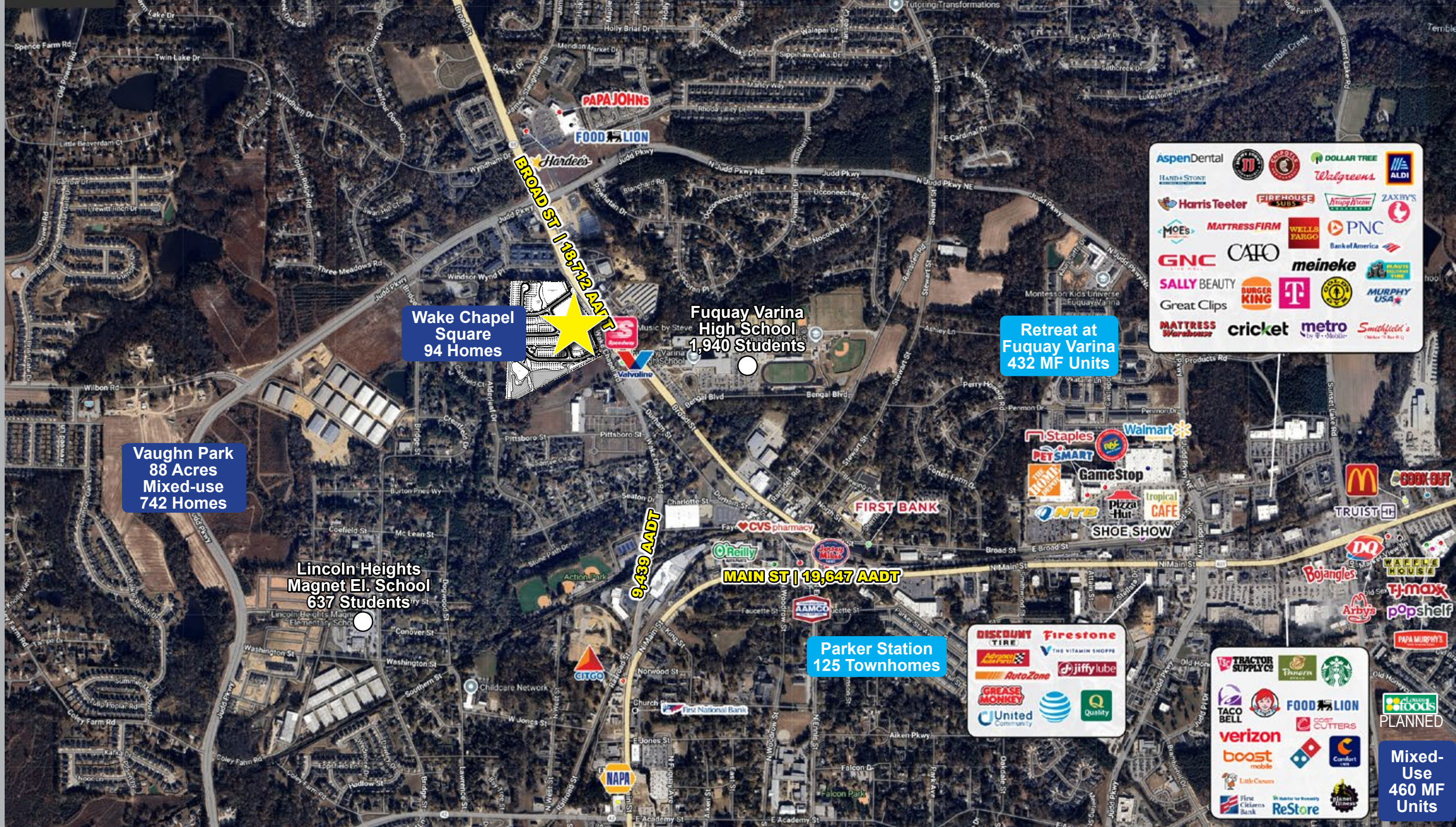


SHOPS AT WAKE CHAPEL

FUQUAY VARINA, NC



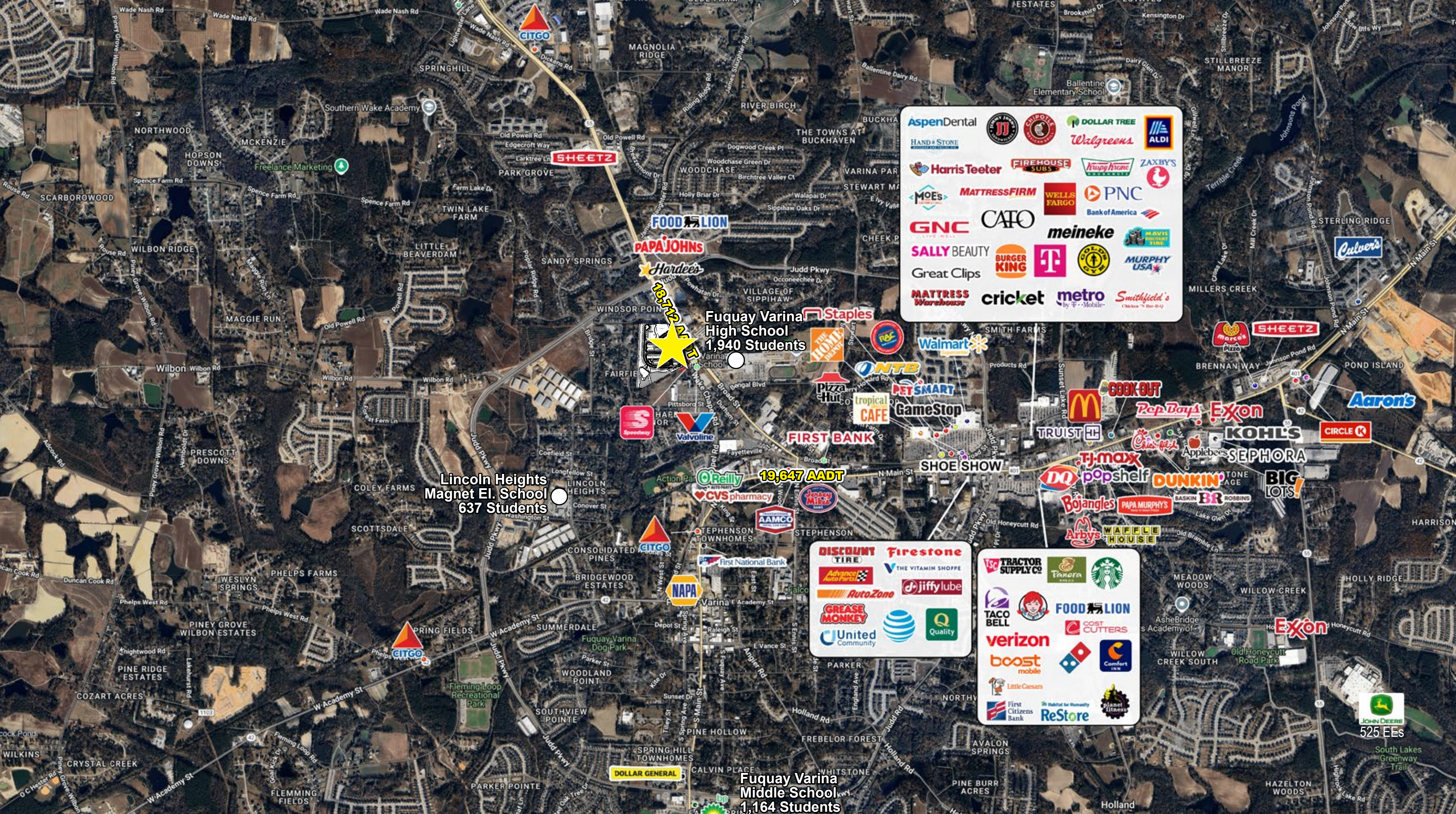
SITE DESCRIPTION

WAKE CHAPEL ROAD
AT BROAD STREET
± 4.11 ACRES

18,712 AADT ON BROAD ST.
9,439 AADT ON WAKE CHAPEL RD.
19,647 AADT ON N. MAIN ST.

The intersection of Broad Street and Wake Chapel Road positions this site at a critical nexus within Fuquay-Varina. Broad Street, the very historic and commercial backbone of Downtown Varina, pulses with activity and offers established connectivity throughout the town. Simultaneously, Wake Chapel Road represents a dynamic growth corridor, channeling substantial residential expansion and a burgeoning commercial sector eager to serve this increasing population. This strategic location not only benefits from the established vibrancy and accessibility of Broad Street but also taps into the energetic growth and expanding market along Wake Chapel Road, making it an exceptionally promising and pivotal point within the town's evolving landscape.

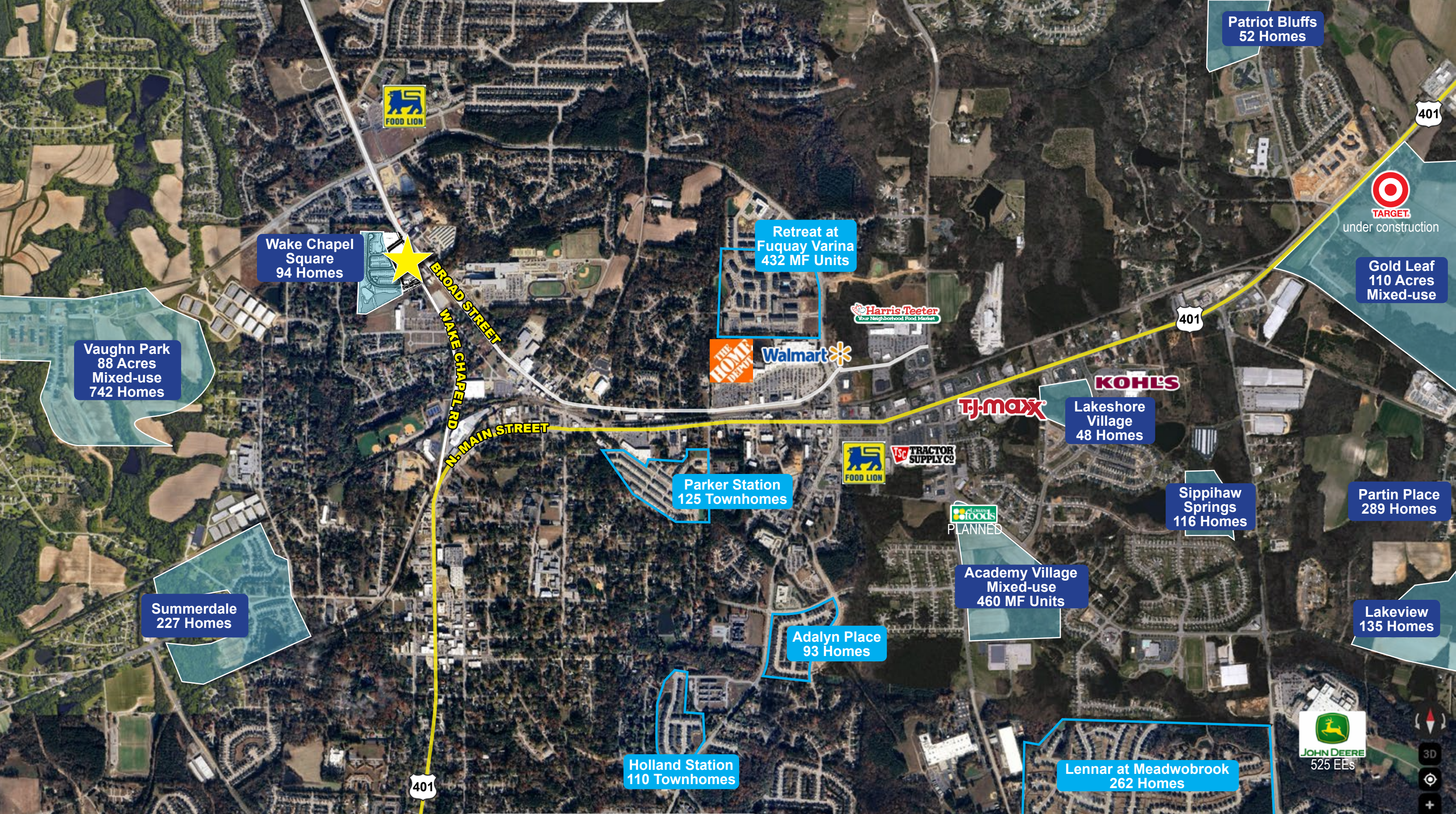
Fuquay-Varina presents a dynamic business climate fueled by its strategic location in the Research Triangle Region, making it attractive for investment and growth. The town benefits from a skilled and diverse workforce, access to major transportation networks, and a generally lower cost of doing business compared to other parts of the Triangle.



LEASING:

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MARKET AERIAL
SHOPS AT WAKE CHAPEL | FUQUAY VARINA, NC



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NEARBY RESIDENTIAL DEVELOPMENT

SHOPS AT WAKE CHAPEL | FUQUAY VARINA, NC



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SITE AERIAL

SHOPS AT WAKE CHAPEL | FUQUAY VARINA, NC

NUMBERS

SHOPS AT WAKE CHAPEL
FUQUAY VARINA, NC

POPULATION

2 MILE	25,815
4 MILE	70,059
6 MILE	126,720

HOUSEHOLDS

2 MILE	10,032
4 MILE	25,787
6 MILE	45,501

AVG. HH INCOME

2 MILE	\$117,476
4 MILE	\$138,615
6 MILE	\$147,966

MED. HH INCOME

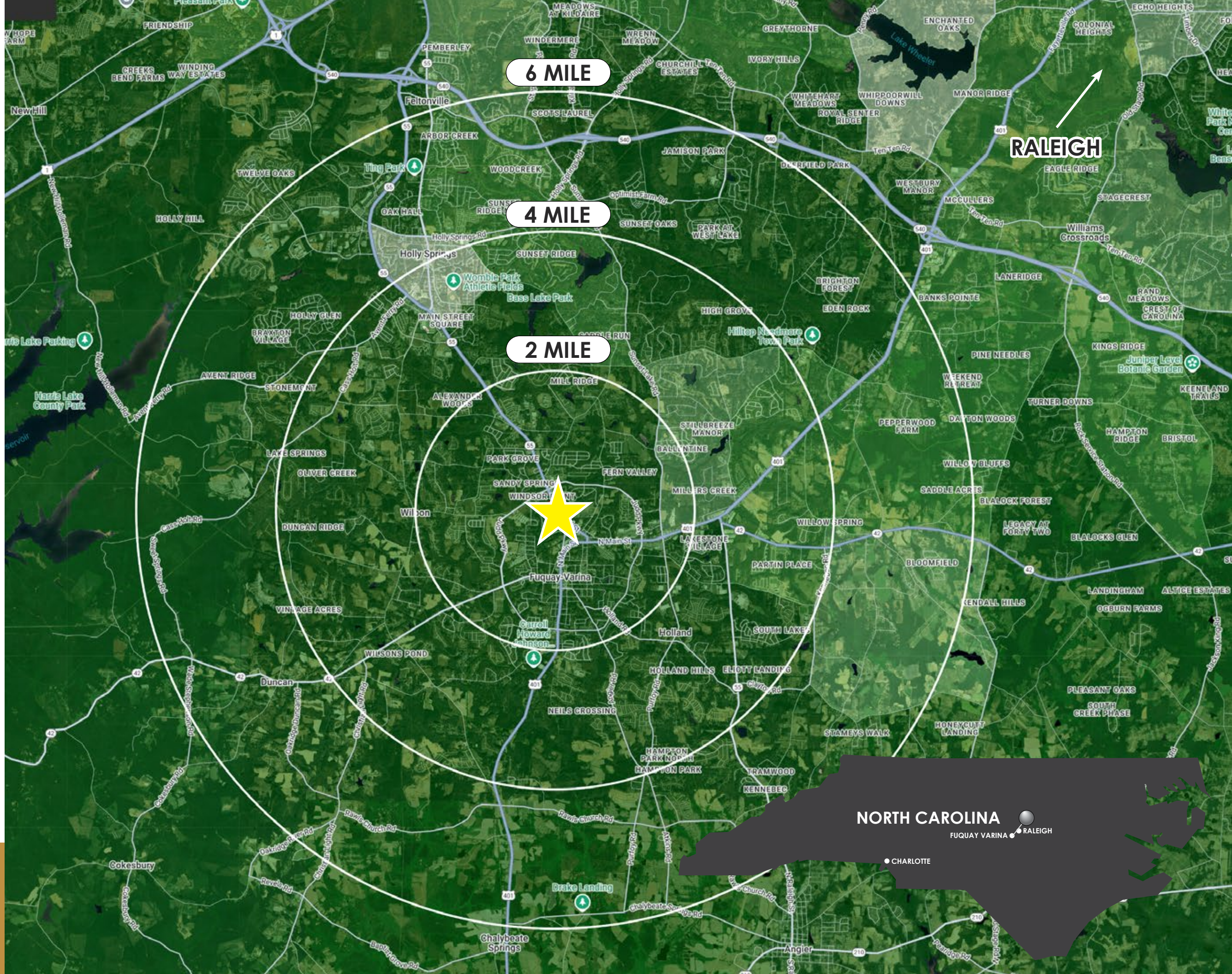
2 MILE	\$ 97,929
4 MILE	\$113,520
6 MILE	\$118,959

1 MILE - OTHER

Retail Exp/Yr	\$156.79M
College/Higher	71.3%
White Collar	66.4%
Median Age	39

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SITE PLAN

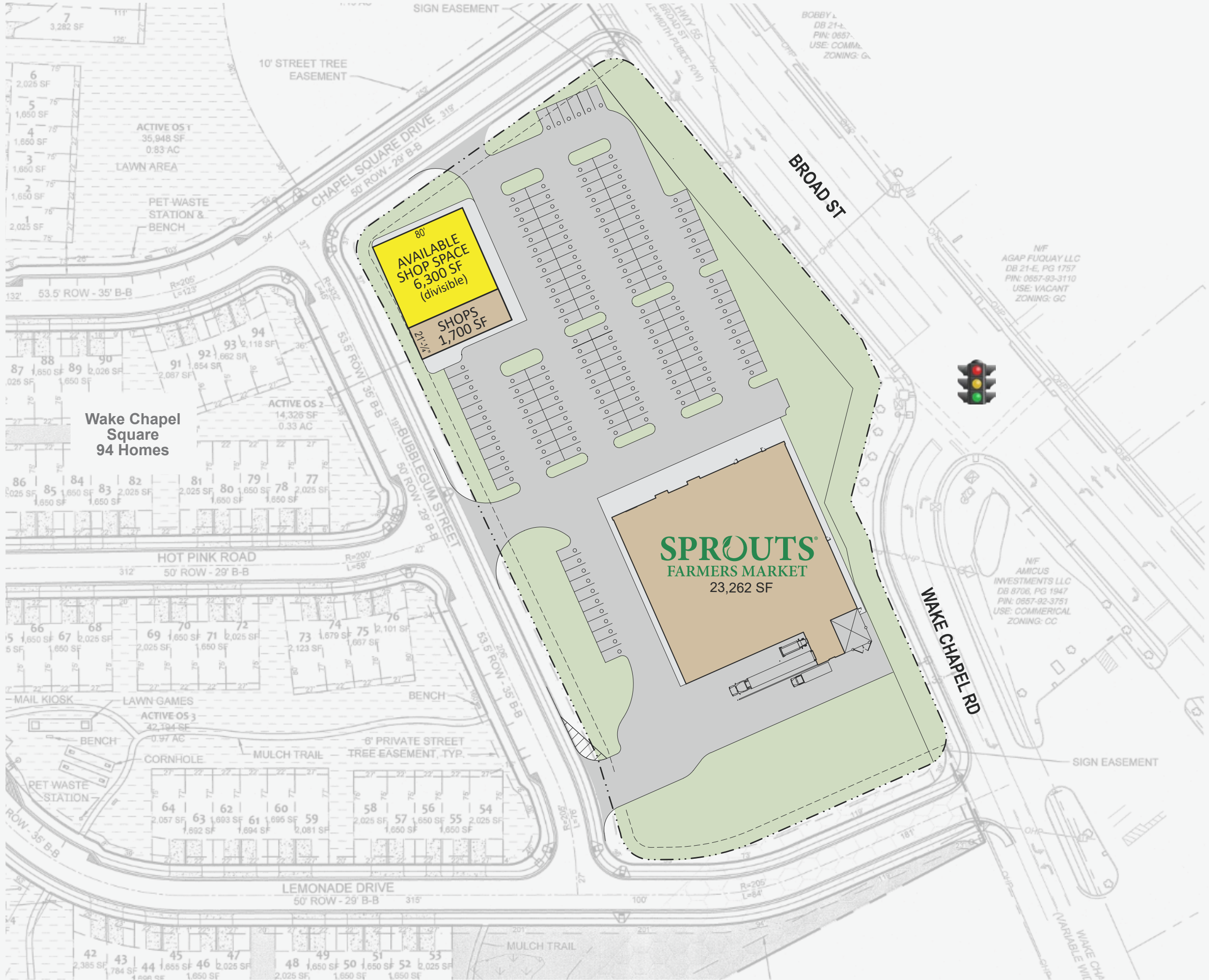
SHOPS AT WAKE CHAPEL
FUQUAY VARINA, NC

TOTALS	
LAND AREA:	± 4.11 AC
PROPOSED AREA:	31,299 SF
PARKING:	128 SPACES
PARKING RATIO:	4.1/1000

TENANT ROSTER	
SHOP 1	1,700 SF
SHOPS - AVAILABLE	6,300 SF (divisible)

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FUQUAY-VARINA

THE FUTURE OF THE TRIANGLE HAS MOVED SOUTH



Over 20% since 2020 & consistently one of the fastest-growing municipalities in North Carolina



25 mins to Raleigh DT and RTP, 20 mins to Cary & Apex, 10 mins to Holly Springs, 35 mins to Ft. Liberty (Bragg)



Young 35-year old's, who are in the primary spending years for luxury retail, wellness, and upscale dining



The city is transitioning to the “southern anchor” of the entire Research Triangle Park region

TOP 1%

GROWTH VELOCITY (5.11% ANNUALLY)

100,000 PEOPLE

FUQUAY-VARINA IS NOW THE FIRST MAJOR COMMERCIAL STOP ON THE NEW 540 LOOP

\$35 BILLION

TECH HUBS TO THE NORTH ARE EASILY ACCESSED VIA THE \$1.3B I-540 SE EXTENSION

The completion of the I-540 extension has created a massive opportunity for brands to capture local spending before it leaves town. By positioning here, you serve a captive, high-growth audience that is eager for high-end, convenient local options.

20 MINUTE

COMMUTE TO THE WORLD'S LARGEST RESEARCH PARK

TECH HUB

THE TRIANGLE'S SOUTHERN TECH HUB: HIGH WEALTH AND FAST GROWTH

2 DOWNTOWNS

DOUBLE THE TRAFFIC

Fuquay-Varina is a thriving employment hub home to major industry leaders like John Deere, TE Connectivity, and Fidelity Bank. With over 18,600 local employees and a workforce dominated by high-salaried professionals in management and tech, our center benefits from consistent weekday daytime traffic.

118% GROWTH

POPULATION DOUBLES FROM 2010 - 2024

\$111K+ ADVANTAGE

PREMIER BRACKET, WEALTHY GROWTH & PREMIUM LIFESTYLE DEMAND

74% OWN HOMES

HIGH EQUITY MARKET & STABILITY

Fuquay-Varina's demographic profile has surged past regional and state averages. Over 48% of local households earn six figures, creating a high-ceiling for per-transaction value in specialty grocery, boutique fitness, and upscale dining. As the town anticipates the March 2026 opening of its first Target, the market is primed for high-end tenants looking to anchor in the Triangle's next major wealth corridor.