

COBBLESTONE VILLAGE

108 S Main Street • Rolesville, NC 27571

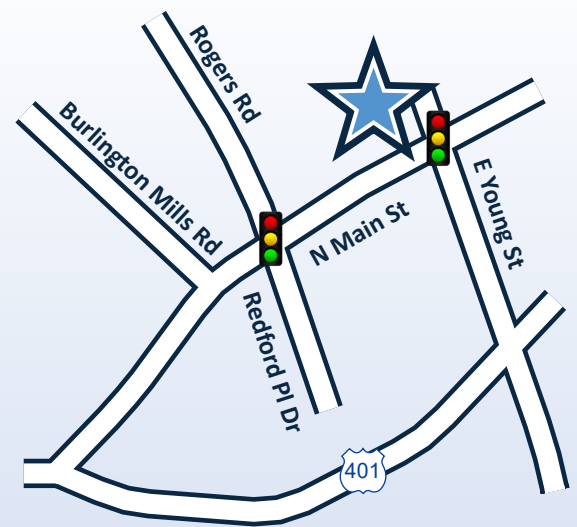
FOR LEASE



Preleasing Office & Retail Off North Main Street in Rolesville

HIGHLIGHTS

- 2,598 SF - 2,752 SF Available (Delivering 4Q 2024)
- Mixed-Use Development Project
 - 188 Apartments
 - 50,000 - 55,000 SF of Retail Space & Municipal Bldg.
- Small town feel with a southern charm
- Excellent location off busy North Main Street
- More than 2,000 rooftops projected to be built within a two-mile radius of site over the next few years
- Lease Rate: \$32-\$34/SF NNN



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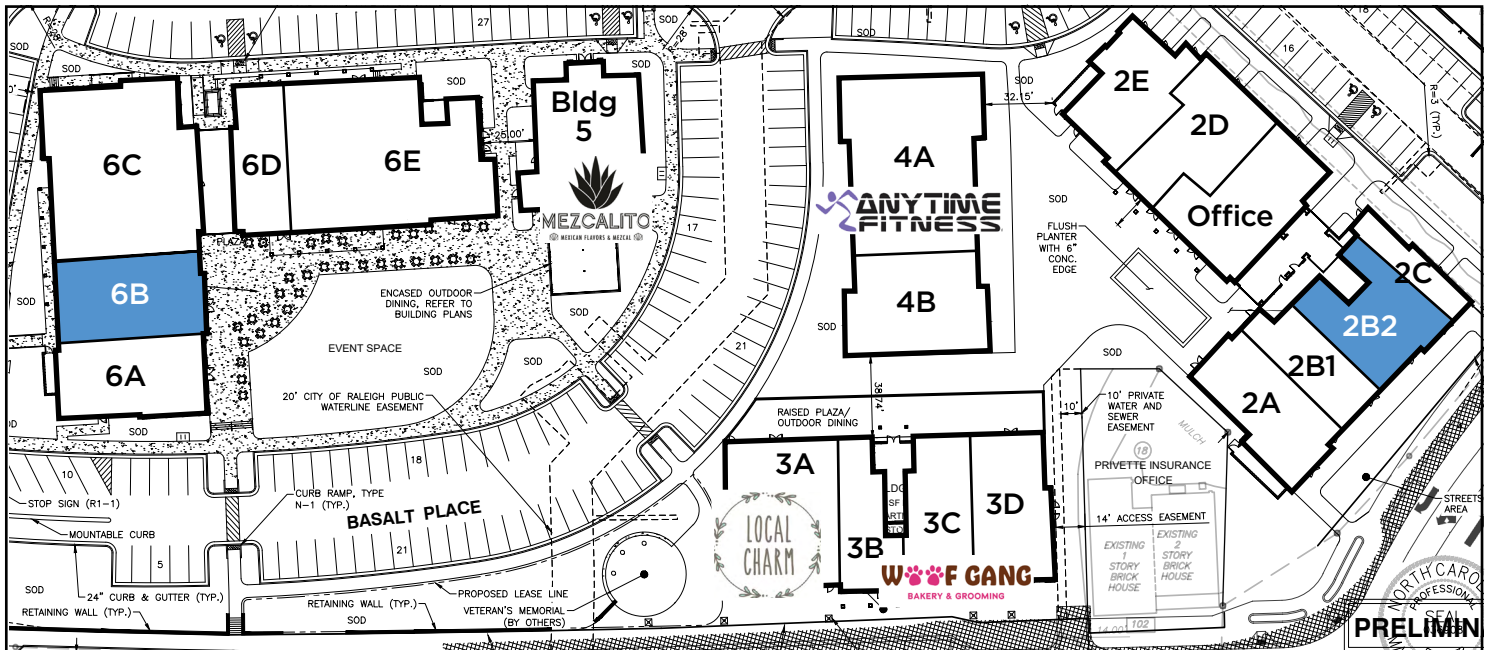
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PROPERTY INFORMATION

Development Size:	50,000 SF	Parking:	484 Spaces
Land Size:	10.96 Acres	Additional Parking:	50 Spaces Across the Street
Available:	2,598 SF & 2,752 SF	Rental Rate:	\$32-\$34 / SF NNN
Property Type:	Mixed-Use	TICAM:	\$8.00
Zoned:	TC	Lease Term:	7-10 Years



#	Size	Tenant
2A	1,661 SF	Prima Cafe' Co.
2B1	1,559 SF	Papa Johns
2B2	2,752 SF	AVAILABLE
2C	1,117 SF	Jeff's Bagel Run
	2,245 SF	Management Office
2D	2,941 SF	Essential Dermatology
2E	2,180 SF	House of Wellness
3A	2,916 SF	Local Charm
3B	1,603 SF	Upscale Nail/Day Spa
3C	1,902 SF	Woof Gang Bakery

#	Size	Tenant
3D	2,119 SF	PrimeIV
4A	5,000 SF	Anytime Fitness
4B	3,500 SF	Trattoria Franko
Bldg 5	3,815 SF	Mezcalito Grill & Tequila Bar
6A	2,151 SF	Artisian Beer & Cheese
6B	2,598 SF	AVAILABLE
6C	5,079 SF	Pixel's Bar + Arcade
6D	1,673 SF	Farmers Market
6E	5,309 SF	Lime & Lemon Indian Grill

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PROPERTY SITE PLAN



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DEVELOPMENT RENDERINGS



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DEVELOPMENT RENDERING



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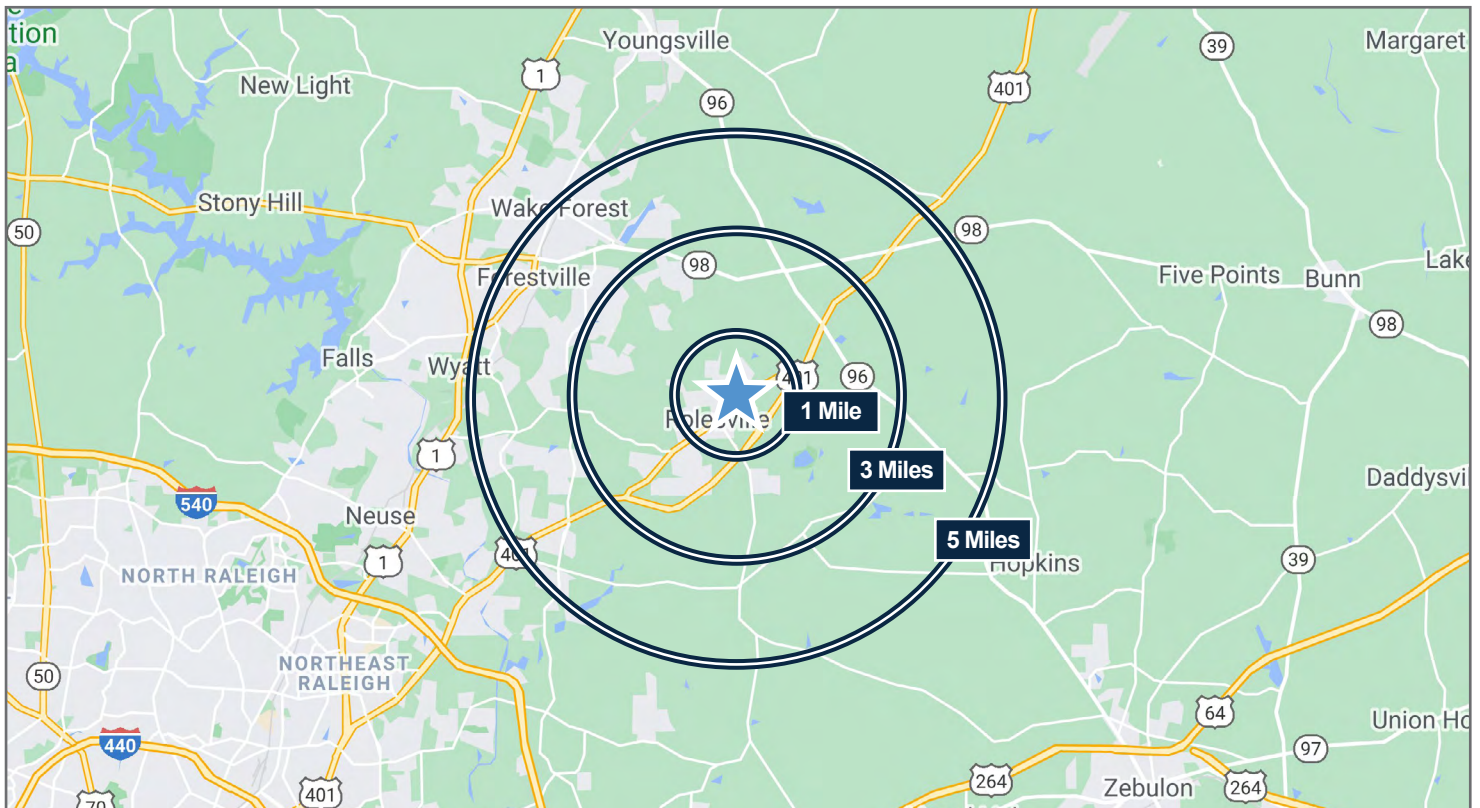
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2020 Population	3,175	24,194	74,314
2025 Population	3,544	26,315	83,198
Annual Pop Growth	2.22%	1.69%	2.28%
2020 Households	1,173	8,111	26,116
2025 Households	1,298	8,800	29,249
Avg HH Size	2.71	2.98	2.84
2020 Median Age	37.7	37.4	36.6
2020 Average HH Income	\$111,801	\$123,809	\$110,128
2020 Median HH Income	\$90,172	\$101,591	\$88,584



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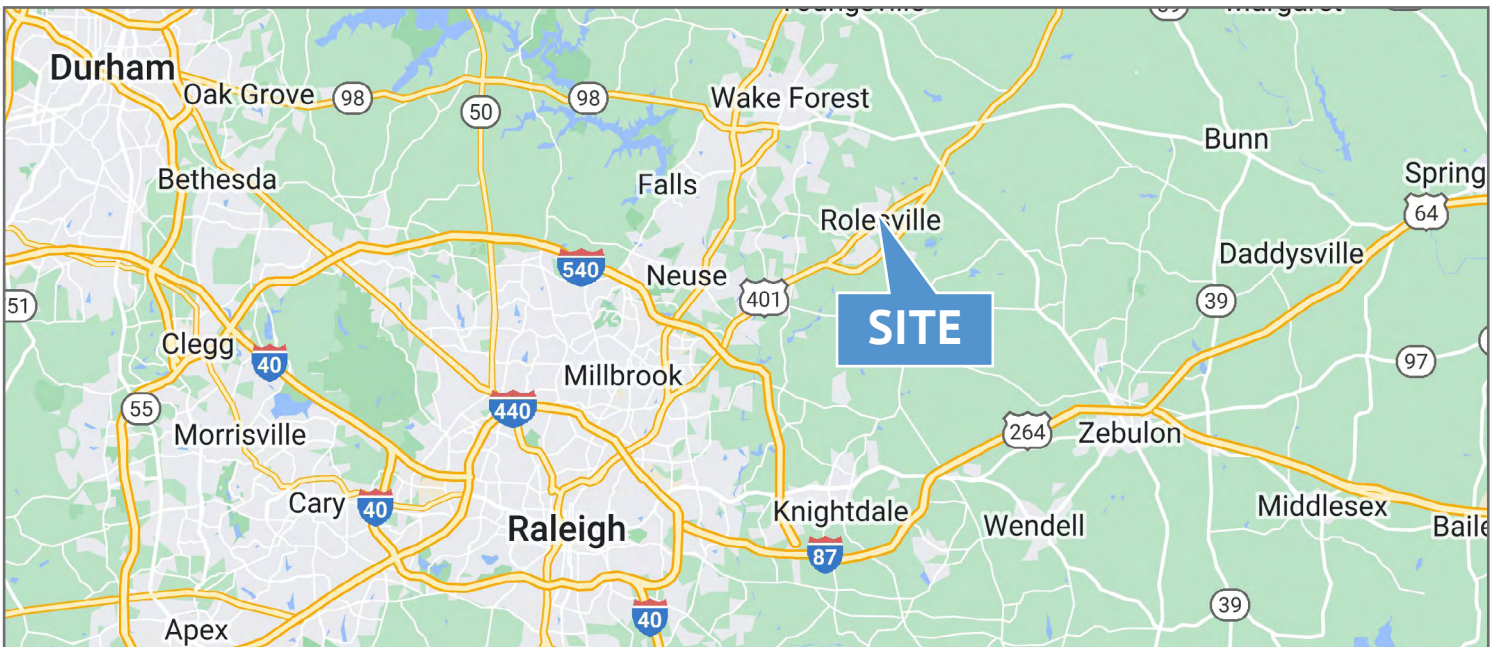
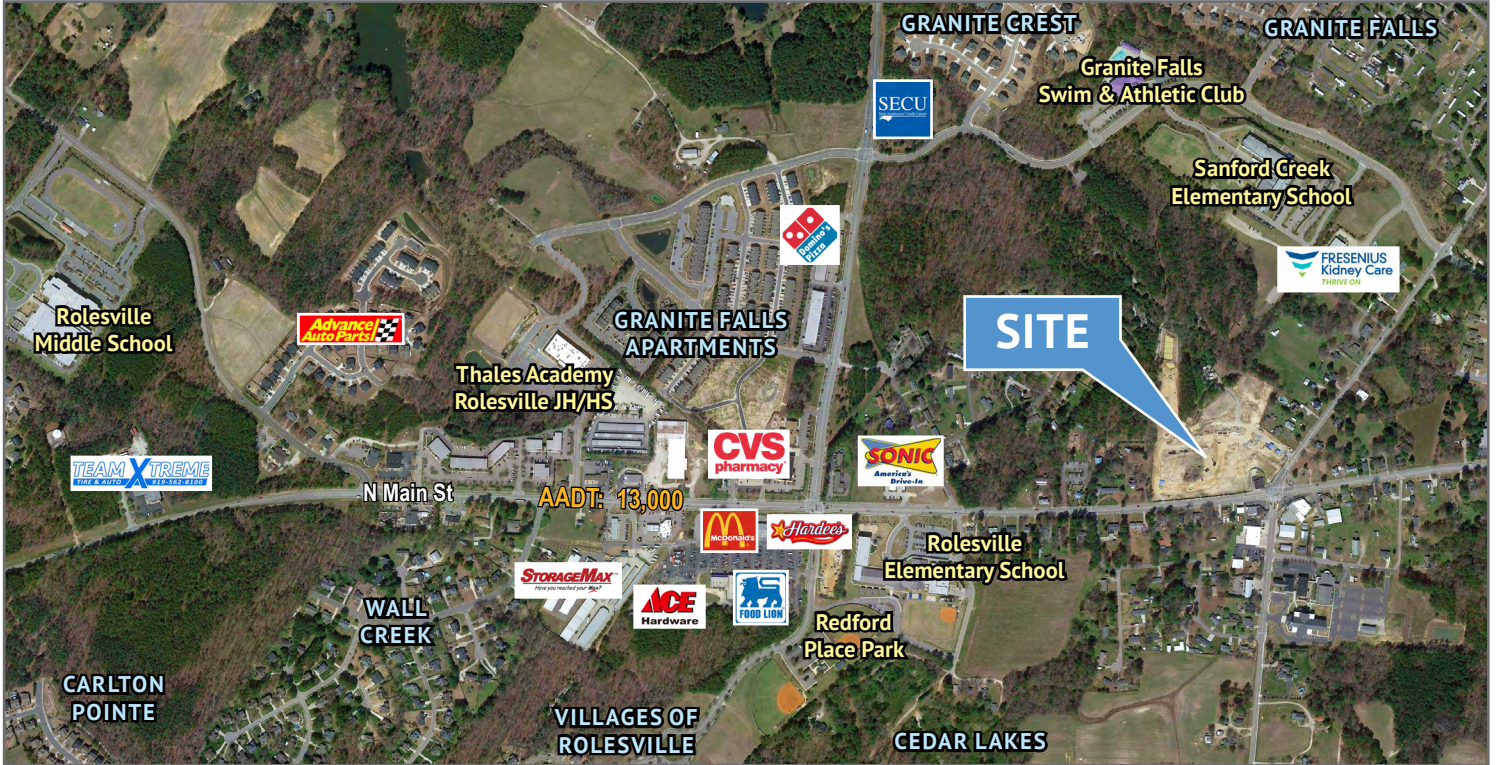


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LOCATION OVERVIEW



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