

OUTPARCELS FOR SALE

601 & 641 LAKESTONE COMMONS

601 & 641 LAKESTONE COMMONS AVE.
FUQUAY-VARINA, NC 27526

Lot 2
0.96 AC

Lot 32
1.18 AC

Lakestone Commons Ave.

KOHL'S

BIG
LOTS!

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PROPERTY OVERVIEW

AVAILABILITY

- Lot 2: 601 Lakestone Commons Ave, 0.96 AC
Parcel ID #: 0667905641
Asking price: \$1,000,000
- Lot 3: 641 Lakestone Commons Ave., 1.18 AC
Parcel ID #: 06679004954
Asking price: \$750,000

LOCATION DESCRIPTION

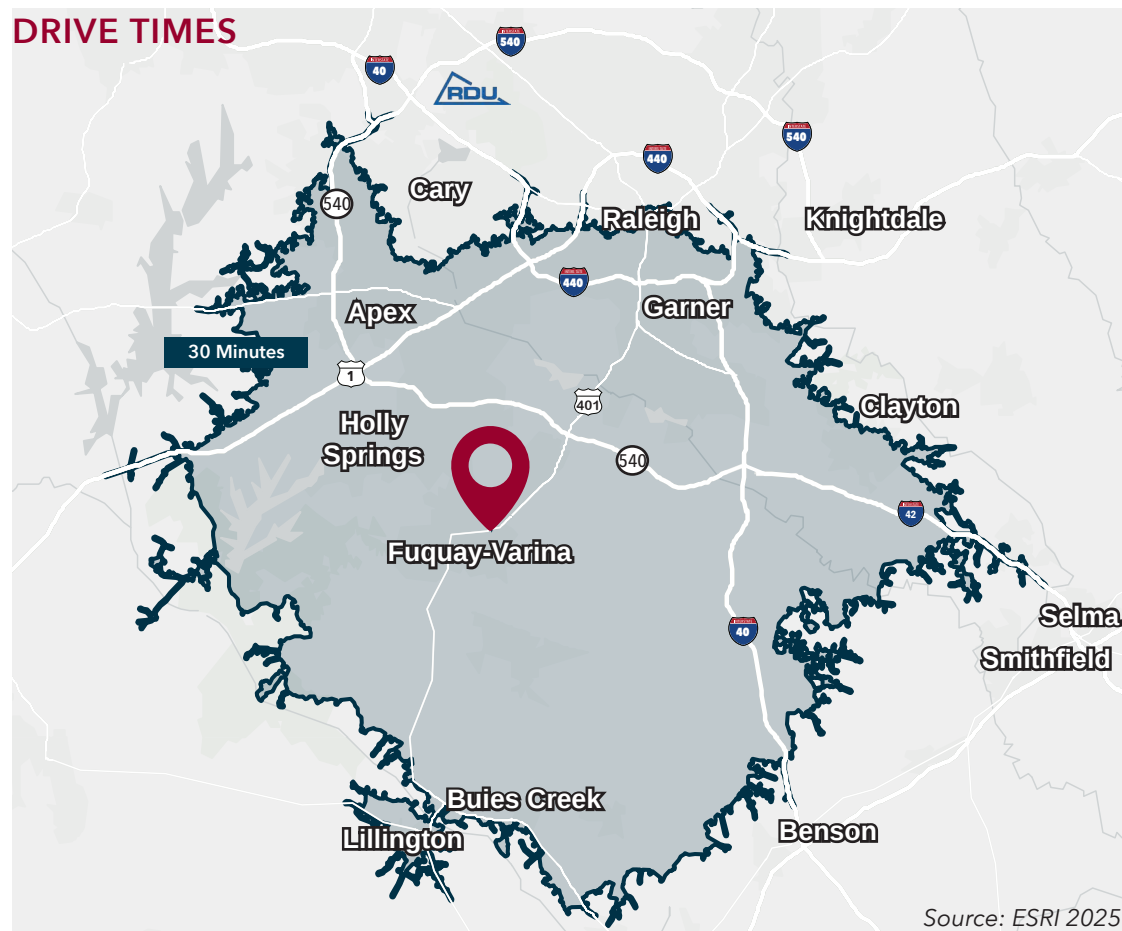
Positioned within the Lakestone Commons mixed-use development in the heart of Fuquay-Varina, these two outparcels offer prime frontage along Lakestone Commons Avenue with excellent visibility and access. The sites benefit from strong surrounding residential growth, proximity to major thoroughfares including US-401 and NC-55, and convenient access to both downtown Fuquay-Varina and the greater Raleigh market. Surrounded by established and emerging retail, dining, and service-oriented users, this location is well-suited for a variety of commercial uses seeking to capitalize on the area's rapid population and economic expansion.

TRAFFIC COUNTS

41,500 VPD on N. Main Street/Hwy. 401

Source: NC DOT 2024

DRIVE TIMES



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,375	50,317	103,547
Avg HH Income	\$121,170	\$135,075	\$146,635
No. of Businesses	367	1,343	2,164
No. of Employees	3,826	11,119	16,966
Total Daytime Population	7,442	42,851	81,133

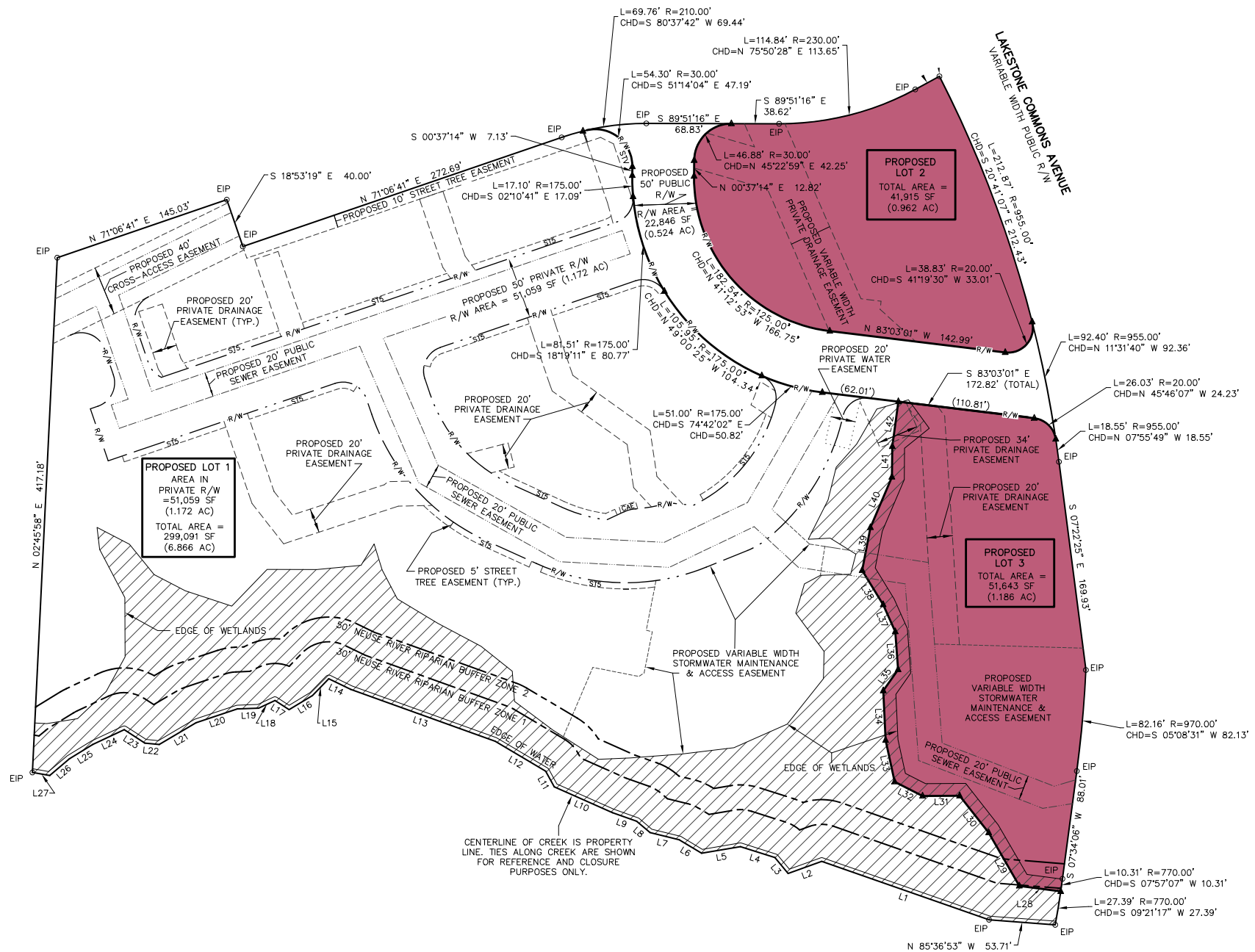
Source: ESRI 2026

PROPERTY HIGHLIGHTS

- Lot 2: 601 Lakestone Commons Ave.
 - 0.96 AC
 - Parcel ID #: 0667905641
 - A portion of Lot 2 has a shared parking easement with Applebee's
 - Utilities stubbed to property line
 - Storm water in place (conversion/permanent planting not included)
 - Curb cut from Carrickbrack Street
 - Site work required to get to "pad ready" condition
 - Some seller assistance will be considered
 - Asking price: \$1,000,000
- Lot 3: 641 Lakestone Commons Ave.
 - 1.18 AC
 - Parcel ID #: 06679004954
 - Utilities stubbed to property line
 - Storm water in place (conversion/permanent planting not included)
 - Curb cut from Carrickbrack Street
 - Asking price: \$750,000
- Zoning: Corridor Commercial (CC) - [View Permitted Use Table](#)



- FUQUAY-VARINA, NC 27526



AREA OVERVIEW



LAKESTONE COMMONS OUTPARCELS • FUQUAY-VARINA, NC 27526

Presented by:

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