

ZEBULON COMMONS

RETAIL SPACE FOR LEASE

817 E. GANNON AVENUE

SUITE 103 | ZEBULON, NC 27597

2,100 SF

AVAILABLE SPACE

\$31/SF/YR

TRIPLE NET

AVAILABLE

NOW

FORMER T-MOBILE | SHADOW-ANCHORED BY WALMART

High visibility • Ample parking • Strong co-tenancy

**THERESA LOBDELL**

PRINCIPAL & MANAGING BROKER

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Retail • Medical • Service • Professional Office

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Theresa Lobdell

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Zebulon Commons Ste 103 | 817 E Gannon Ave

2,100 SF of Retail Space Available in Zebulon, NC 27597



Highlights

- High customer visibility from the shopping center
- Shadow Anchored by Walmart
- Convenient customer access with ample parking
- Strong co-tenancy drives customer traffic

Space Availability (1)

Space	Size	Term	Rental Rate	Rent Type
1st Floor, Ste 103	2,100 SF	Negotiable	\$31.00 /SF/YR	Triple Net (NNN)
Space Use Retail Build-Out Full Build-Out Availability Now	Position your business for success in one of Zebulon's fastest-growing commercial corridors. This former T-Mobile retail space at 817 E. Gannon Avenue, Suite 103 offers a highly visible location with excellent frontage along E. Gannon Avenue (US-264 Business), surrounded by national retailers, restaurants, and established neighborhood services. The space features a modern retail layout with an open sales floor, private office/storage area, and existing infrastructure that can accommodate a variety of retail, wireless, medical, service, or professional office users. The former T-Mobile store has permanently closed, making this retail space opportunity immediately available for a new tenant. • Lease rate does not include utilities, property expenses or building services • Fully Built-Out as Standard Retail Space • Former T-Mobile retail space • Modern storefront with expansive display windows • Ample on-site parking for customers and employees • Flexible floor plan for retail, medical or office • Excellent storefront signage opportunity • Lots of natural light			

Select Tenants at Zebulon Commons Ste 103

Tenant	Description	US Locations	Reach
FastMed Urgent Care	Urgent Care	102	National
NC Eye Associates	Furniture/Mattress	1	-

Property Facts

Total Space Available	2,100 SF	Total Land Area	1.15 AC
Property Type	Retail	Year Built	2016
Gross Leasable Area	7,381 SF	Parking Ratio	4.06/1,000 SF

About the Property

Located in the heart of Zebulon's expanding retail market, shadow anchored by Walmart, this former T-Mobile retail space enjoys a prime location with excellent visibility and frontage along E. Gannon Avenue (US-264 Business/NC 97), one of the town's primary commercial corridors. The property benefits from strong daily traffic, outstanding signage opportunities, convenient access to US-264 and major Wake County roadways, and ample on-site parking for customers and employees. Surrounded by established retailers, restaurants, and neighborhood services, the location offers exceptional exposure in one of Wake County's fastest-growing communities. As the area continues to experience significant residential and

commercial growth, this versatile space presents an outstanding opportunity for retail, medical, financial, professional office, or service-oriented businesses looking to establish or expand their presence in a thriving, high-visibility trade area. With Wake County continuing to experience significant residential and commercial growth, this location provides an outstanding opportunity to establish or expand your business in a thriving community. Whether you're seeking a flagship retail storefront, boutique service business, or neighborhood office, this versatile space offers the exposure and accessibility today's businesses need to succeed.

Collection Street	Cross Street	Traffic Volume	Year	Distance
East Gannon Avenue	Old Hwy 264, E	10,322	2026	0.07 mi
Old US Highway 264	E Gannon Ave, NW	3,483	2026	0.08 mi
US 264	East Gannon Avenue, SE	38,567	2026	0.25 mi
US Hwy 264	New Bern Ave, NW	26,311	2026	0.30 mi
	US 264, SE	37,412	2026	0.34 mi
East Horton Street	Horton St Exd, E	579	2026	0.57 mi
US 64	US 64, NE	27,925	2026	0.60 mi
Naomi Street	E Horton St, S	534	2026	0.69 mi
New Bern Ave	Old Bunn Rd, SW	20,560	2026	0.69 mi
Old Bunn Road	Parks Village Rd, W	1,105	2026	0.70 mi

Somewhat walkable
30/100

Exceptionally drivable
100/100

Source: Local Logic®

Nearby Major Retailers



Transportation

 Buses

Zebulon Park-And-Ride

4 min drive

1.8 mi

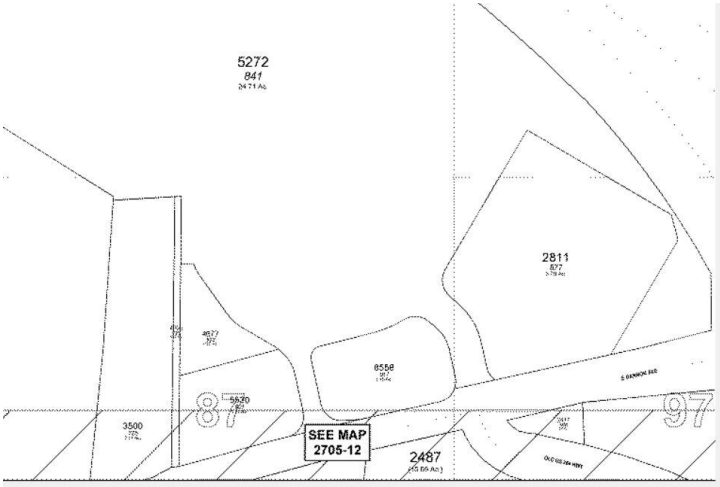
Map



Additional Photos



Building Photo



Plat Map

ZEBULON COMMONS • RETAIL & TRAFFIC AERIAL

817 E. GANNON AVE. • ZEBULON, NC



Zebulon Commons

817 E Gannon Ave, Zebulon, NC 27597

Building Type: **General Retail**

Secondary: -

GLA: **7,381 SF**Year Built: **2016**Total Available: **2,100 SF**% Leased: **71.55%**Rent/SF/Mo: **\$2.58**

2025 Annual Spending (\$000s)	1 Mile	2 Mile	5 Mile
Total Specified Consumer Spending	\$29,169	\$93,668	\$364,547
Total Apparel	\$1,423	\$4,806	\$18,452
Women's Apparel	557	1,873	7,114
Men's Apparel	295	969	3,742
Girl's Apparel	103	352	1,331
Boy's Apparel	77	260	1,004
Infant Apparel	66	231	883
Footwear	326	1,122	4,378
Total Entertainment & Hobbies	\$4,544	\$14,592	\$55,863
Entertainment	809	2,319	8,575
Audio & Visual Equipment/Service	934	3,166	12,341
Reading Materials	49	155	602
Pets, Toys, & Hobbies	668	2,197	8,576
Personal Items	2,084	6,755	25,769
Total Food and Alcohol	\$6,977	\$23,376	\$90,811
Food At Home	3,615	12,281	47,808
Food Away From Home	2,914	9,651	37,437
Alcoholic Beverages	448	1,445	5,565
Total Household	\$4,881	\$15,324	\$58,778
House Maintenance & Repair	1,062	3,426	14,159
Household Equip & Furnishings	1,844	5,909	22,690
Household Operations	1,411	4,337	16,034
Housing Costs	565	1,652	5,895

Zebulon Commons

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2025 Annual Spending (000s)	1 Mile	2 Mile	5 Mile
Total Transportation/Maint.	\$8,227	\$25,917	\$104,401
Vehicle Purchases	4,586	14,104	58,451
Gasoline	1,894	6,404	25,565
Vehicle Expenses	188	522	1,755
Transportation	701	2,062	7,454
Automotive Repair & Maintenance	858	2,825	11,177
Total Health Care	\$1,319	\$4,285	\$16,703
Medical Services	743	2,375	9,232
Prescription Drugs	430	1,430	5,629
Medical Supplies	146	480	1,842
Total Education/Day Care	\$1,798	\$5,367	\$19,540
Education	1,142	3,418	12,435
Fees & Admissions	656	1,950	7,105

Demographic Summary Report

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Radius	1 Mile		2 Mile		5 Mile	
Population						
2030 Projection	2,364		8,247		32,256	
2025 Estimate	2,113		7,404		29,100	
2020 Census	1,547		5,574		23,170	
Growth 2025 - 2030	11.88%		11.39%		10.85%	
Growth 2020 - 2025	36.59%		32.83%		25.59%	
2025 Population by Hispanic Origin	314		1,223		4,806	
2025 Population	2,113		7,404		29,100	
White	1,057	50.02%	3,576	48.30%	15,376	52.84%
Black	638	30.19%	2,264	30.58%	7,663	26.33%
Am. Indian & Alaskan	16	0.76%	44	0.59%	145	0.50%
Asian	20	0.95%	54	0.73%	324	1.11%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	10	0.03%
Other	383	18.13%	1,466	19.80%	5,582	19.18%
U.S. Armed Forces	0		0		7	
Households						
2030 Projection	884		3,084		11,881	
2025 Estimate	788		2,758		10,679	
2020 Census	571		2,059		8,440	
Growth 2025 - 2030	12.18%		11.82%		11.26%	
Growth 2020 - 2025	38.00%		33.95%		26.53%	
Owner Occupied	559	70.94%	1,866	67.66%	7,900	73.98%
Renter Occupied	228	28.93%	892	32.34%	2,778	26.01%
2025 Households by HH Income	787		2,757		10,678	
Income: <\$25,000	159	20.20%	478	17.34%	1,327	12.43%
Income: \$25,000 - \$50,000	34	4.32%	345	12.51%	1,916	17.94%
Income: \$50,000 - \$75,000	58	7.37%	319	11.57%	1,671	15.65%
Income: \$75,000 - \$100,000	108	13.72%	441	16.00%	1,536	14.38%
Income: \$100,000 - \$125,000	187	23.76%	403	14.62%	1,279	11.98%
Income: \$125,000 - \$150,000	73	9.28%	222	8.05%	1,109	10.39%
Income: \$150,000 - \$200,000	90	11.44%	343	12.44%	1,086	10.17%
Income: \$200,000+	78	9.91%	206	7.47%	754	7.06%
2025 Avg Household Income	\$111,445		\$101,461		\$98,734	
2025 Med Household Income	\$104,612		\$88,406		\$81,917	

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Description	2020	2025	2030
Population	1,547	2,113	2,364
Age 0 - 4	91 5.88%	115 5.44%	130 5.50%
Age 5 - 9	112 7.24%	127 6.01%	134 5.67%
Age 10 - 14	108 6.98%	137 6.48%	142 6.01%
Age 15 - 19	107 6.92%	138 6.53%	150 6.35%
Age 20 - 24	82 5.30%	126 5.96%	149 6.30%
Age 25 - 29	88 5.69%	119 5.63%	142 6.01%
Age 30 - 34	90 5.82%	124 5.87%	138 5.84%
Age 35 - 39	103 6.66%	133 6.29%	140 5.92%
Age 40 - 44	81 5.24%	130 6.15%	145 6.13%
Age 45 - 49	87 5.62%	121 5.73%	141 5.96%
Age 50 - 54	89 5.75%	119 5.63%	135 5.71%
Age 55 - 59	116 7.50%	129 6.11%	134 5.67%
Age 60 - 64	120 7.76%	145 6.86%	141 5.96%
Age 65 - 69	96 6.21%	144 6.81%	146 6.18%
Age 70 - 74	74 4.78%	117 5.54%	136 5.75%
Age 75 - 79	43 2.78%	84 3.98%	110 4.65%
Age 80 - 84	31 2.00%	54 2.56%	75 3.17%
Age 85+	27 1.75%	49 2.32%	75 3.17%
Age 15+	1,234 79.77%	1,732 81.97%	1,957 82.78%
Age 20+	1,127 72.85%	1,594 75.44%	1,807 76.44%
Age 65+	271 17.52%	448 21.20%	542 22.93%
Median Age	40	41	42
Average Age	39.60	41.20	41.90
Population By Race	1,547	2,113	2,364
White	793 51.26%	1,057 50.02%	1,183 50.04%
Black	463 29.93%	638 30.19%	712 30.12%
Am. Indian & Alaskan	17 1.10%	16 0.76%	17 0.72%
Asian	14 0.90%	20 0.95%	22 0.93%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	260 16.81%	383 18.13%	429 18.15%

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Description	2020	2025	2030
Population by Race (Hispanic)	227	315	352
White	27 11.89%	29 9.21%	32 9.09%
Black	8 3.52%	5 1.59%	6 1.70%
Am. Indian & Alaskan	6 2.64%	3 0.95%	3 0.85%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	187 82.38%	277 87.94%	311 88.35%
Household by Household Income	571	787	885
<\$25,000	92 16.11%	159 20.20%	181 20.45%
\$25,000 - \$50,000	111 19.44%	34 4.32%	36 4.07%
\$50,000 - \$75,000	92 16.11%	58 7.37%	60 6.78%
\$75,000 - \$100,000	107 18.74%	108 13.72%	113 12.77%
\$100,000 - \$125,000	47 8.23%	187 23.76%	223 25.20%
\$125,000 - \$150,000	35 6.13%	73 9.28%	83 9.38%
\$150,000 - \$200,000	53 9.28%	90 11.44%	100 11.30%
\$200,000+	34 5.95%	78 9.91%	89 10.06%
Average Household Income	\$88,907	\$111,445	\$112,124
Median Household Income	\$71,524	\$104,612	\$105,885

Traffic Count Report

Zebulon Commons

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Secondary: -

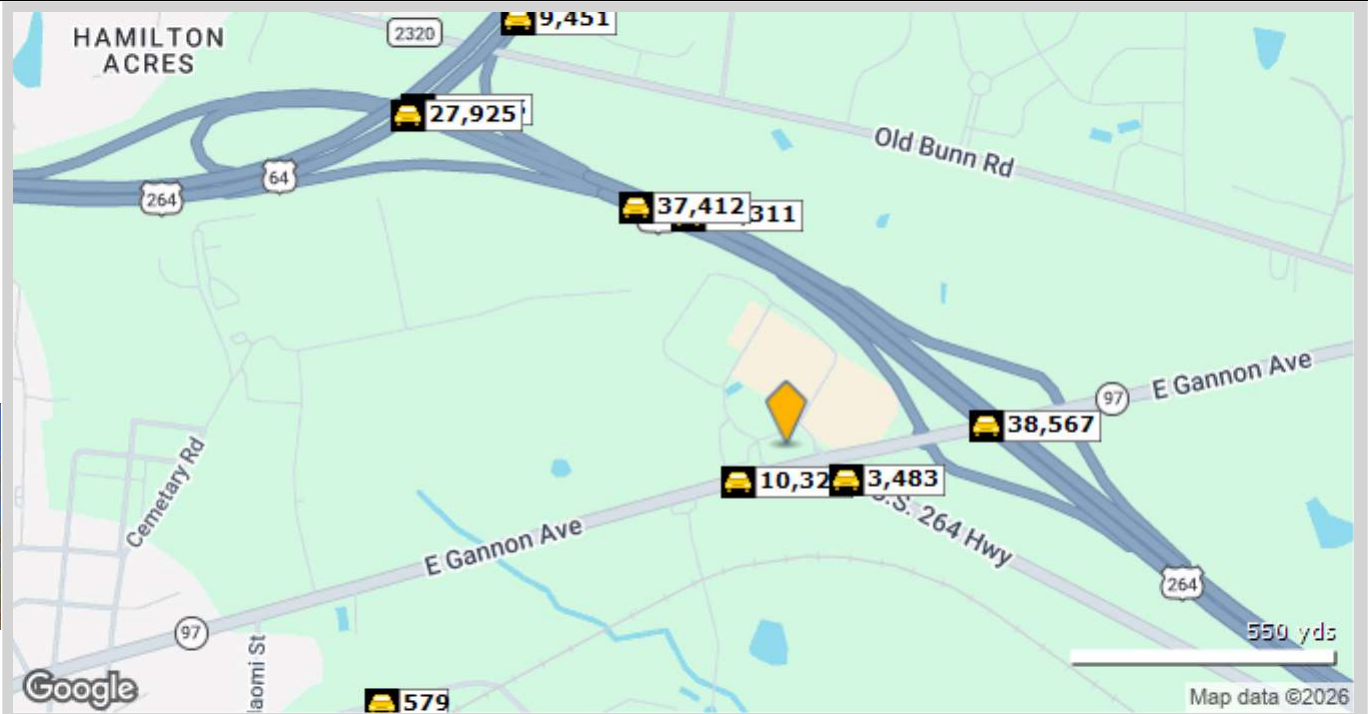
GLA: **7,381 SF**

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Total Available: **2,100 SF**

% Leased: **71.55%**

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	East Gannon Avenue	Old Hwy 264	0.26 E	2026	10,322	MPSI	.07
2	Old US Highway 264	E Gannon Ave	0.11 NW	2026	3,483	MPSI	.08
3	US 264	East Gannon Avenue	0.01 SE	2026	38,567	MPSI	.25
4	US Hwy 264	New Bern Ave	0.35 NW	2024	25,026	MPSI	.30
5	US Hwy 264	New Bern Ave	0.35 NW	2026	26,311	MPSI	.30
6		US 264	0.03 SE	2026	37,412	MPSI	.34
7	East Horton Street	Horton St Exd	0.10 E	2026	579	MPSI	.57
8	US 64	US 64	0.01 NE	2026	27,925	MPSI	.60
9	US 64	US 64	0.12 NE	2026	27,925	MPSI	.60
10	US 64	US 64	0.06 NE	2026	9,451	MPSI	.61