

HRI

HARTWELL REALTY
INCORPORATED

RETAIL/MIXED USE
OUTPARCELS FOR SALE

BENGAL TOWNE CENTRE

N. JUDD PARKWAY NE
FUQUAY-VARINA, NC 27526



LOCATION DESCRIPTION

High Profile location on NE Judd Parkway between 401/N. Main Street & Hwy 55. Minutes away from Future 540 Expansion.

PROPERTY HIGHLIGHTS

- Retail/Mixed Use Development
- ± 0.76 up to 1.43 acre Commercial Lots Available
- Pad Ready, Rough Graded, With No Setbacks
- Offsite Improvements Completed
- Public Utilities to Lots
- High Traffic Connector Corridor Surrounded By New & Existing Commercial/Residential Development.
- Walkability to Retail from Newly Constructed Apartments / Townhomes.
- Call Broker for Pricing & Additional Information



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LOT INFORMATION



- 1** LOT 1 - ZONED NEIGHBORHOOD MIXED USE
• 0.761 AC (33,177 SF)
- 3** LOT 3 - ZONED URBAN MIXED USE
• 0.91 AC (39,493 SF)
- 4** LOT 4 - ZONED URBAN MIXED USE
• 1.273 AC (55,489 SF)
- 6** LOT 6 - ZONED URBAN MIXED USE
• 1.43 AC (62,281 SF)
- 8** LOT 8 - ZONED URBAN MIXED USE
• 1.15 AC (50,067 SF)

QUICK FACTS

- **POPULATION GROWTH**
Fuquay-Varina 267% (2000-2018)
- **EDUCATION**
41% have a bachelor's degree or higher
- **NATURE**
21 Parks with over 300 acres
- **MEDIAN HOUSEHOLD INCOME**
\$70,226
- **AVERAGE HOUSE VALUE**
\$213,765
- **UNEMPLOYMENT**
3.6% (Wake Co, June 2019)



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