

# FOR SALE / FOR LEASE

519 S. Main Street, US 401, Rolesville, NC 27571



## Basic Property Information

- **3,037sf Office/Showroom/Retail**
- **1.02 Acres Commercial**
- 30,000 VPD Traffic Count (DOT 2014)
- Zoned CO-CZ (Office/Low Impact Retail)
- 200' Road Frontage ~Monument Signage
- Excellent Access ~ Two (2) Curb Cuts
- Great Visibility *from* signalized intersection
- **FOR SALE AT: \$575,000**
- **FOR LEASE AT: \$12.00psf**



## Demographic Information 1,3,5 Mile Radius from Subject Property

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	980	7,605	24,922
2010 Population	2,520	18,269	54,778
2013 Population	2,854	21,191	60,321
2018 Population	3,431	25,336	69,038
<b>Average Household Income</b>			
2013 Average Household Income	\$74,293	\$89,802	\$82,843
2018 Average Household Income	\$82,221	\$102,199	\$95,927



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