE



Retail Space Available with Frontage on Wendell Blvd

Features

- ±6,882 SF retail property on ±2.28 acres
- Property includes signage, outdoor storage, and 4 roll up doors (also includes inactive paint booth)
- Zoned CMX and R2
- Located near the corner of Wendell Blvd & Old Wilson Road with ±280 ft of frontage on Wendell Blvd
- Within 1 mile of downtown Wendell and 4 miles of downtown Zebulon
- Lease Rate: Please contact broker



For more information,
please contact:

Jimmy Woody

919.833.2213

*jwoody@
insightpropertygroup.com*

Insight Property Group

209 W. Millbrook Road
Raleigh, NC 27609
919.833.2200

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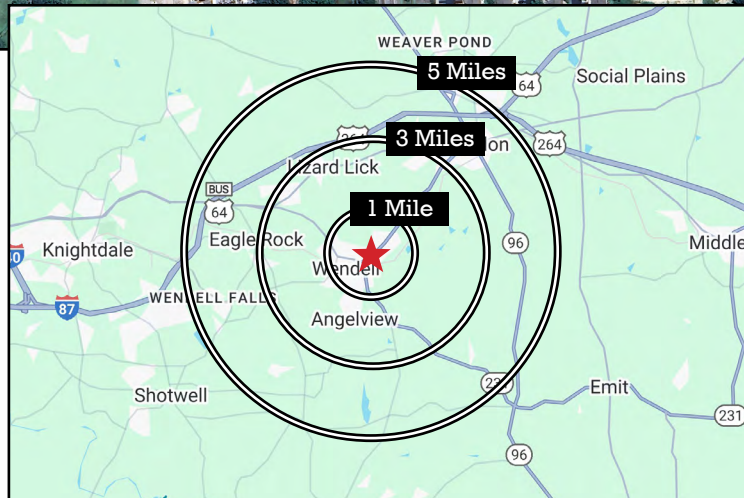
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Demographics

	1 Mile	3 Miles	5 Miles
2024 Total Population	4,967	15,465	37,547
2029 Population Projections	5,395	17,055	42,337
Pop Growth 2024-2029	8.62%	10.28%	12.76%
Average Age	37.90	38.90	38.80
2024 Total Households	1,773	5,676	13,780
HH Growth 2024-2029	8.63%	10.39%	12.80%
2024 Median HH Income	\$72,132	\$70,807	\$77,410

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Wendell, NC

Wendell grew nearly 16%, to 11,570, in the year ending last July 1, according to new estimates from the U.S. Census Bureau. And its eastern neighbor, Zebulon, wasn't far behind. Zebulon grew nearly 13% during that year, to 7,974, making it the state's second fastest growing. The pace at which they are growing is nearly three times the pace at which towns like Apex or Rolesville have grown in the last decade.

Wendell's recent growth was initially fueled by Wendell Falls, a massive planned community off I-87. Construction began in 2015 and will eventually consist of nearly 4,000 homes, ranging from apartments to \$700,000 homes. Residents are attracted to the proximity to Raleigh and NC State University, which is why it is unsurprising to town officials that the population is projected to continue growing.

Wendell was the fastest-growing town in not only the Triangle, but all of North Carolina from July 2020-July 2021



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