

ROYAL CREEK FUQUAY-VARINA, NC



5,077 SF RETAIL
Royal Creek Drive & Ten Ten Road

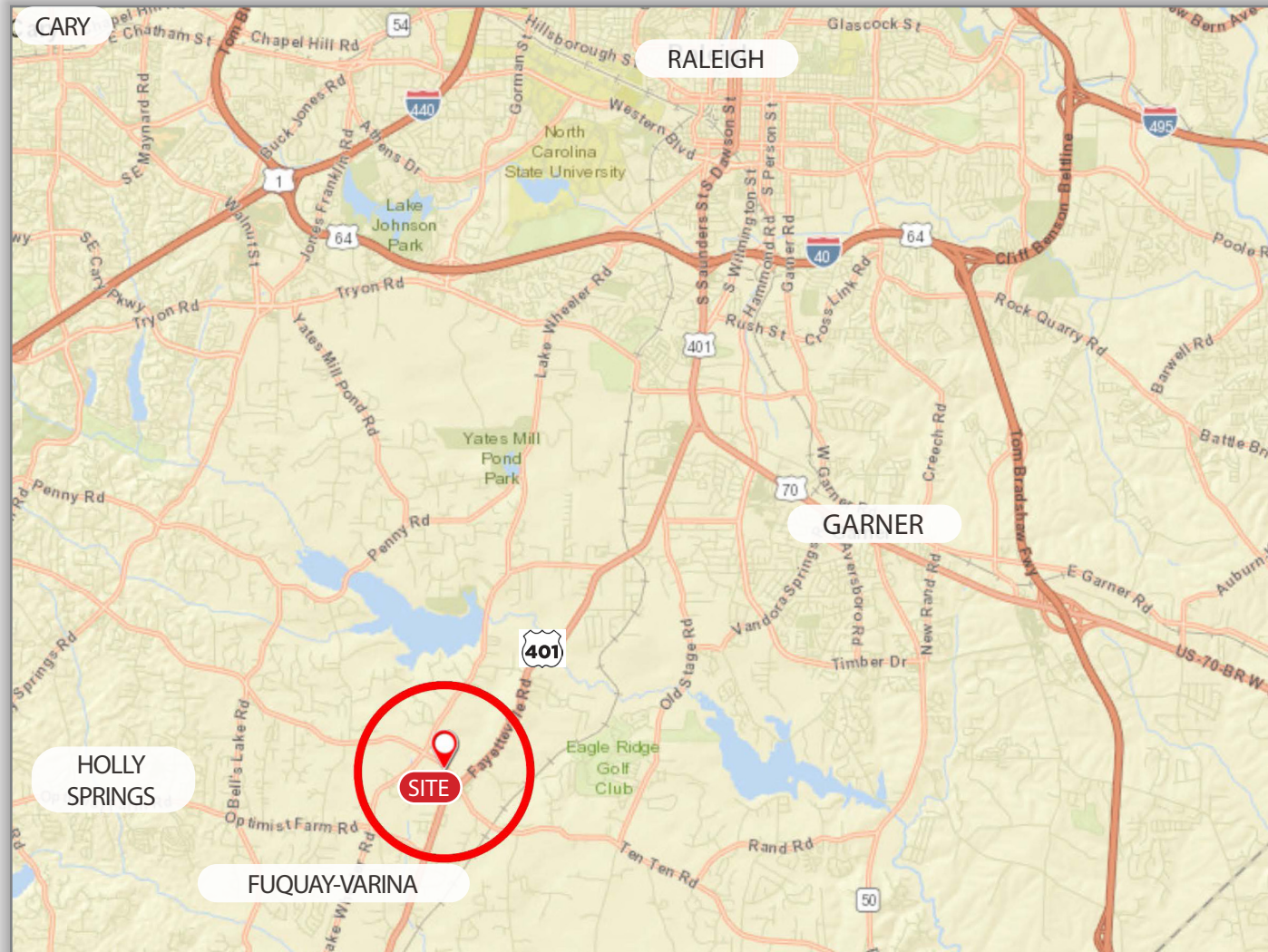
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ROYAL CREEK

LOCATION MAP





ROYAL CREEK

AREA DEVELOPMENT

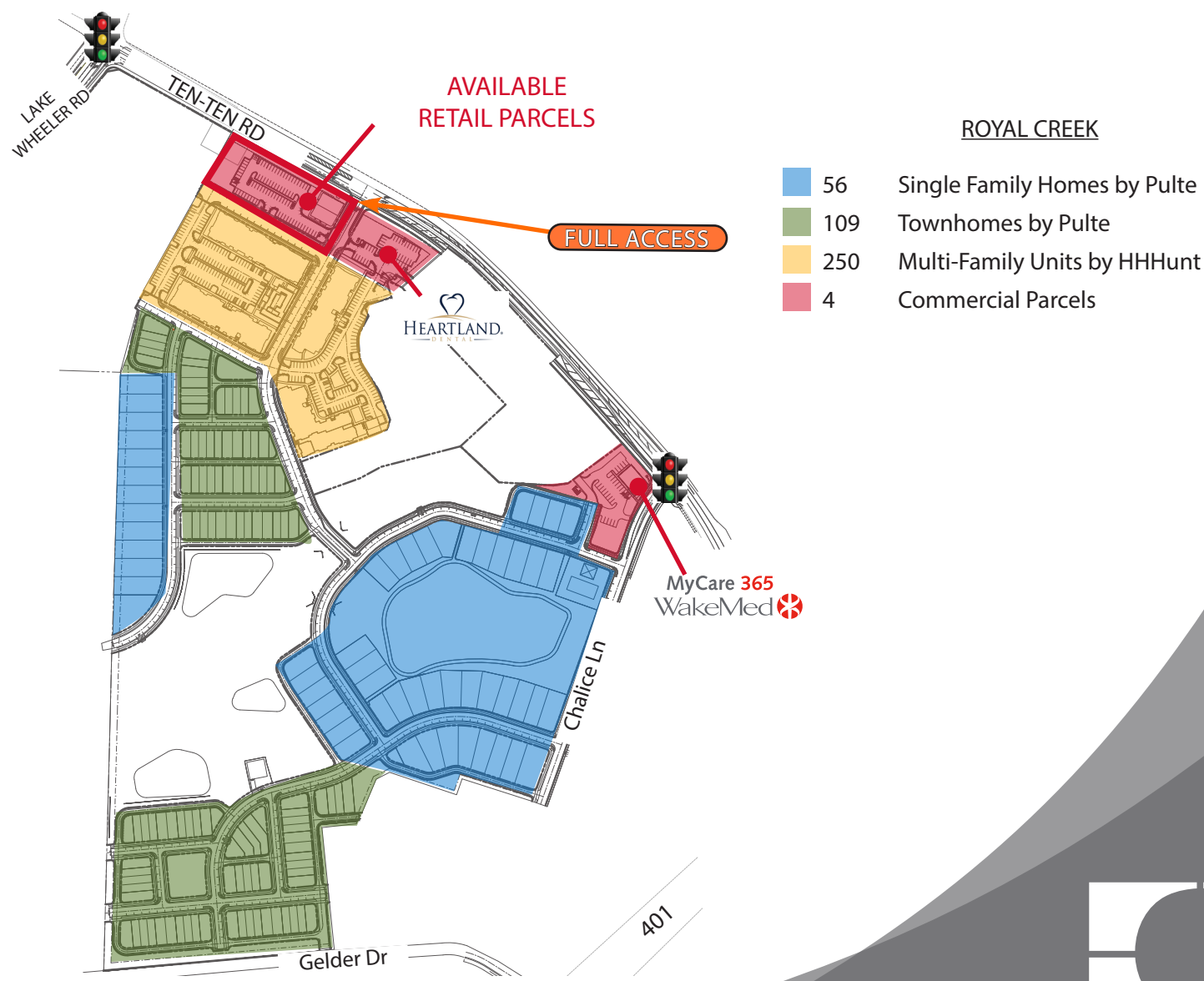
Royal Creek is a multi-use development comprising over 50 acres in Fuquay-Varina. The community features 56 single family homes, 109 townhomes, 250 multi-family homes and four commercial parcels. Two parcels have been leased to Heartland Dental and WakeMed with two available for ground lease or build-to-suit.



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OVERALL SITE PLAN

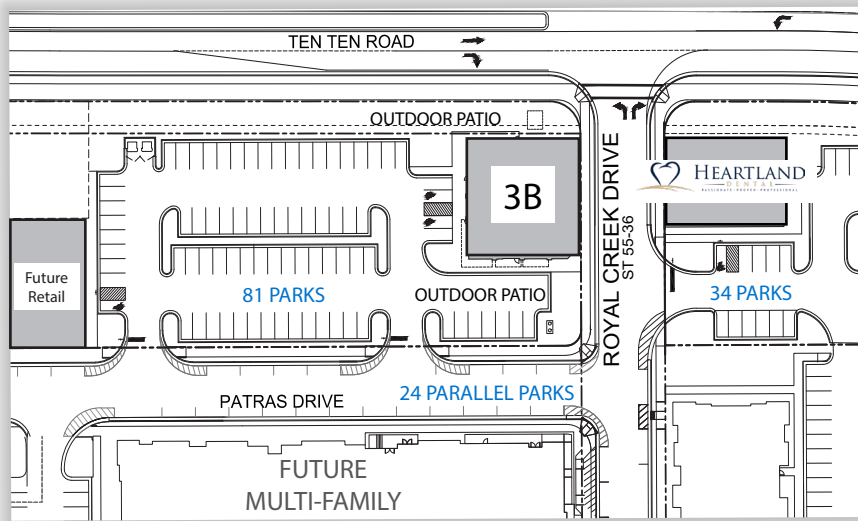




ROYAL CREEK

PROPOSED SITE PLAN

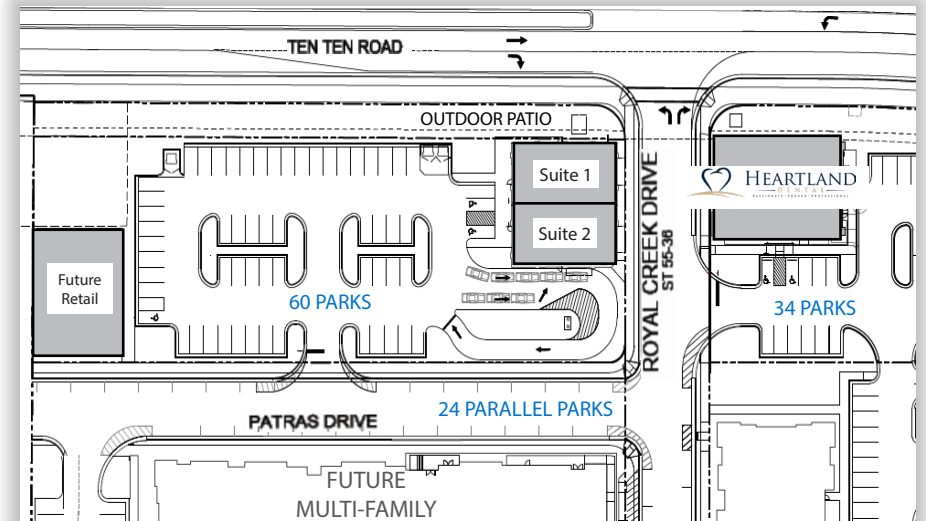
The two (2) remaining commercial parcels are planned for restaurant, retail, services and professional uses to serve ROYAL CREEK and the rapidly growing US401/Ten Ten/Lake Wheeler area. Parcels 3B and 3C are available for ground lease or build-to-suit, as shown in the two plans below.



Single Tenant Lease Plan

Building 3B 5,077 SF

*Outdoor Patio Available



Drive-Thru Plan

Suite 1 2,500 SF

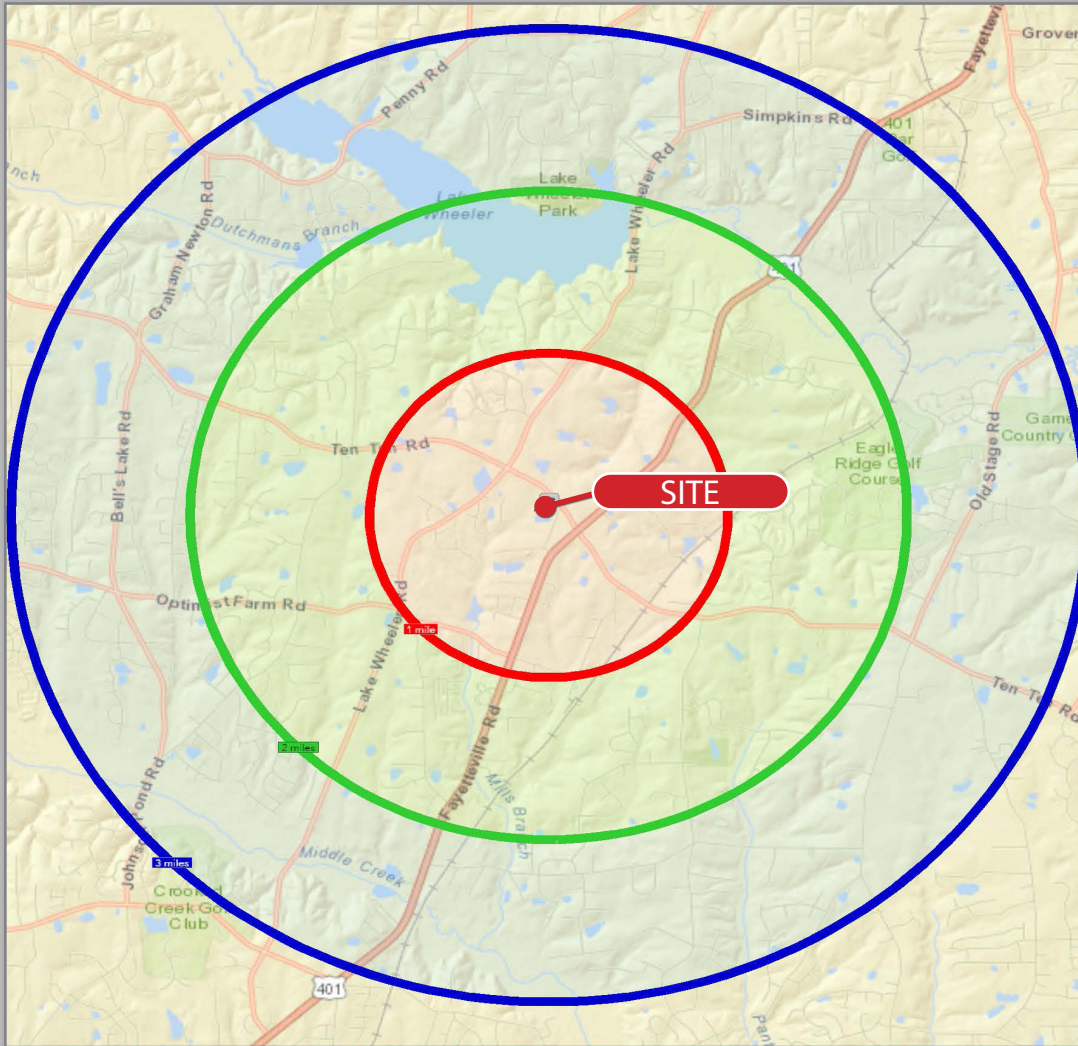
Suite 2 2,577 SF

*Demising Walls are subject to change

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DEMOGRAPHIC PROFILE



STUDY AREA: Radii		1 Mile	2 Miles	3 Miles
Population	2029 Forecast	4,735	9,725	16,384
	2024 Projection	4,035	8,480	16,384
Per Capita Income	2029 Forecast	\$62,129	\$58,767	\$63,645
	2024 Projection	\$55,099	\$51,592	\$56,249
Median HH Income	2029 Forecast	\$131,556	\$128,564	\$138,692
	2024 Projection	\$118,517	\$114,486	\$121,002

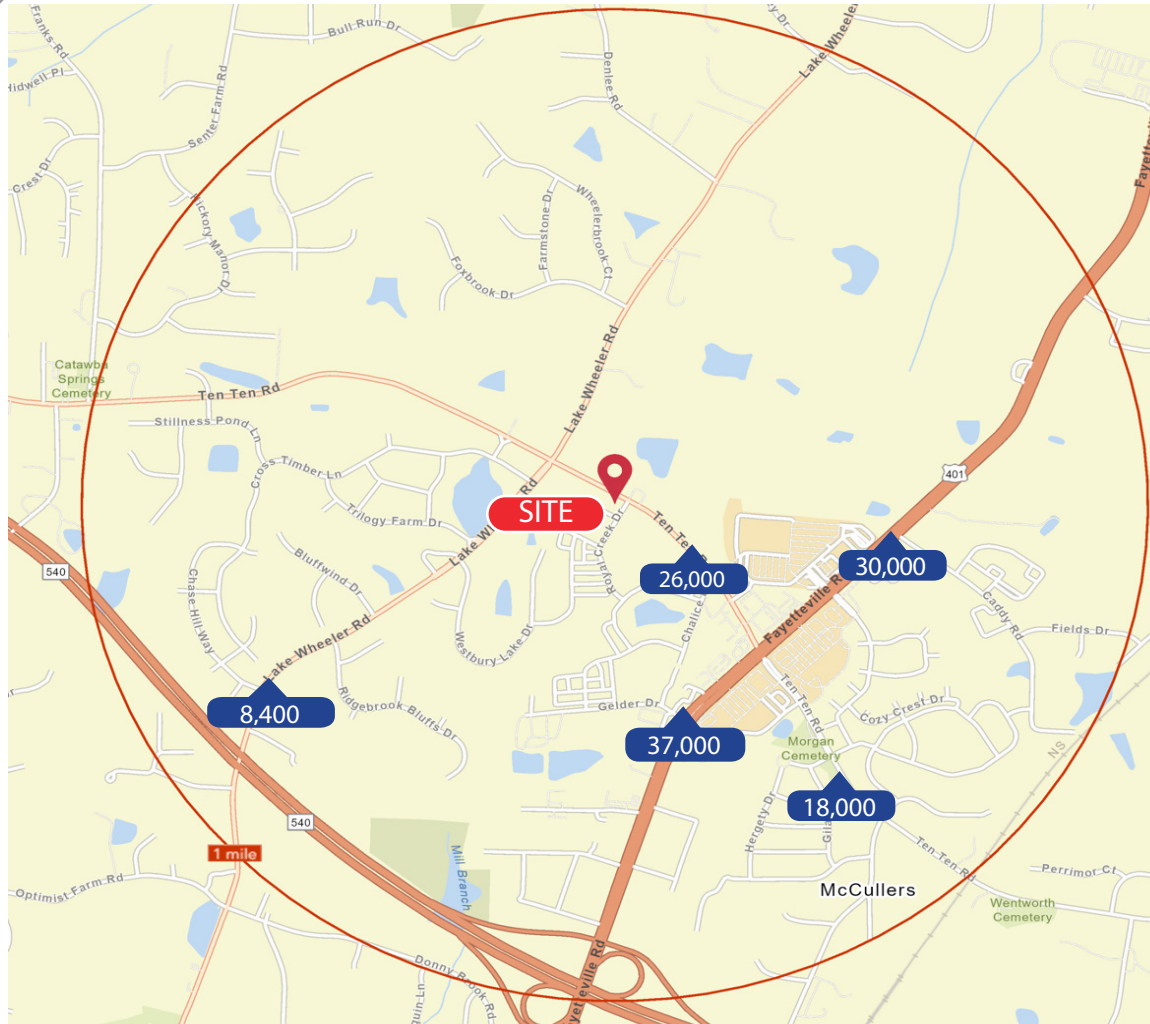
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.. Prepared 08/26/2024





ROYAL CREEK

TRAFFIC PROFILE



TRAFFIC COUNTS

Ten Ten Road (0.06 miles SE of Site)	26,000 AADT
Fayetteville Rd/US Hwy 401 (0.57 miles E of Site)	30,000 AADT
Fayetteville Rd/US Hwy 401 (0.57 miles SE of Site)	37,000 AADT
Ten Ten Road (0.72 miles SE of Site)	18,000 AADT
Lake Wheeler Road (0.88 miles SW of Site)	8,400 AADT

SOURCE: Esri Community Maps Contributors, Town of Cary, Johnston County, Wake County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | NCDOT Traffic Survey Group staff collected, analyzed, processed and reported this data for calendar year 2022 | Prepared: 08/24/2024

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