

FOR SALE / FOR LEASE

519 S. Main St., US Hwy 401,
Rolesville, NC 27571



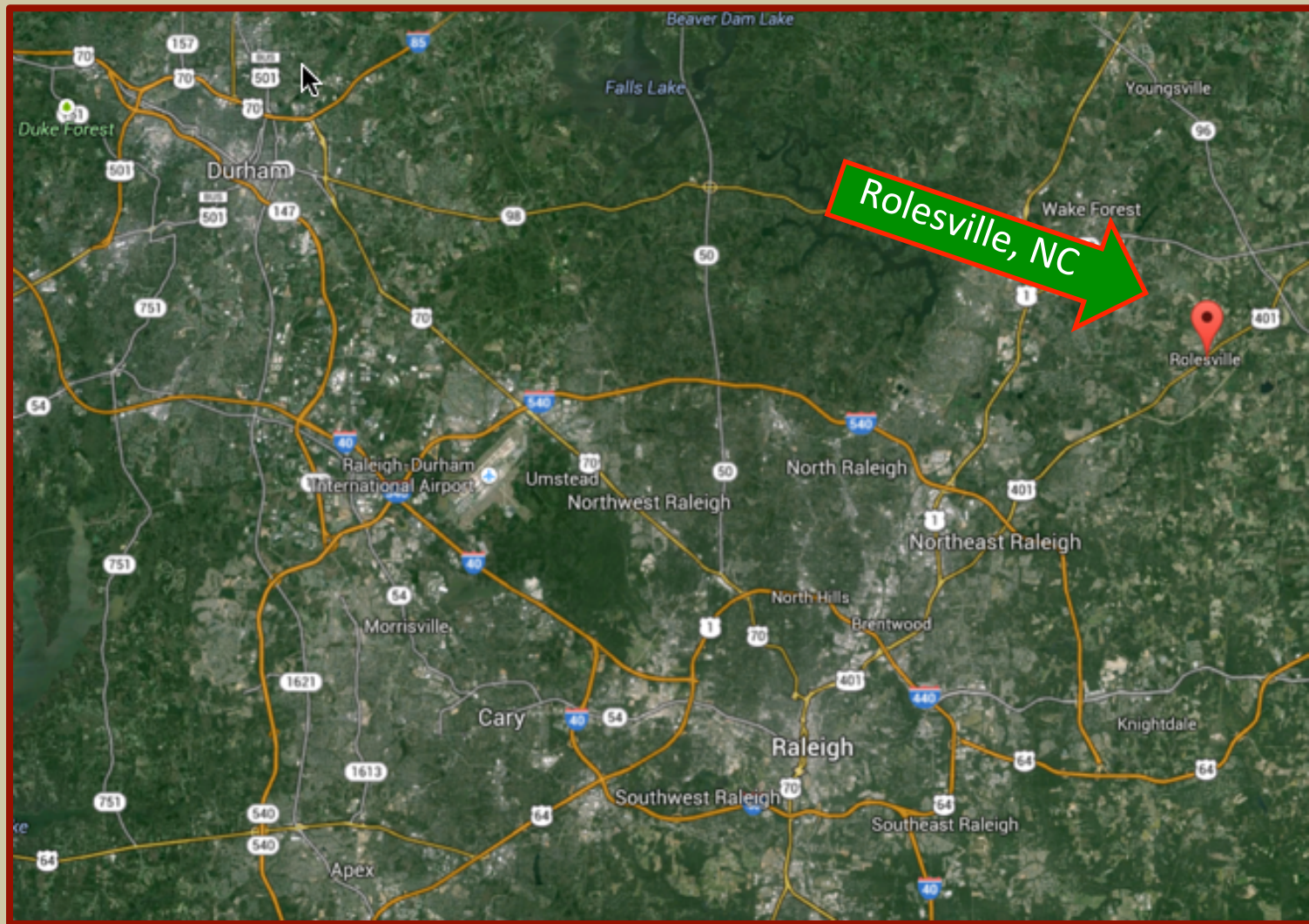
Melinda Hall, Broker

Platinum Commercial Realty, LLC

Office: (919)662-7444 | Mobile: (919)740-6412

www.platinumcre.com

Market Area

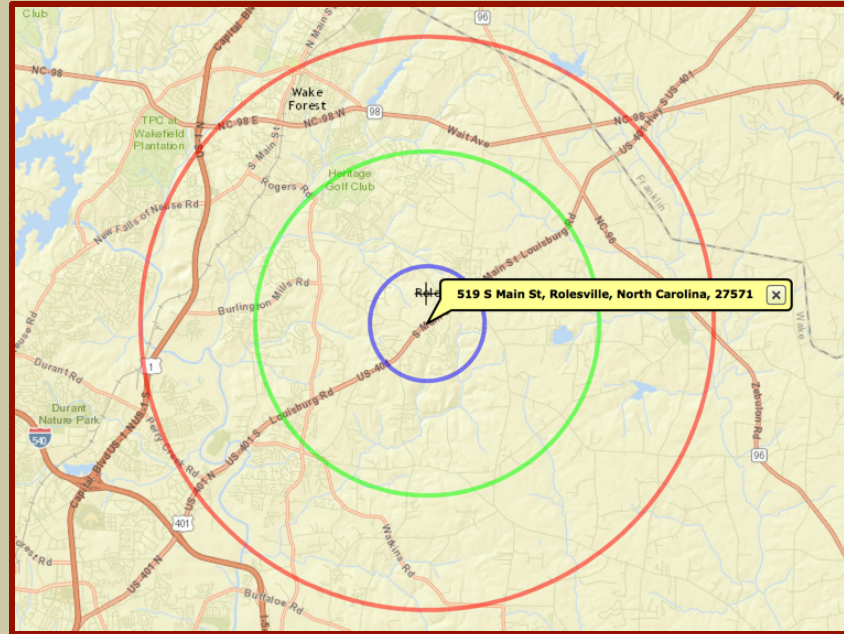


Basic Property Information



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

Quick Demographics



519 S Main St, Rolesville, North Carolina, 27571,
Rings 1, 3, 5 mile radii

Latitude: 35.915309891
Longitude: -78.47083040

	1 mile	3 miles	5 miles
Population			
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
Average Household Income			
2013 Average Household Income	\$74,293	\$89,802	\$82,843
2018 Average Household Income	\$82,221	\$102,199	\$95,927

Master Planned Communities



GRANITE FALLS COMMUNITIES

If you've been longing for the peacefulness of a small town with big city amenities, then welcome home to Granite Falls Communities, located in the beautiful town of Rolesville in Northern Wake County. Four distinct neighborhoods are within Granite Falls Communities



WELCOME TO GRANITE FALLS

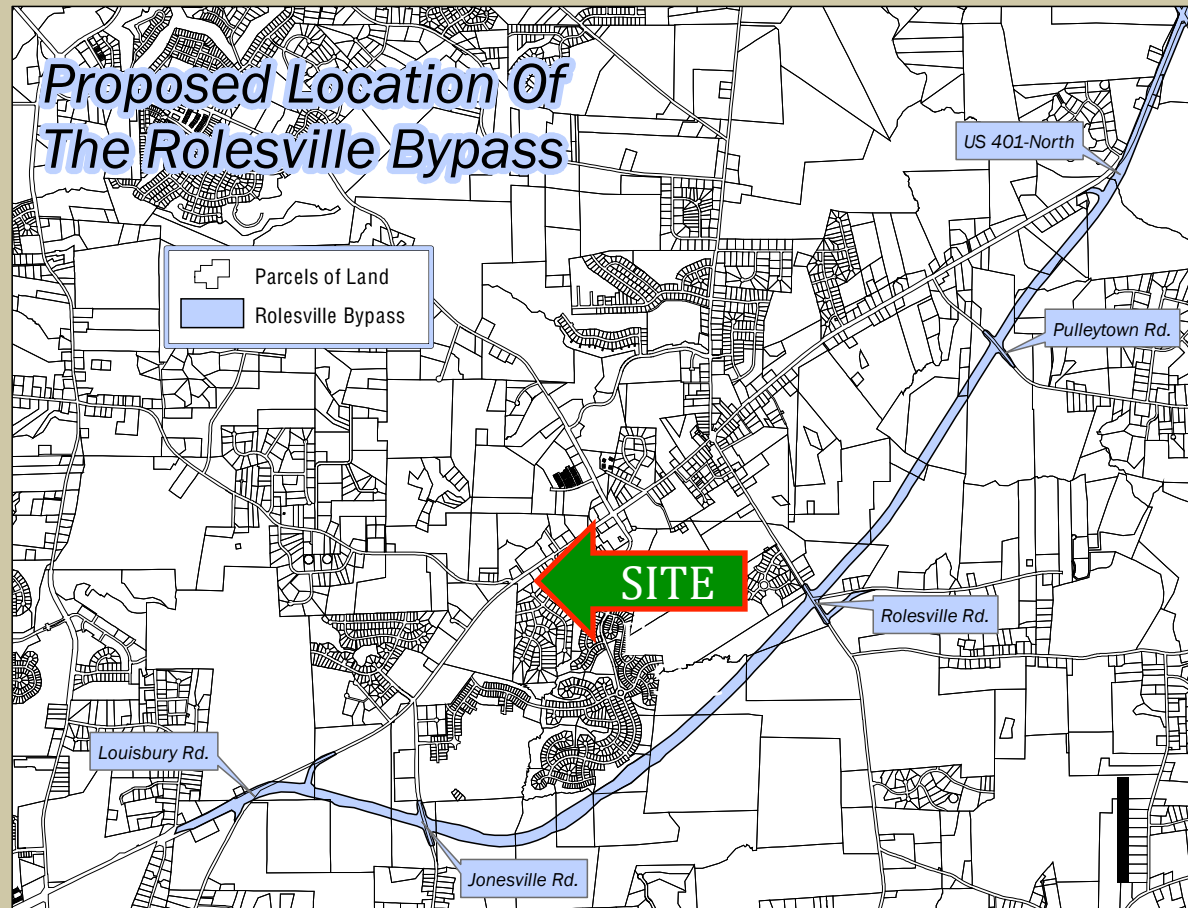
Welcome to Granite Falls Swim & Athletic Club, Northern Wake County's Premier Fitness & Year-Round Swim Club. This family-friendly progressive athletic club offers a fit lifestyle for every age.

Amenities Include:

- 60,000 sq. ft. full-service athletic center
- Outdoor and indoor pool complex
- State-of-the-art fitness equipment with cardio cinemas
- A variety of aerobic, yoga, and pilates classes
- KidzFit classes and KidZone areas



US Hwy 401 Bypass Map



Note: While the Bypass will relieve traffic of 30,000 VPD, Main Street/US 401 will remain the main access artery for the majority of Rolesville's estimated residential population of over 69,038 in 2018 within a 5 mile radius of site. (*Source ERSI Forecasts*)

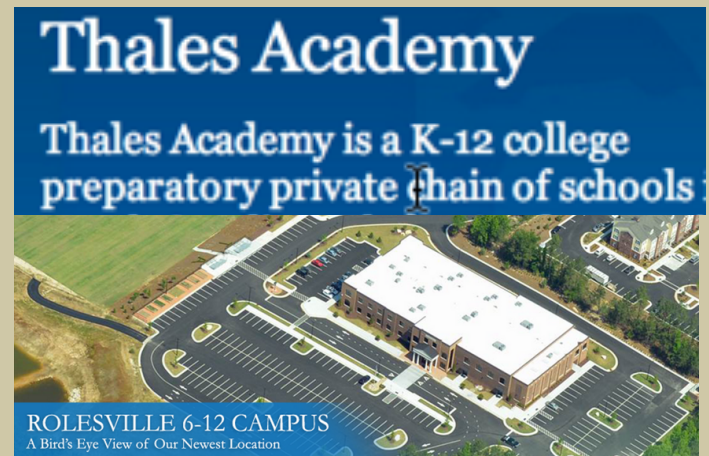
Location Overview

Rolesville, the second oldest town in Wake County, is located northeast of Raleigh (approx. 12 miles) at the intersection of U.S. Highway 401 North and Rolesville Road (Young Street). The town was named for an early prominent citizen, William (Billy) Roles, and was originally incorporated in 1837. Roles was a landowner, merchant (his store is the present Meeting Hall and Chamber Office), cotton broker and cotton gin owner, postmaster, deacon and trustee of the Baptist Church. In 1832 he also founded the first local school, the Rolesville Academy. Rolesville continues today with state of the art educational institutions and infrastructure positioning this vibrant community for future growth!

Many historic spaces, as well as new spaces built in complementary materials and style, are available for lease or purchase and are ideal for living and working in this convenient, attractive community. The Town of Rolesville is accommodating to business and property owners and strives to simplify the process for doing business.



Rolesville High School, the largest, most expensive high school in Wake County history opened its doors August 2013.



Town of Rolesville

Rolesville is a small town nestled in northeastern Wake County just outside the capital city of Raleigh. It is the second oldest town in Wake County and one of the fastest growing towns in the State of North Carolina for the past several years.

We welcome you to the official website for our community and invite you to learn more about this community that so many people love calling “home”.

We invite you to visit the following sites to gain further information about Rolesville!

rolesvillenc.gov
rolesvillenc.gov/redac
rolesvillechamber.org





PLATINUM COMMERCIAL REALTY

Sales • Leasing • Property Management

Established in 2011, Platinum Commercial Realty, LLC is a full service real estate firm locally owned and operated by Johnny Corbett. Platinum brokers are dedicated to providing exceptional brokerage services to every client.

We are building on relationships formed with trust, integrity and commitment. Our mission is to understand our clients needs and formulate a strategy to translate those objectives into reality.

To accomplish this mutual goal we employ our knowledge, resource base and *passion*. We add value, deliver results and are truly there for our clients from beginning to end! We value the opportunity to *earn* your business!

Melinda Hall, Broker
melinda@platinumcre.com
P.O. Box 37579
Raleigh, NC 27627

Mobile: (919)740-6412
Office: (919)662-7444
Fax: (919)460-5858
www.platinumcre.com