

Marquee Station
Available Land
US Hwy. 401 (N. Main St.)
Fuquay-Varina, NC

NAI Carolantic Realty
Commercial Real Estate Services, Worldwide.



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Overview

Highlights:

Marquee Station is a 28-acre, mixed-use development located on the east side of Fuquay-Varina and fronts on the west side of US Hwy 401 (Main Street). Marquee Station comprises five retail/service outparcels and Marquee Station Apartment Community. The apartment community is a 265-unit, class A apartment community, which was completed first quarter 2014 and is currently 94% occupied. Of the original six outparcels that front on Hwy. 401, one has been sold and is occupied by a 5,444 SF Wake County ABC store on .75 acre.

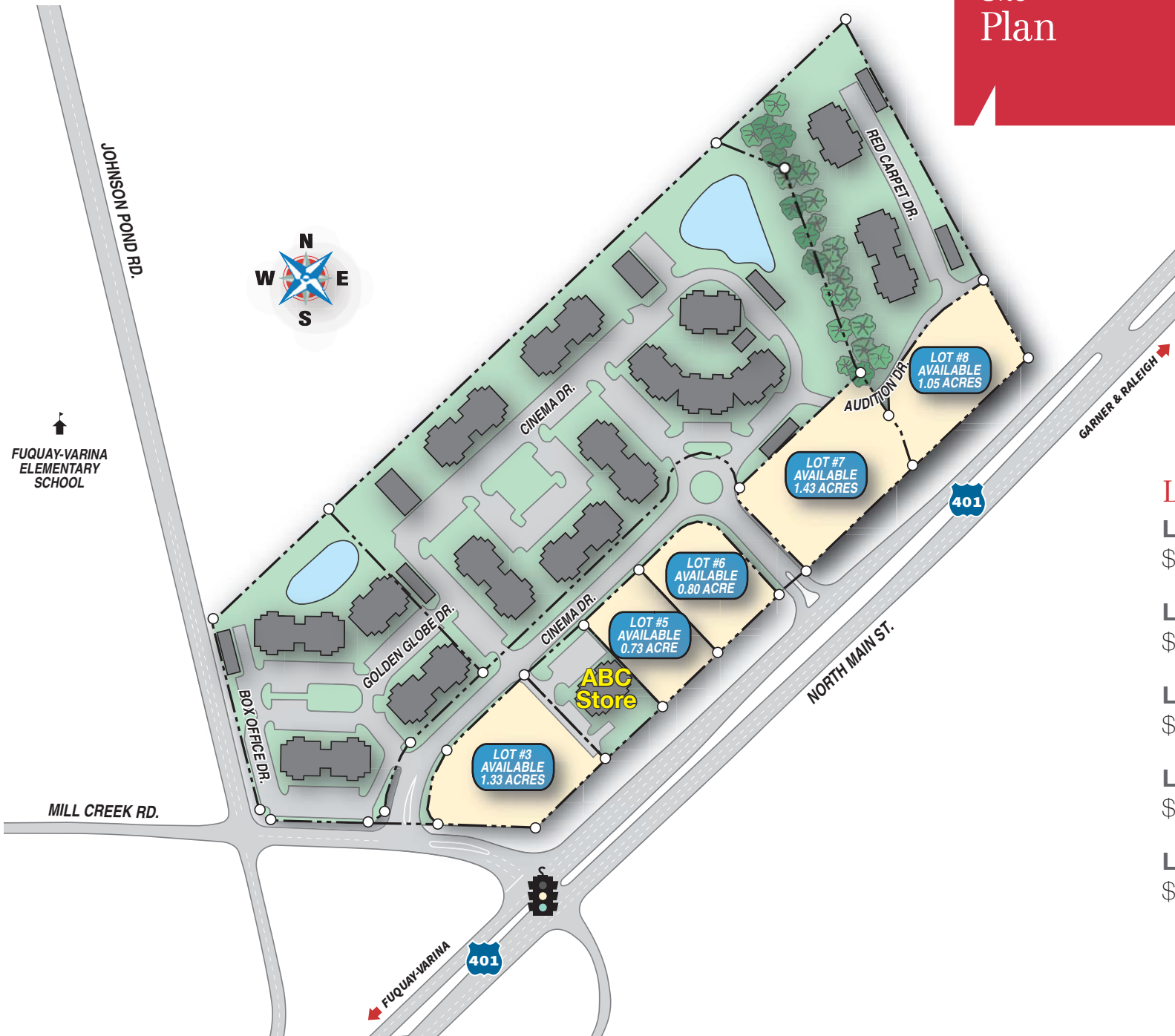
Marquee Station lies approximately 12 miles south of the City of Raleigh and is five miles south of Wake Technical Community College, also located on Hwy. 401. Approximately 9,100 students enrolled at Wake Tech for Fall 2014 study.

Outparcel Highlights:

- Five prime retail/service outparcels fronting on US Hwy 401
- Lots range in size from .73 acres to 1.43 acres
- Potential to combine lots to create a single lot of 1.56 acres
- 2013 Traffic count on Hwy 401 near property was 25,000 vpd
- Fuquay-Varina named 2014's fastest growing NC town of towns over 5000 population
- Fuquay-Varina issued 548 SF home permits in 2014
- Currently over 1800 SF lots planned for the city limits of Fuquay-Varina
- Located less than 1/2 mile from the convergence of highways 401, 55, and 42



Site Plan



Lot Details:

Lot 3: 1.33 Acres
\$16.00/SF

Lot 5: 0.73 Acre
\$14.00/SF

Lot 6: 0.83 Acre
\$15.00/SF

Lot 7: 1.43 Acres
\$11.00/SF

Lot 8: 1.05 Acres
\$9.00/SF

Property
Aerial



Property
Photos



Conceptual
Renderings



Conceptual Plan



BUILDING

RETAIL	10,080 SF
RESTAURANT	3,550 SF
	<hr/> 13,630 SF

PARKING

RETAIL	5/1,000 @ 51 SPACES
RESTAURANT	10.42/1,000 @ 37 SPACES
	<hr/> 6.45/1,000 @ 88 SPACES



Marquee Station - Retail
Fuquay Varina, NC

www.jdavisarchitects.com
510 Glenwood Avenue, Suite 201
Raleigh, NC 27603

Site Plan
Scale: 1" = 50'
March 19, 2014



Conceptual Space Plan



Recent Triangle Accolades

#3 American City to Visit in 2015

(Raleigh, NC)
The Huffington Post | February 2015

#3 Labor Market in the U.S.

(Raleigh, NC)
CareerBuilder & EMSI
February 2015

Top 5 Best Markets for Office Investment

(Raleigh-Durham, NC)
National Real Estate Investor
January 2015

#4 Fastest-Growing City

(Raleigh, NC)
Forbes | January 2015

#41 World's Leading Metropolitan Areas

(Raleigh, NC)
The Brookings Institute
January 2015

2015 City to Watch

(Raleigh, NC)
Urbanful | January 2015

#3 Best Place for Entrepreneurs to Start a Business

(Raleigh, NC)
US Chamber of Commerce | August 2014

#5 Best-Performing Large U.S. City

(Raleigh-Cary, NC)
Milken Institute | January 2015

#2 Most Affordable Market with Good Schools

(Raleigh, NC)
RealtyTrac | November 2014

#7 Smartest City in America

(Raleigh, NC)
Forbes | November 2014

#2 Easiest Place to Find a Job

(Raleigh, NC)
Forbes | November 2014

#1 U.S. City Attracting the Most Families

(Raleigh, NC)
Forbes | September 2014

#2 Fastest-Growing Large U.S. City from 2010 to 2030

(Raleigh, NC)
United Nations Population Division
August 2014

#3 Best Place for Entrepreneurs to Start a Business

(Raleigh, NC)
U.S. Chamber of Commerce
August 2014

#9 Fastest-Growing U.S. Airport

(Raleigh-Durham
International Airport)
Business Facilities | August 2014

#2 Fastest-Growing City

(Raleigh, NC)
Business Facilities | August 2014

#1 Best Place for Business in 2014

(Raleigh-Cary, NC)
Forbes | July 2014

#7 Best City for Future Job Growth in 2014

(Raleigh-Cary, NC)
Forbes | July 2014

#1 Best City for Raising a Family

(Raleigh, NC)
Forbes | April 2014

#4 Best Big City for Jobs in 2014

(Raleigh, NC)
Forbes | April 2014

#7 Best Regional Airport in North America

(Raleigh-Durham
International Airport)
Skytrax | March 2014

#8 Top U.S. Biopharma Cluster

(Raleigh-Durham, NC)
Genetic Engineering & Biotechnology News | March 2014

#1 Best Value Public College (University of North Carolina at Chapel Hill)

Princeton Review/USA Today | January 2014

#4 Best Value Public College (North Carolina State University)

Princeton Review/USA Today | January 2014

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