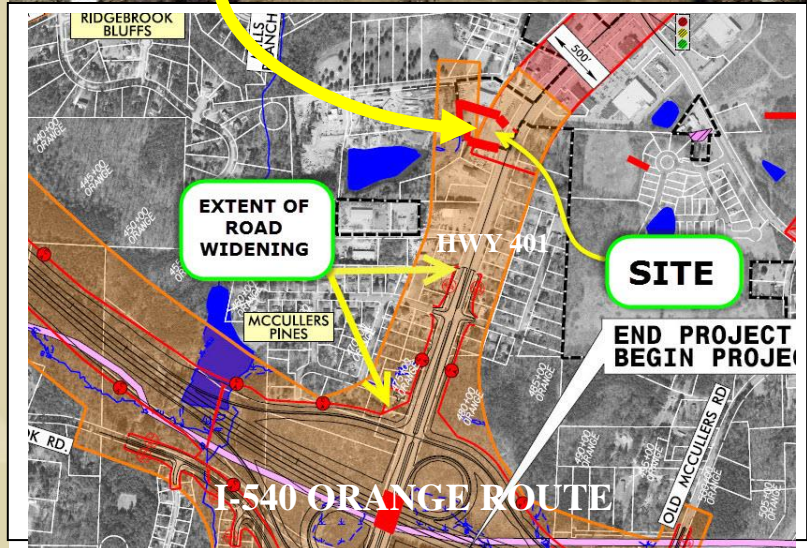
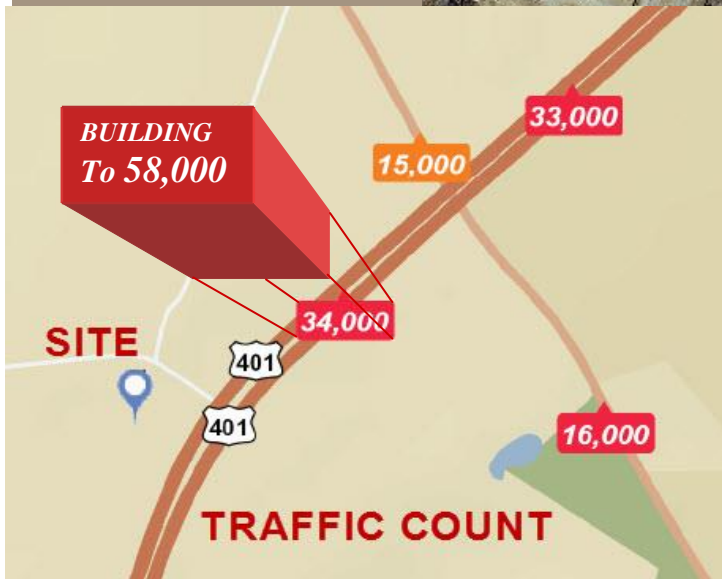


- Approx. 1.43 acres
- Zoned Highway Commercial (CH)
- Fuquay-Varina ETJ
- Graded site
- Public Utilities are available
- 34,000 Average Daily Traffic projected to increase to 58,000 after I-540 Extension
- 171 Foot Frontage on US HWY 401
- Close to the future I-540 Ext. Interchange

## HIGHWAY COMMERCIAL PROPERTY



**LOCATED BETWEEN HWY 401 & TEN TEN RD NEAR I-540 EXTENSION**

**Additional Information:** This commercial property is ideally situated at a critical intersection between Raleigh, and high growth communities of Fuquay-Varina and Holly Springs, NC. Just 20 minutes from Raleigh and the Research Triangle, these communities are experiencing high residential and business growth as a result of (1) planned expansion of the Route 401 corridor from Fayetteville to Raleigh, (2) the completion of 540 loop, (3) the Veridea residential development project in Apex, (4) the expansion of the Novartis pharmaceutical plant in Holly Springs, and (5) the continued growth of Wake Tech Community College

Demographics:	1 Mile	3 Mile	5 Mile
2015 Population:	2,221	22,521	63,852
2015 Average HH Income	\$66,483	\$90,979	\$97,663