

ROYAL CREEK FUQUAY-VARINA, NC



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

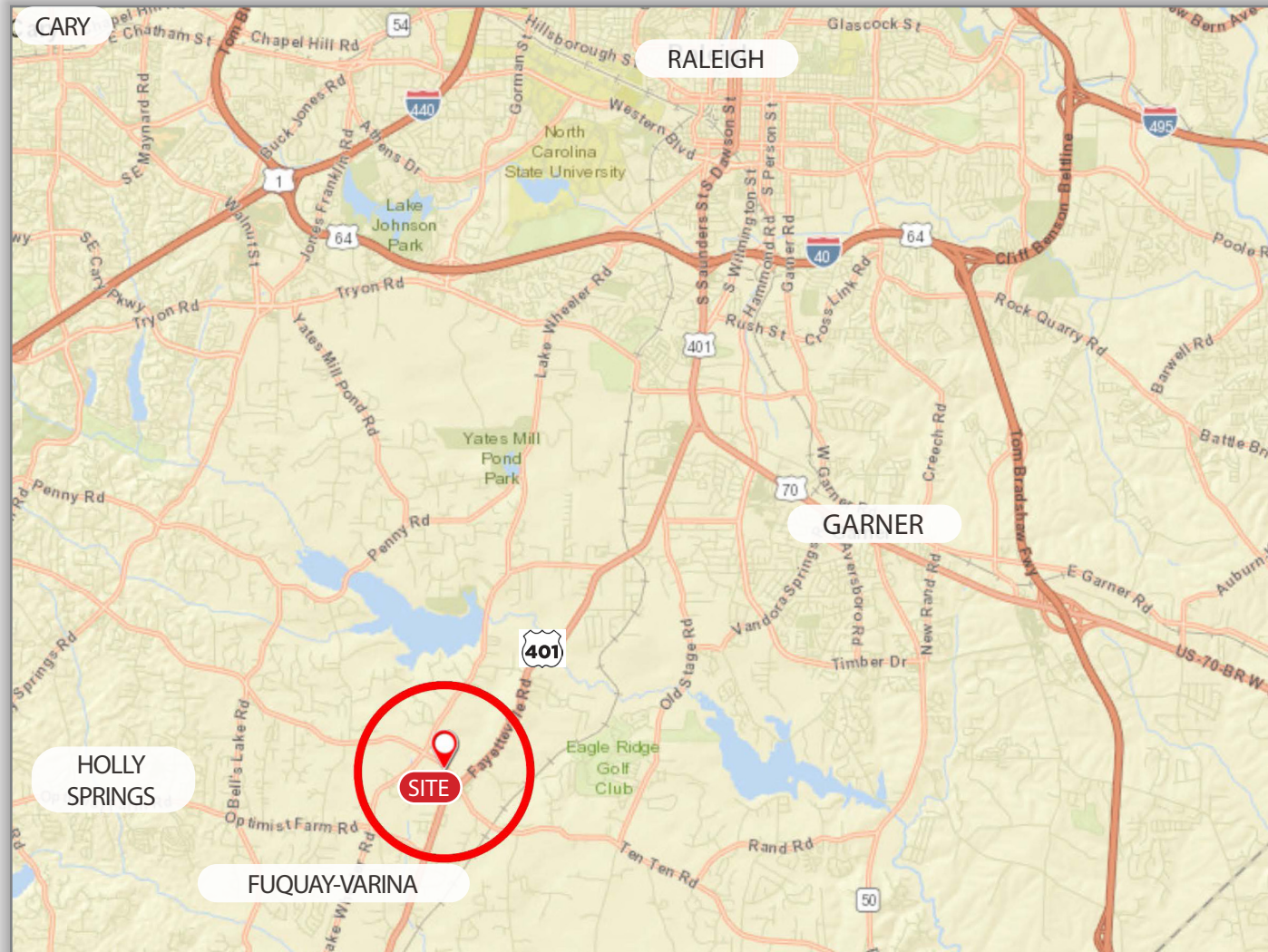
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ROYAL CREEK

LOCATION MAP





ROYAL CREEK

AREA DEVELOPMENT

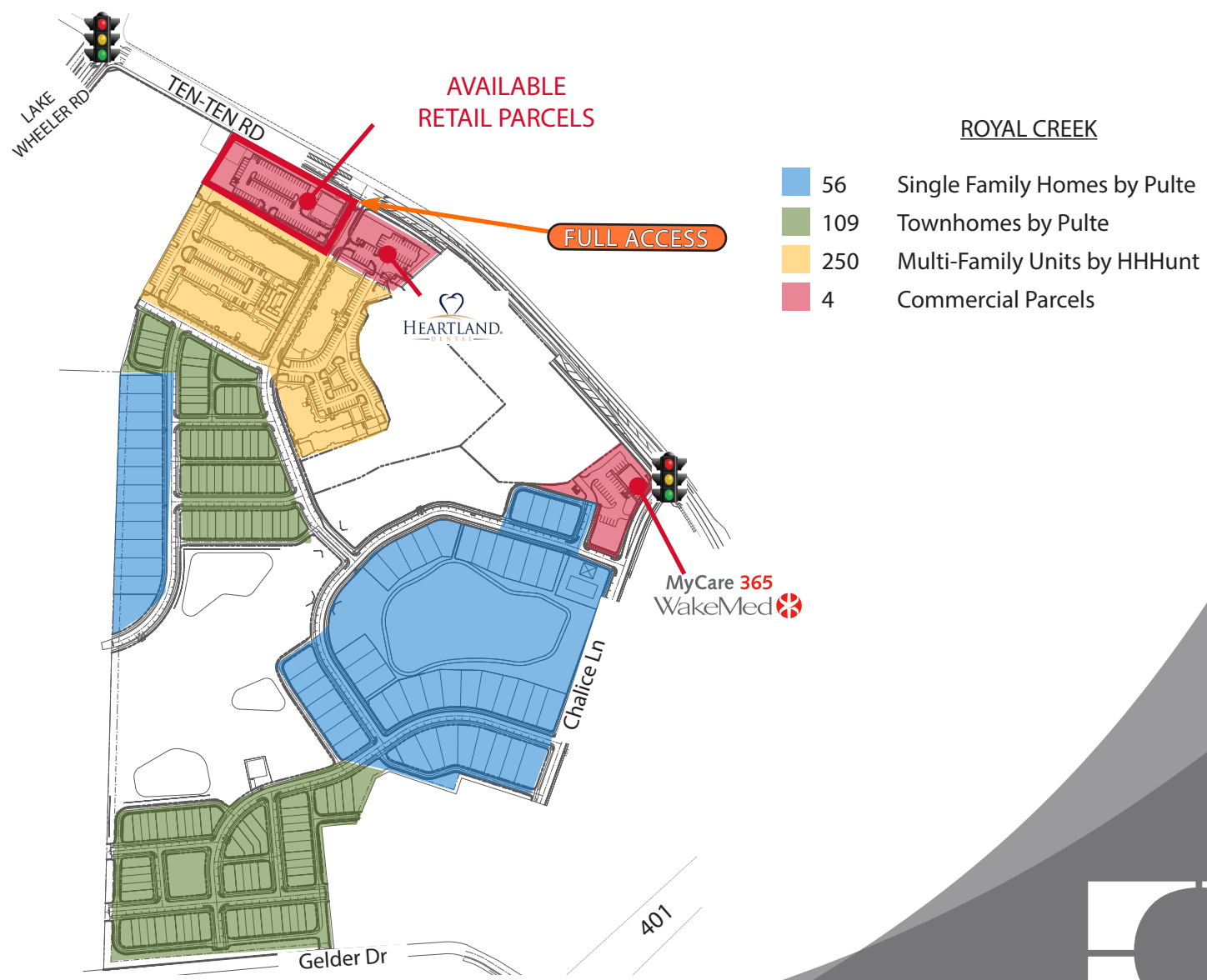
Royal Creek is a multi-use development comprising over 50 acres in Fuquay-Varina. The community features 56 single family homes, 109 townhomes, 250 multi-family homes and four commercial parcels. Two parcels have been leased to Heartland Dental and WakeMed with two available for ground lease or build-to-suit.



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ROYAL CREEK

OVERALL SITE PLAN

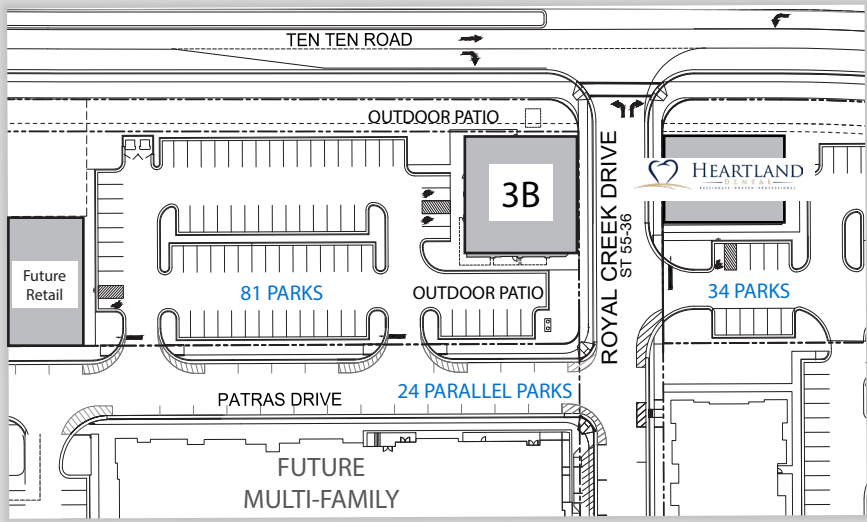




ROYAL CREEK

PROPOSED SITE PLAN

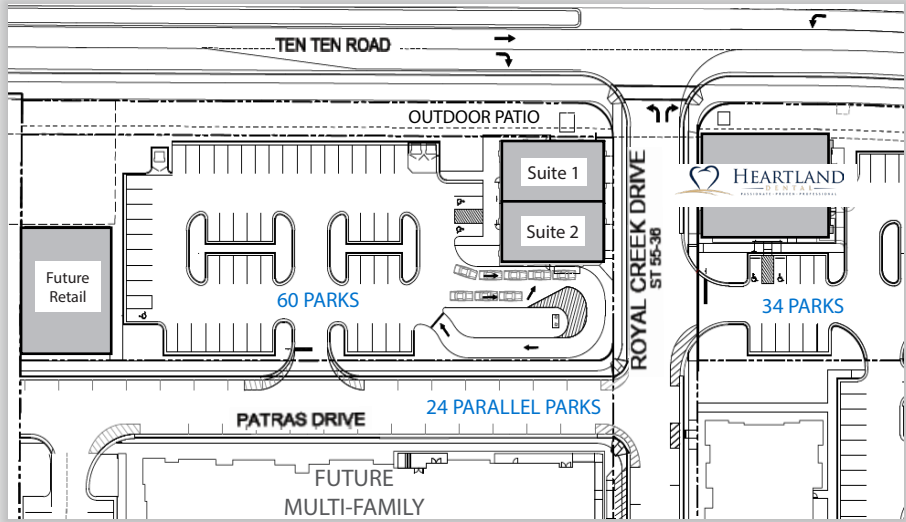
The two (2) remaining commercial parcels are planned for restaurant, retail, services and professional uses to serve ROYAL CREEK and the rapidly growing US401/Ten Ten/Lake Wheeler area. Parcels 3B and 3C are available for ground lease or build-to-suit, as shown in the two plans below.



Single Tenant Lease Plan

Building 3B 5,077 SF

*Outdoor Patio Available



Drive-Thru Plan

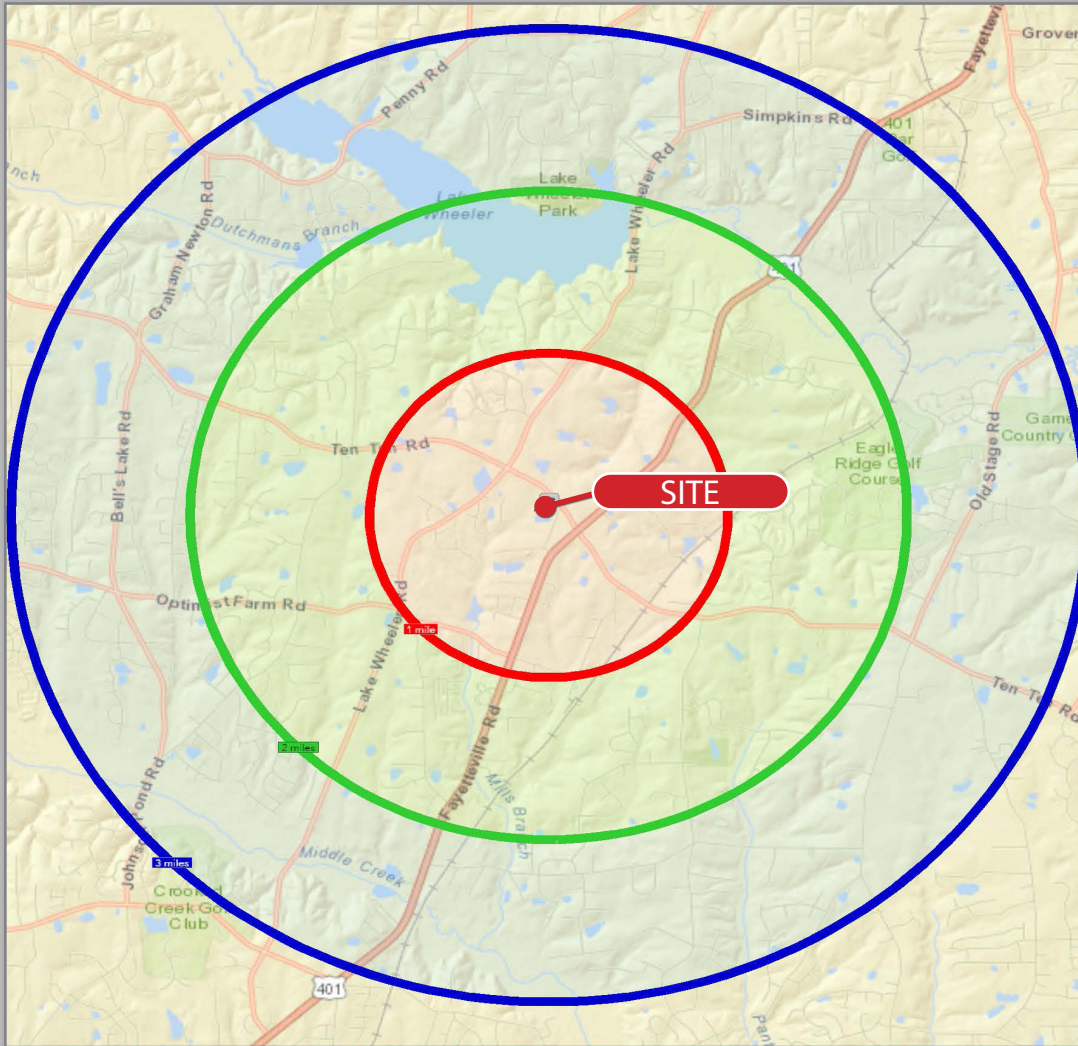
Suite 1 2,500 SF

Suite 2 2,577SF

*Demising Walls are subject to change

ROYAL CREEK

DEMOGRAPHIC PROFILE



STUDY AREA: Radii		1 Mile	2 Miles	3 Miles
Population	2028 Forecast	3,900	13,514	28,555
	2023 Projection	3,196	11,539	25,476
Per Capita Income	2028 Forecast	\$62,675	\$60,278	\$61,564
	2023 Projection	\$55,047	\$51,920	\$53,482
Median HH Income	2028 Forecast	\$126,395	\$127,084	\$129,451
	2023 Projection	\$112,946	\$112,462	\$114,230

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data. Prepared 01/30/2024





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: 01/30/2024

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