

ROYAL CREEK FUQUAY - VARINA, NC



**1.34 AC AVAILABLE FOR PURCHASE,
GROUND LEASE OR BUILD-TO-SUIT**
Royal Creek Drive & Ten Ten Road

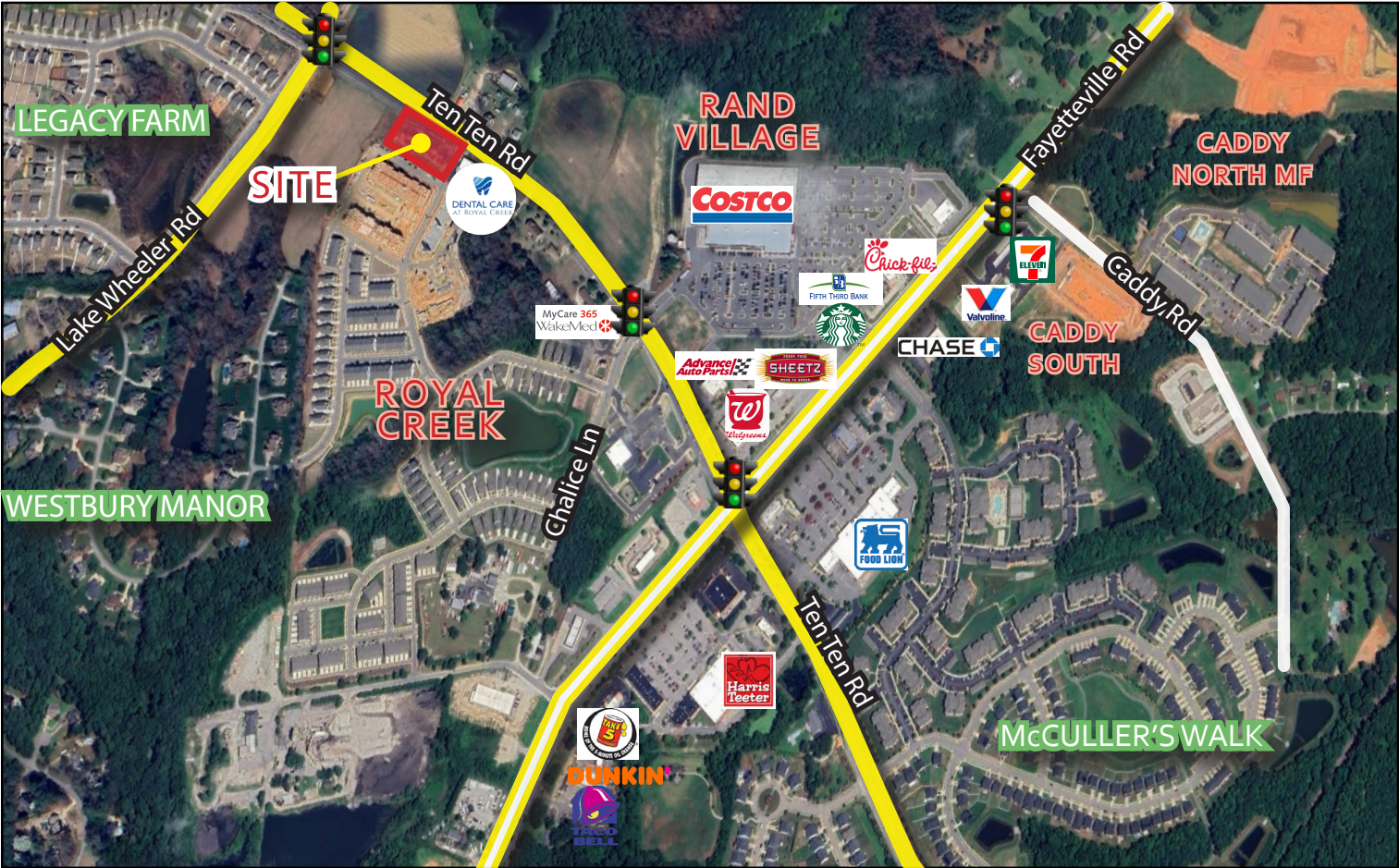
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**CAMBRIDGE
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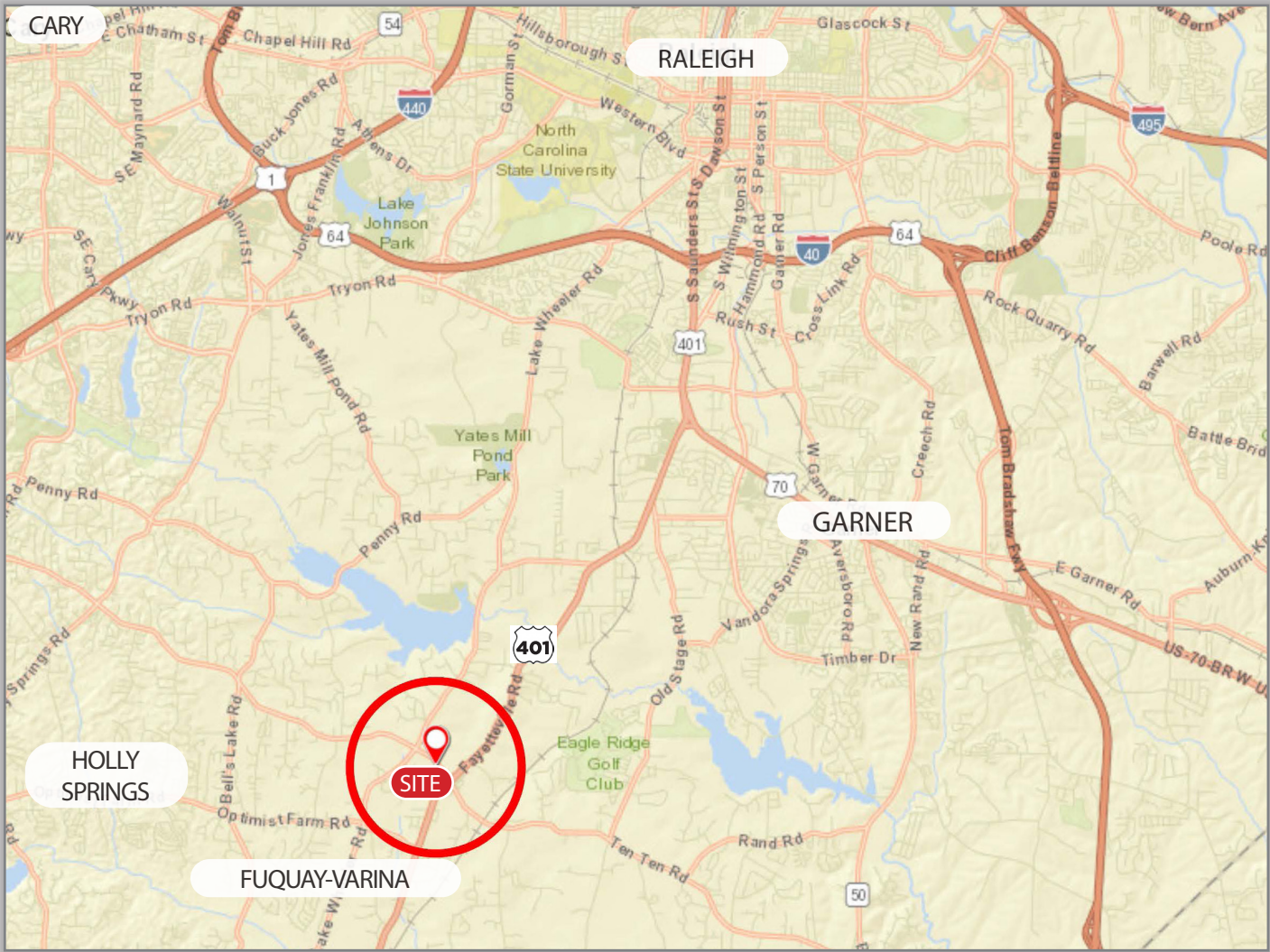
ROYAL CREEK

LOCATION MAP



ROYAL CREEK

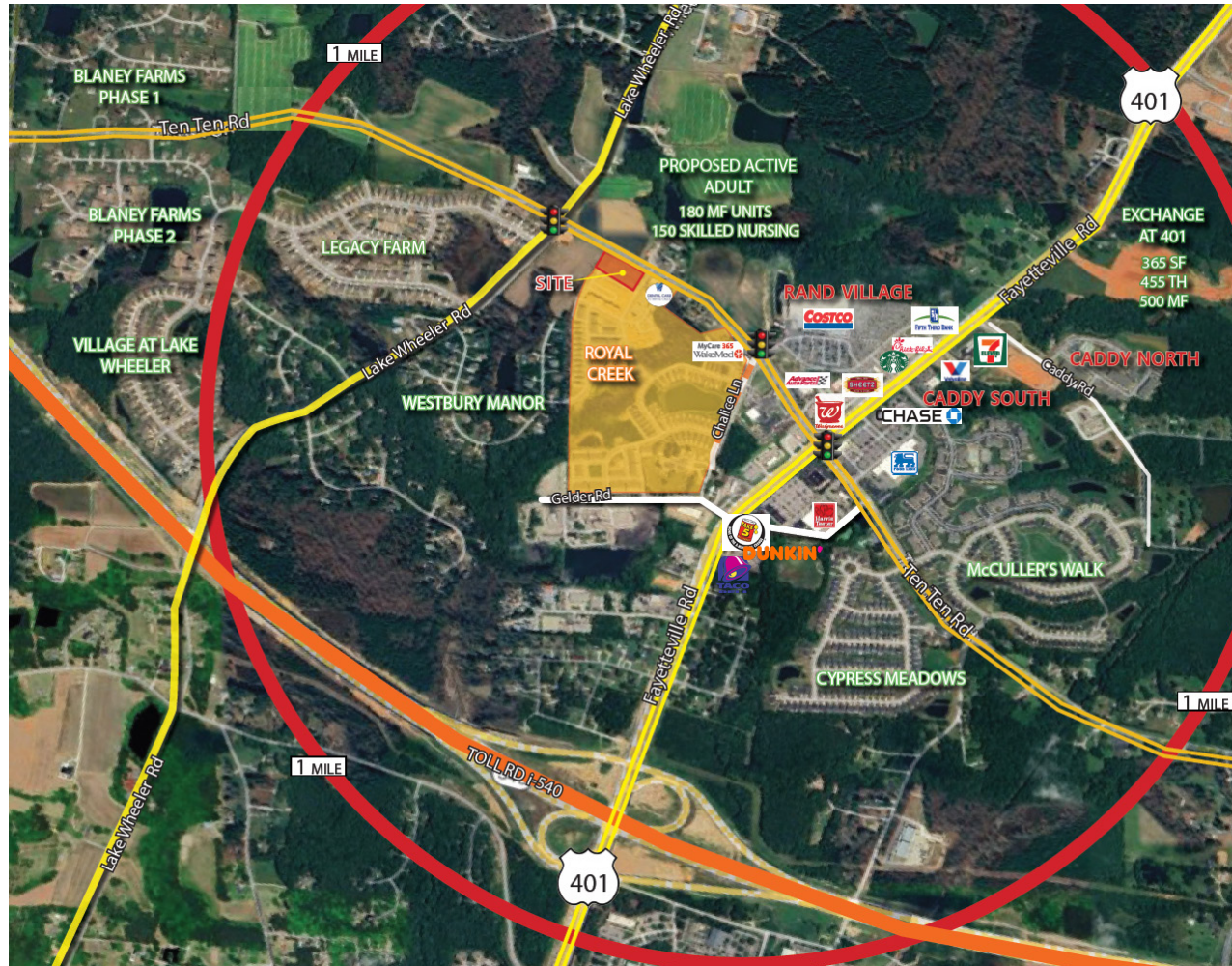
LOCATION MAP



ROYAL CREEK

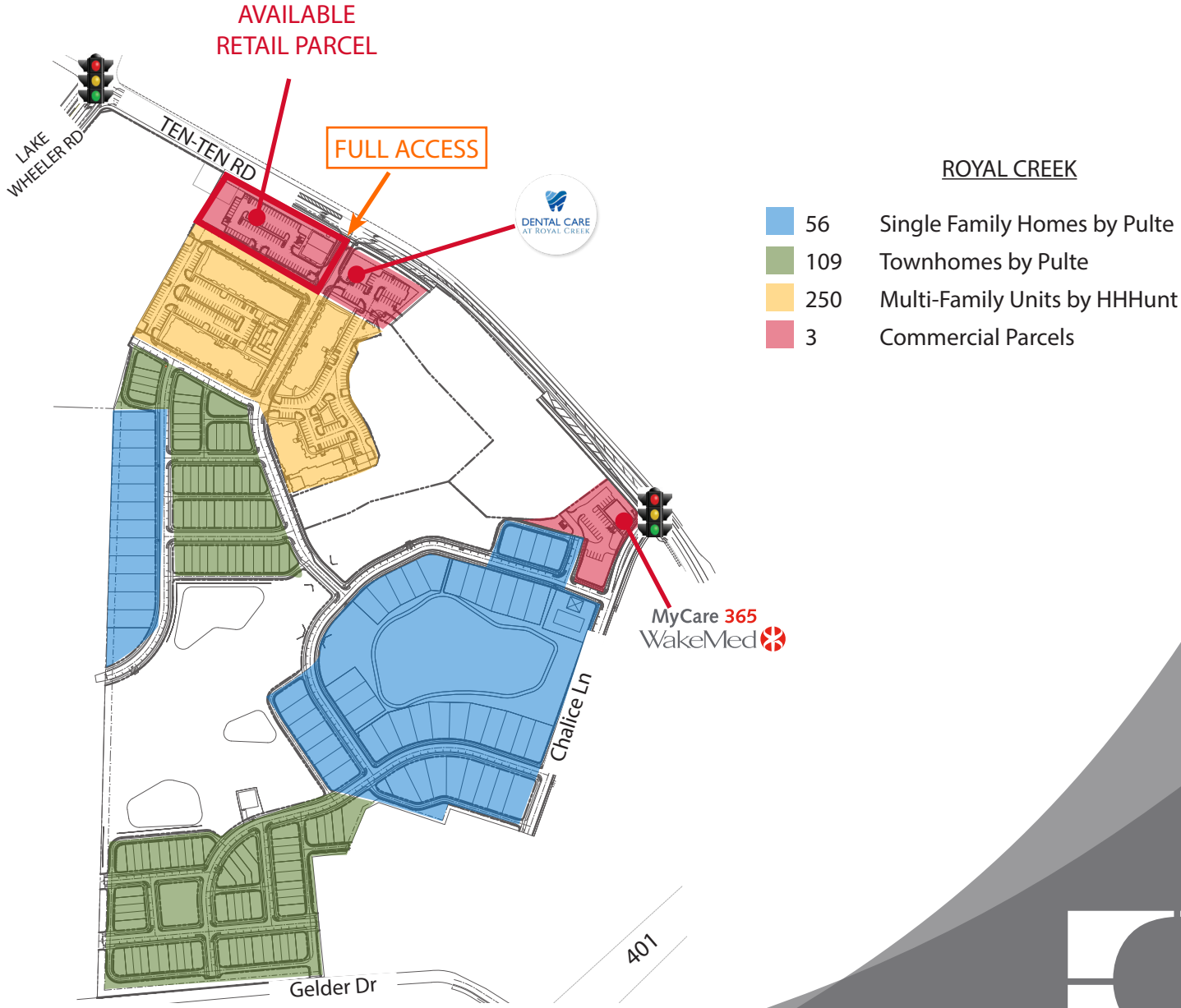
AREA DEVELOPMENT

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 three commercial parcels. Two parcels have been leased to Heartland Dental and WakeMed with one remaining parcel available for ground lease, purchase or build-to-suit.



ROYAL CREEK

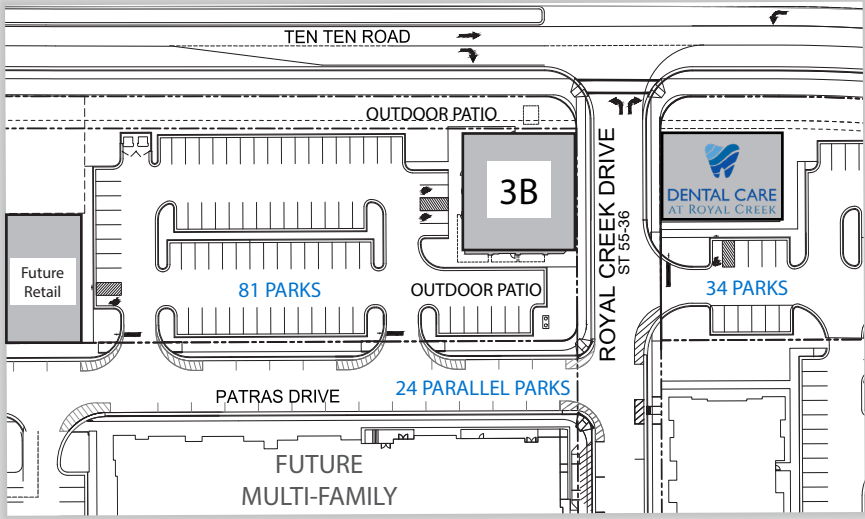
OVERALL SITE PLAN



ROYAL CREEK

PROPOSED SITE PLAN

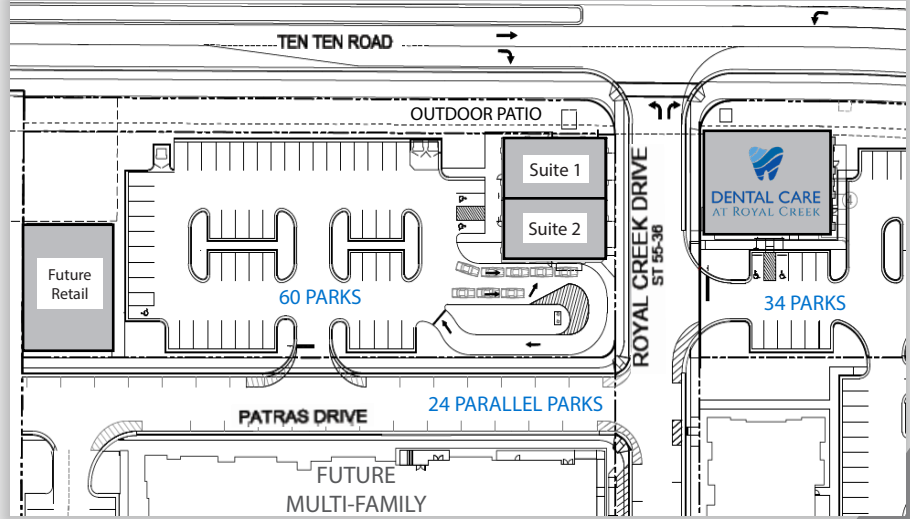
The remaining commercial parcel is planned for restaurant, retail, services and professional uses to serve ROYAL CREEK and the rapidly growing US401/Ten Ten/Lake Wheeler area. Parcel 3B is available for purchase, ground lease or build-to-suit, conceptual plans are shown below.



Single Tenant Lease Plan

Building 3B 5,077 SF

*Outdoor Patio Available



Drive-Thru Plan

Suite 1 2,500 SF

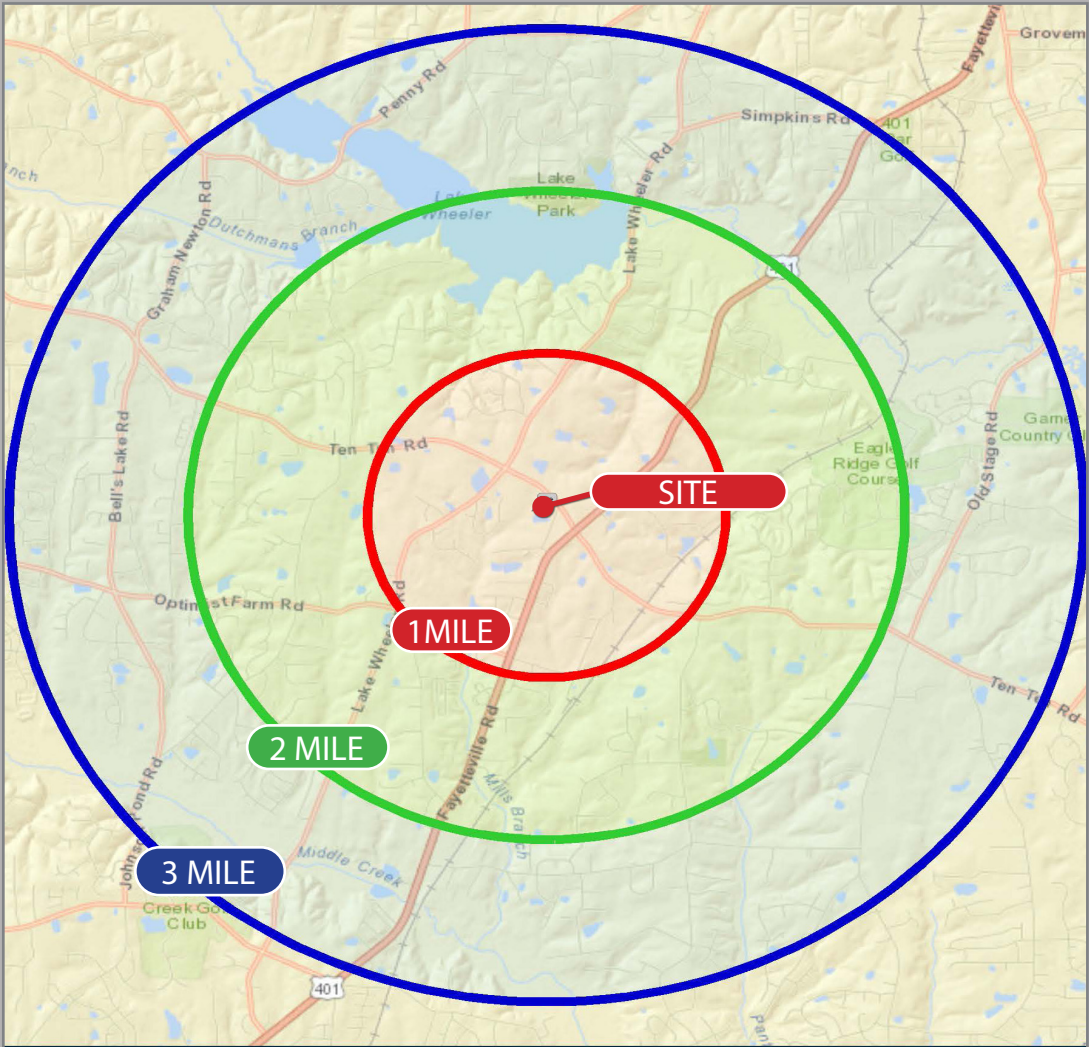
Suite 2 2,577SF

*Demising Walls are subject to change



ROYAL CREEK

DEMOGRAPHIC PROFILE



STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2029 Forecast	4,735	9,725	16,384
Population 2024 Projection	4,035	8,480	16,384
Per Capita Income 2029 Forecast	\$62,129	\$58,767	\$63,645
Per Capita Income 2024 Projection	\$55,099	\$51,592	\$56,249
Median HH Income 2029 Forecast	\$131,556	\$128,564	\$138,692
Median HH Income 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, USFSWS | NCDOT Traffic Survey Group staff collected, analyzed, processed and reported this data for calendar year 2022 | Prepared: 08/24/2024



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