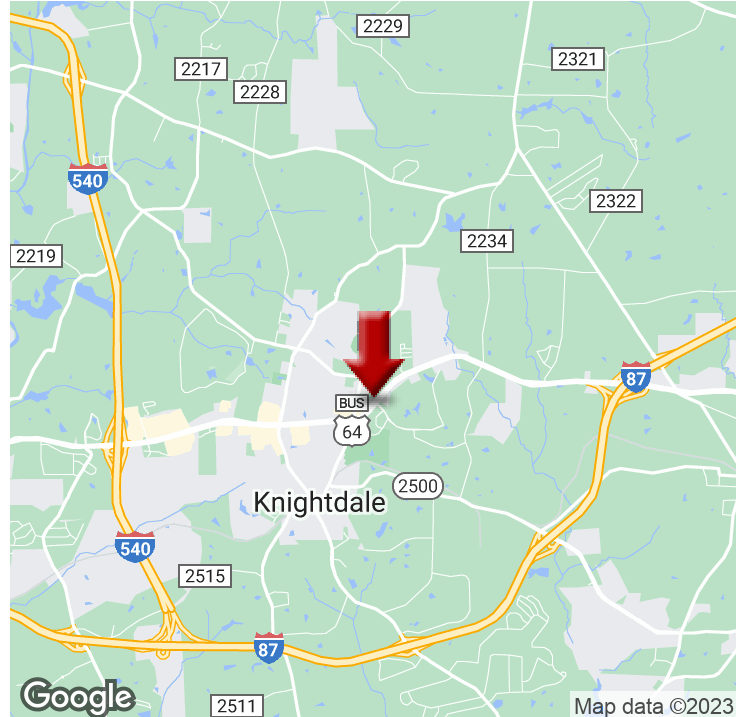


## LAND FOR SALE

### KNIGHTDALE LAND ON NC 64 FOR COMMERCIAL DEVELOPMENT

7716 Knightdale Blvd., Knightdale, NC 27545-9016



#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$675,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	1.5 Acres
<b>ZONING:</b>	HB - Highway Business
<b>MARKET:</b>	East Wake
<b>SUBMARKET:</b>	Knightdale
<b>TRAFFIC COUNT:</b>	20,500
<b>PRICE / SF:</b>	\$10.33

#### PROPERTY OVERVIEW

1.5 Acres of land ready for commercial development. Zoned Highway Business (HB) with plenty of street frontage. Perfect for Hospitality, Medical Office/Lab, Restaurant or Retail.

#### LOCATION OVERVIEW

Conveniently located on NC 64 Hwy near major interstate corridors: 2.35 miles from I-540, 2.62 miles from I-87 and 6.5 miles from I-440.

Walking distance to Knightdale Station Park, and a quick drive to Shoppes at Midway and Knightdale Crossing Shopping Center with Kohl's, Home Depot, Petco, Target, Walmart, Big Lots plus many more.

#### PROPERTY HIGHLIGHTS

- Located in an Opportunity Zone
- Over 20K Traffic Counts
- Convenient to major corridors

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Sale Price

**\$675,000**

#### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Lot Frontage	336 ft
Lot Depth	194 ft
Traffic Count	20500
Traffic Count Street	Knightdale Blvd. (NC 64 Hwy)
Traffic Count Frontage	336
Amenities	No Curb/Gutter/Sidewalk, No Gas, No Sewer, No Streets Electric, Water & Septic in place
Power	Yes

#### PARKING & TRANSPORTATION

#### UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

#### LOCATION INFORMATION

Building Name	Knightdale Land on NC 64 for Commercial Development
Street Address	7716 Knightdale Blvd.
City, State, Zip	Knightdale, NC 27545-9016
County	Wake
Market	East Wake
Sub-market	Knightdale
Cross-Streets	NC 64 Highway, Carolina Avenue, and Old Knight Road
Side of the Street	South
Road Type	Highway
Market Type	Medium
Nearest Highway	I-540
Nearest Airport	RDU

#### BUILDING INFORMATION

Number of Lots	1
Best Use	Highway Business: Hotel/Hospitality, Medical & General Office, Light Manufacturing, Restaurant/Retail, Recreation Facilities, Worship Center, Vocational School
Free Standing	Yes

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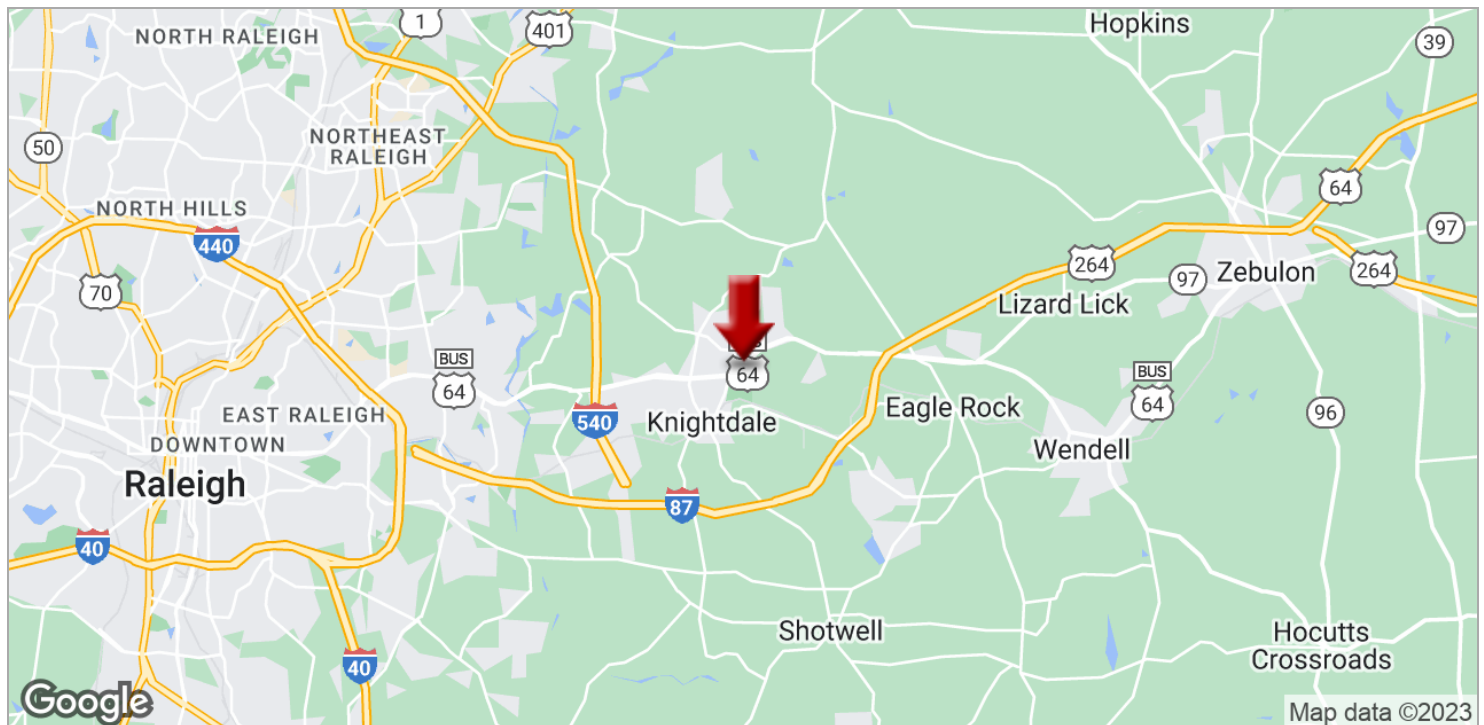


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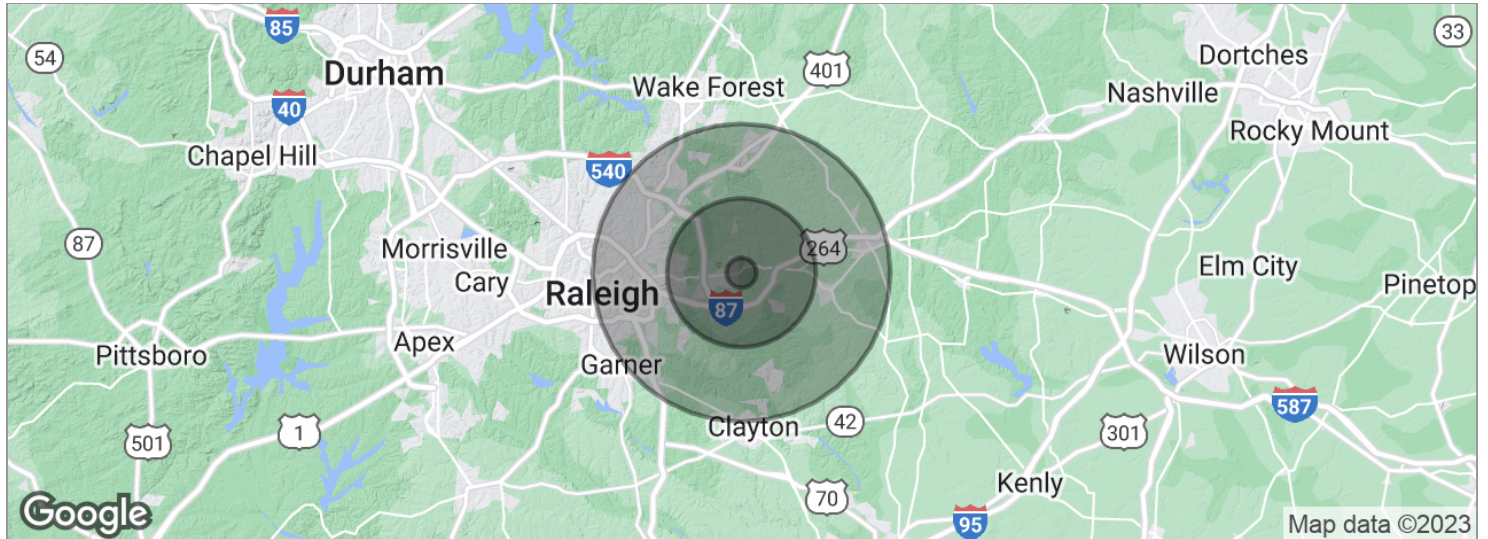
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,225	44,605	249,644
Median age	32.2	33.7	33.3
Median age (male)	33.5	33.4	32.0
Median age (Female)	31.6	34.2	34.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	767	15,937	92,513
# of persons per HH	2.9	2.8	2.7
Average HH income	\$67,915	\$68,615	\$63,461
Average house value	\$147,877	\$169,318	\$176,909

\* Demographic data derived from 2020 ACS - US Census

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