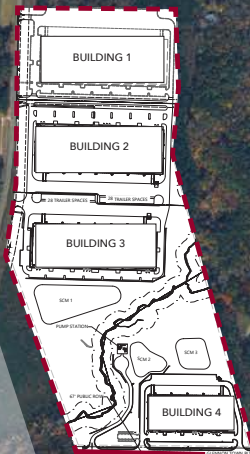
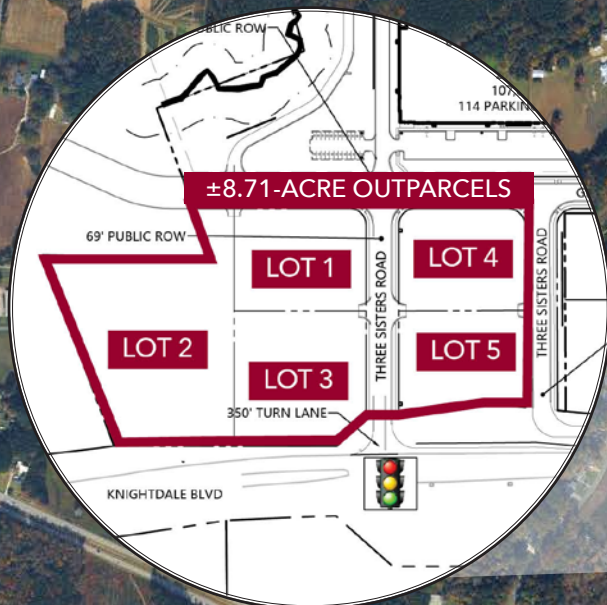


WENDELL EXCHANGE

LAND FOR SALE | ±8.71 ACRES

OUTPARCEL OPPORTUNITIES AT SIGNALIZED INTERSECTION



 **KNIGHTDALE BLVD**  **20,000 VPD**

 **US 64**

 **I-87**

WAKE TECH EAST CAMPUS

WENDELL COMMERCE CENTER

1100 KEITHS ROAD, KNIGHTDALE, NC 27545

MIKE GLENNON
O: 919-591-2269
C: 703-772-2339
mglennon@lee-associates.com

MOSS WITHERS, SIOR, MBA
O: 919-576-2501
mwITHERS@lee-associates.com

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY OVERVIEW

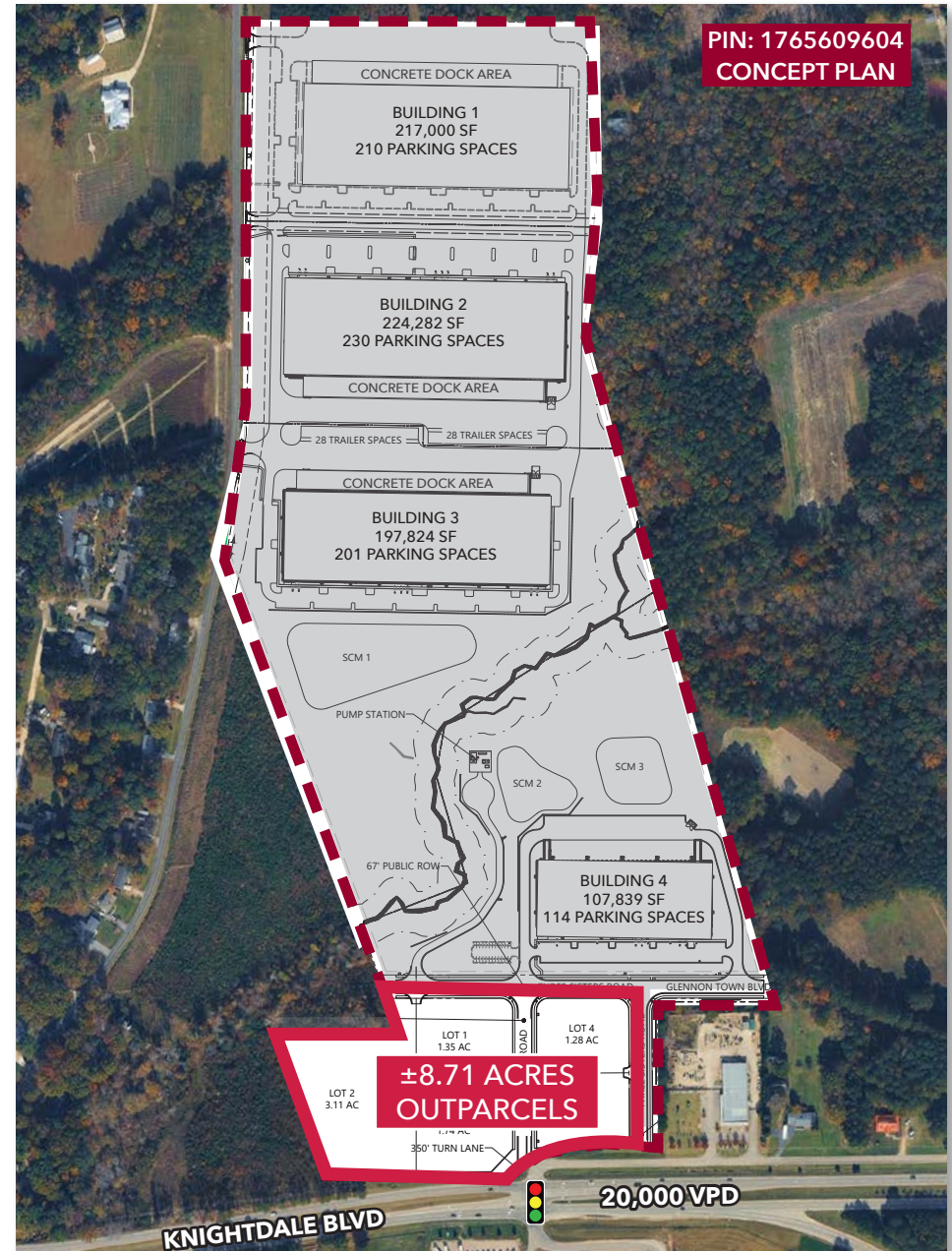
±8.71 acres of development land located at 1100 Keiths Road at the signalized intersection of Knightdale Boulevard (US-64 Business) and I-87 in Knightdale. The property offers flexible development and sale configurations and is well suited for commercial, retail, or institutional users. The site benefits from strong visibility, planned infrastructure improvements, and placement within an established growth corridor east of Raleigh.

LOCATION DESCRIPTION

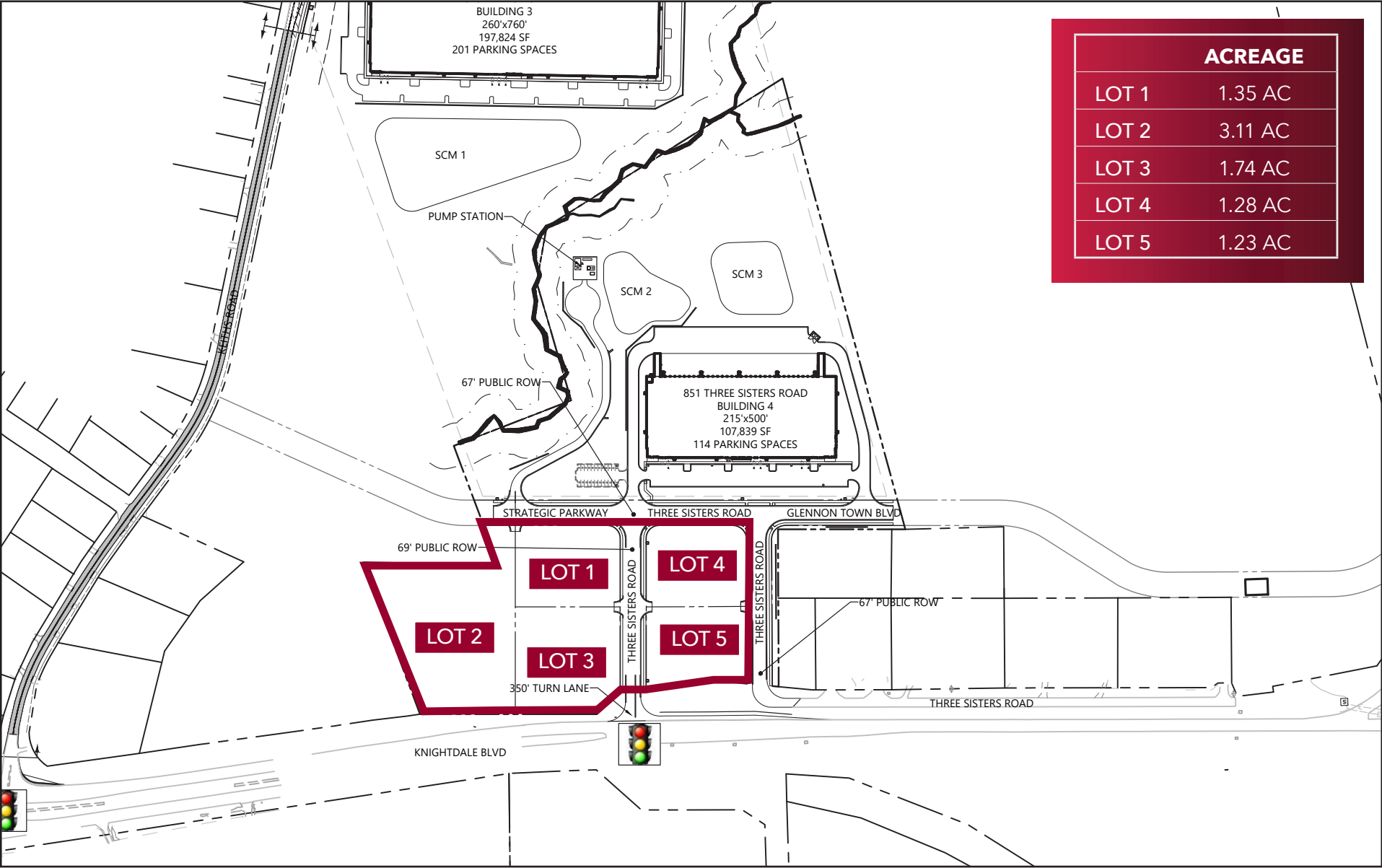
The site is positioned at a high-traffic, signalized intersection with immediate access to US-64 Business and I-87, offering excellent regional connectivity. The frontage portion of the property is ideally situated for commercial uses, while the balance of the site provides opportunities for future or complementary development. Surrounded by expanding residential growth and established commercial uses, the property sits within a dense and growing trade area.

HIGHLIGHTS

- » ±8.71 acres total available
- » 5 Outparcels positioned for future or complementary development
- » Expected Delivery: Q4 2027
- » Industrial Development Construction Underway On-Site
- » Zoning: PUD-25-01 (Wendell) | Permitted Uses Include: Grocery, retail, restaurant, medical, office, school, entertainment, light industrial, and mixed-use development (see PUD for full list).
- » Ability to accommodate ±22,000 SF users with 95+ parking spaces
- » End-cap or inline opportunities with 103'+ frontage
- » Located within a dense 3-mile trade area
- » Signalized, full-access intersection on Knightdale Boulevard
- » Traffic counts in excess of 20,000 VPD (Knightdale Blvd)
- » PIN: 1765609604
- » Sale Price: Call Broker



PROPERTY SUMMARY



PERMITTED USES

The following uses are permitted in zone 1 & 2 of the PUD.

RETAIL & RESTAURANT

- » General retail (including large-format retail)
- » Grocery stores
- » Shopping centers (neighborhood or community)
- » Restaurants (including drive-thru, subject to standards)
- » Bars / taverns
- » Auto parts sales
- » Alcoholic beverage sales
- » Nursery and garden centers
- » Gas station / convenience store (subject to standards)

OFFICE/SERVICE

- » Professional and business services
- » Medical offices, clinics, and urgent care
- » Banks, credit unions, and financial institutions
- » Personal services
- » Government services
- » Post office
- » Day care centers (child or adult)
- » Community service organizations
- » Continuing care / senior-oriented facilities

ENTERTAINMENT/RECREATION

- » Fitness and sports training facilities
- » Indoor and outdoor recreation uses
- » Cultural or community facilities
- » Theaters (movie or live performance)
- » Meeting and event venues
- » Farmers markets

CIVIC/INSTITUTIONAL

- » Elementary and secondary schools
- » Vocational or technical schools
- » Colleges and universities
- » Religious institutions
- » Public safety stations
- » Hospitals

INDUSTRIAL/FLEX (PRIMARY ZONE 2)

- » Light manufacturing
- » Research and development
- » Warehousing and distribution
- » Mini-warehouses (self-storage, subject to standards)
- » Media production
- » Micro-brewery, distillery, or winery

INFRASTRUCTURE/SUPPORT USES

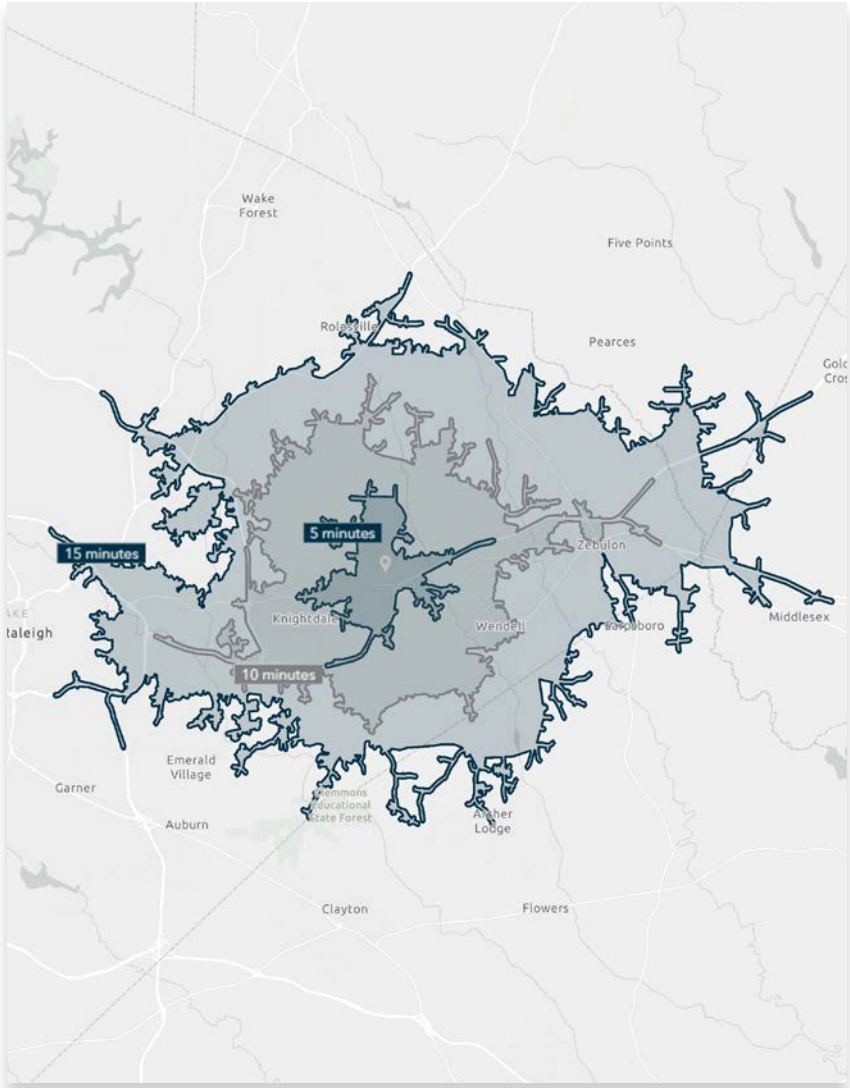
- » Utilities and public infrastructure
- » Transit-related facilities
- » Parking areas (subject to approval)

AREA OVERVIEW / NEARBY DEVELOPMENTS



DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
Population (2025)	4,222	51,089	158,827
Daytime Population	4,441	41,873	150,206
2030 Projected Population	5,066	59,247	178,126
Median Age	39.3	38.1	37.1
Average Household Income	\$123,700	\$114,739	\$111,264
Average Home Value	\$463,194	\$476,316	\$467,840
Bachelor's Degree or Higher	37.6%	40.5%	40.4%





MIKE GLENNON

O: 919-591-2269

C: 703-772-2339

mglennon@lee-associates.com

MOSS WITHERS, SIOR, MBA

O: 919-576-2501

mwithers@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.