

# **RETAIL/OFFICE** FOR PRE-LEASE

# BENGAL TOWNE CENTRE-MY WAY BUILDING RETAIL SPACE AVAILABILITY

# LOCATION DESCRIPTION

Located near US Hwy 401 S (Main Street) just north of Fuquay- Varina's Downtown District and approximately 9 miles from I-540.

## **PROPERTY HIGHLIGHTS**

- ±1,200 SF 10,000 SF available
- Anticipated cold dark shell delivery Q3 2023
- Tenant improvement allowance available
- Parking behind and on street
- Signage opportunity available
- Live, work, play community
- Mixed-use development with residential condos over retail Adjacent to 53 townhomes
- Easy access to Hwy 401, Hwy 55, I-540, I-40 & US-1

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# QUICK FACTS

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

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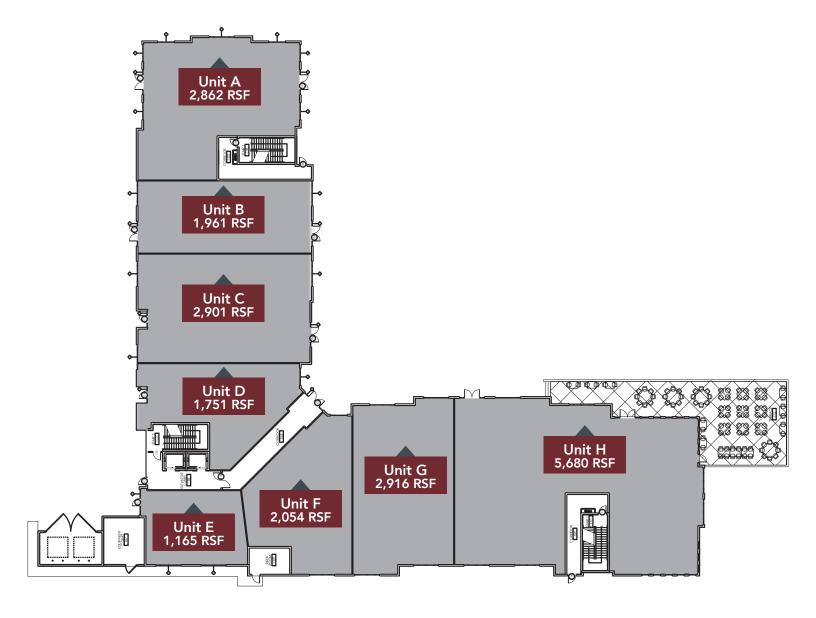


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### LOT INFORMATION

# MY WAY BUILDING





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