

VILLAGE GATE AT KNIGHTDALE

2890 Smithfield Road • Knightdale, NC 27545

FOR LEASE



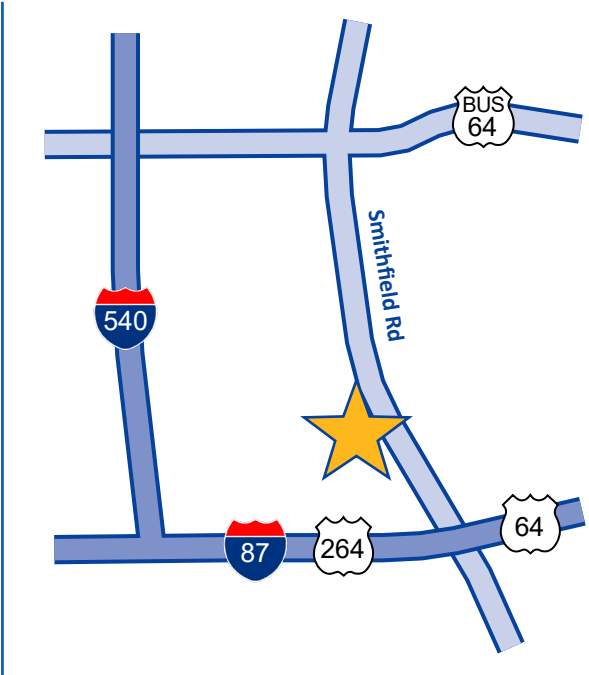
Preleasing Office & Retail in Knightdale, North Carolina

OFFERING

Lease Rate:	\$29.00 / SF NNN
Delivering:	Estimated Delivery April 2024
Available:	7,225 SF (Building 6) 7,226 SF (Building 7)

HIGHLIGHTS

- Mixed-use Development Project
 - 388 Apartments
 - 76 Single Family
 - 65 Townhomes
- Small town feel with a southern charm
- Excellent location of busy Hwy I-87



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PROPERTY INFORMATION

Available	7,225 SF & 7,226 SF	Rental Rate	\$29.00 / SF NNN
Property Type	Mixed-Use	TICAM	\$8.00
Parking	735 Spaces	Lease Term	7-10 Years



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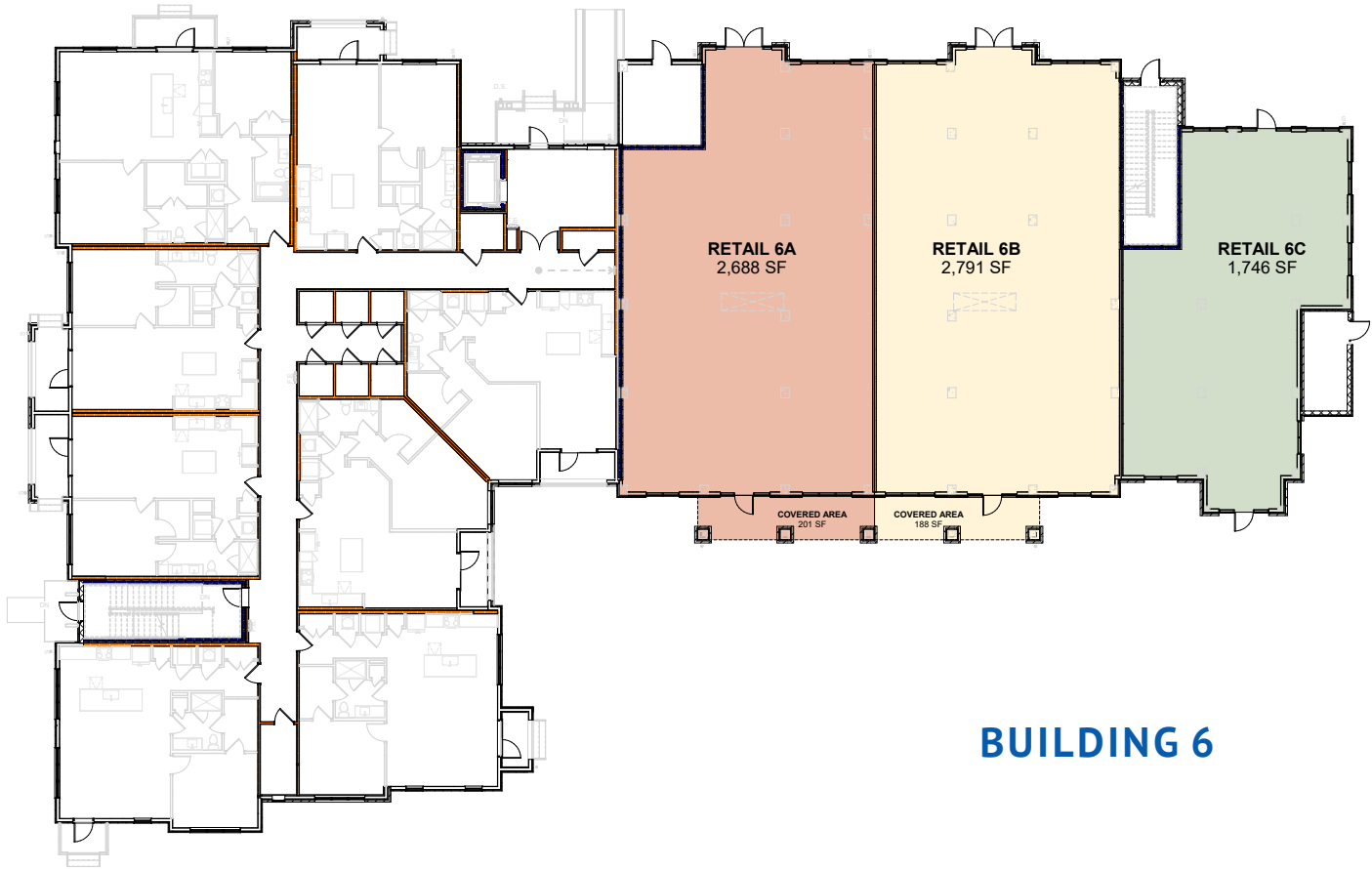


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FLOOR PLAN



BUILDING 6

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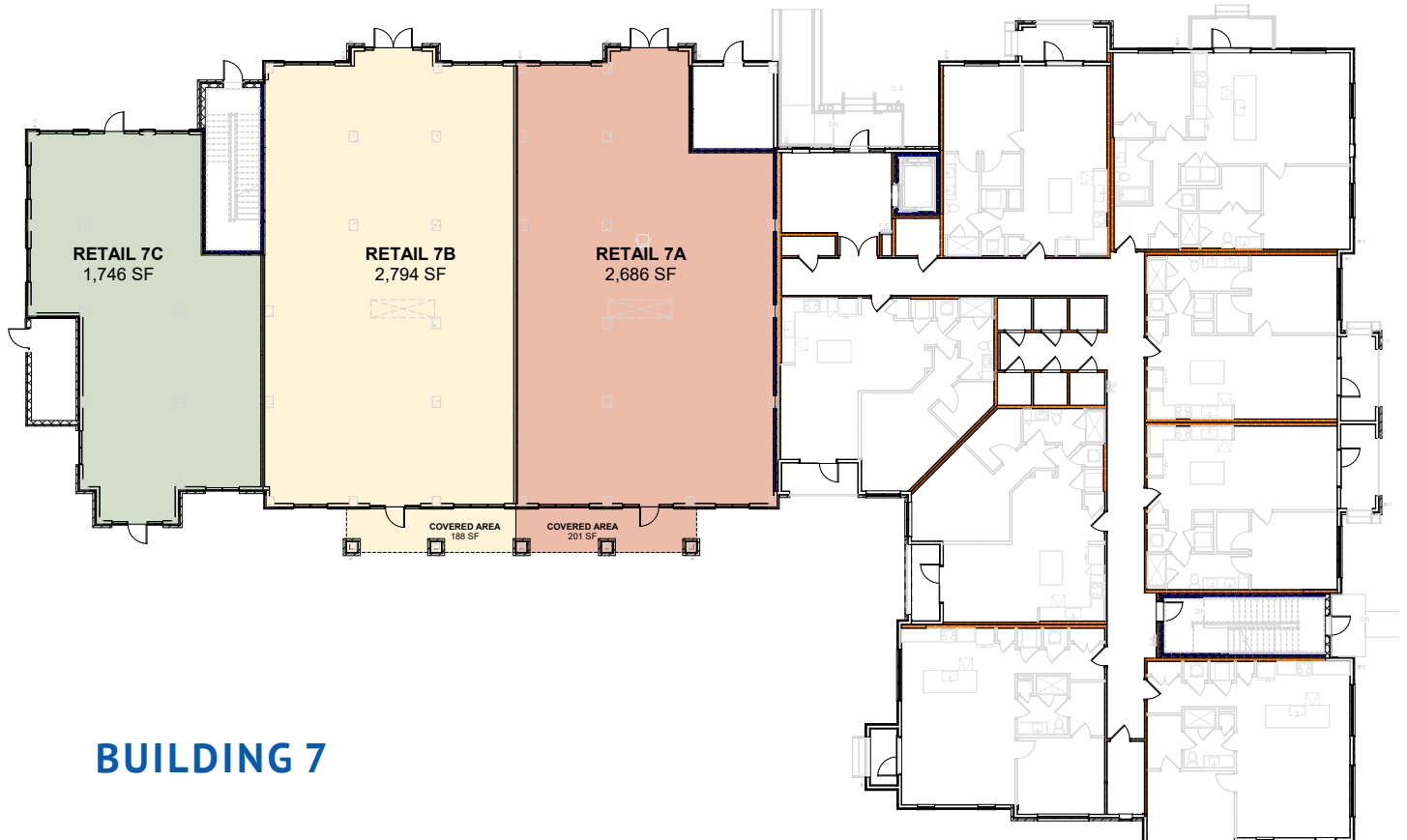


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FLOOR PLAN



BUILDING 7

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RENDERINGS



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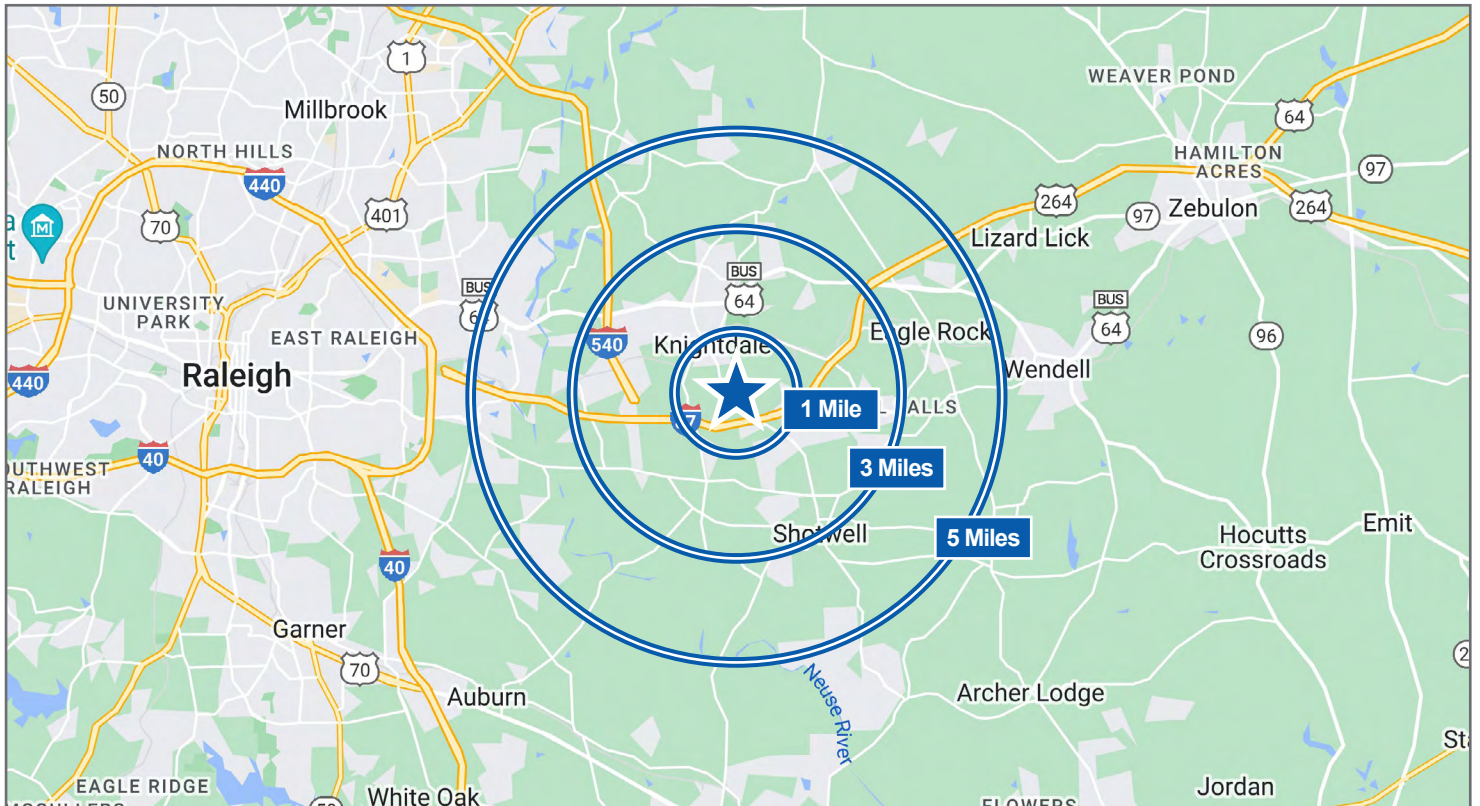
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2022 Population	2,252	32,771	70,877
2027 Population	2,465	35,102	75,771
Annual Pop Growth (2022-2023)	1.82%	1.69%	1.34%
2022 Households	809	12,046	25,772
2027 Households	882	12,912	27,566
Avg HH Size	2.78	2.71	2.74
2022 Median Age	37.2	35.7	35.7
2022 Average HH Income	\$69,439	\$92,948	\$93,817
2022 Median Home Value	\$247,590	\$263,786	\$255,835



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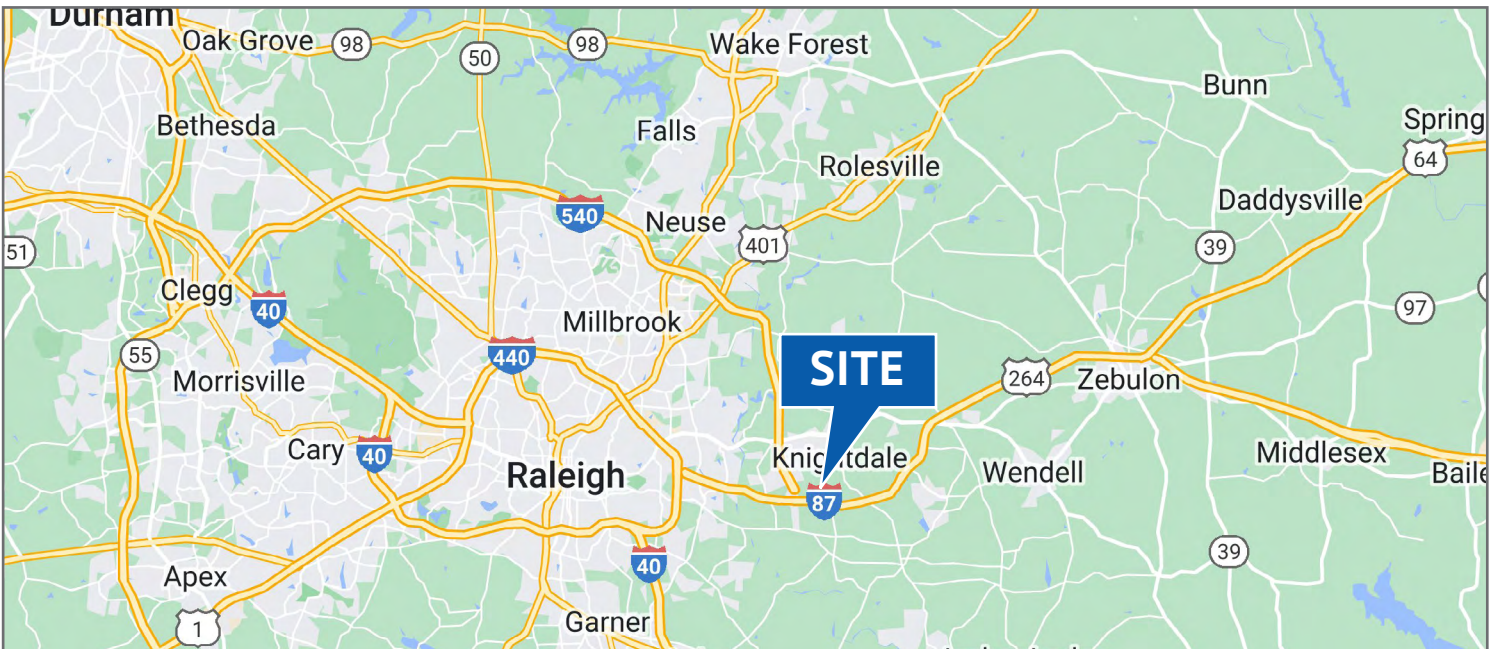


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LOCATION OVERVIEW



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