

# REDFORD PLACE

101 Redford Place Drive • Rolesville, NC 27571

FOR LEASE



## Preleasing Office & Retail Off North Main Street in Rolesville

### HIGHLIGHTS

- Available: 2,226 RSF
- Space available for prelease in office building under development
- Attractive tenant improvement allowance
- Front and rear access with great visibility
- 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: \$31.00 / SF NNN



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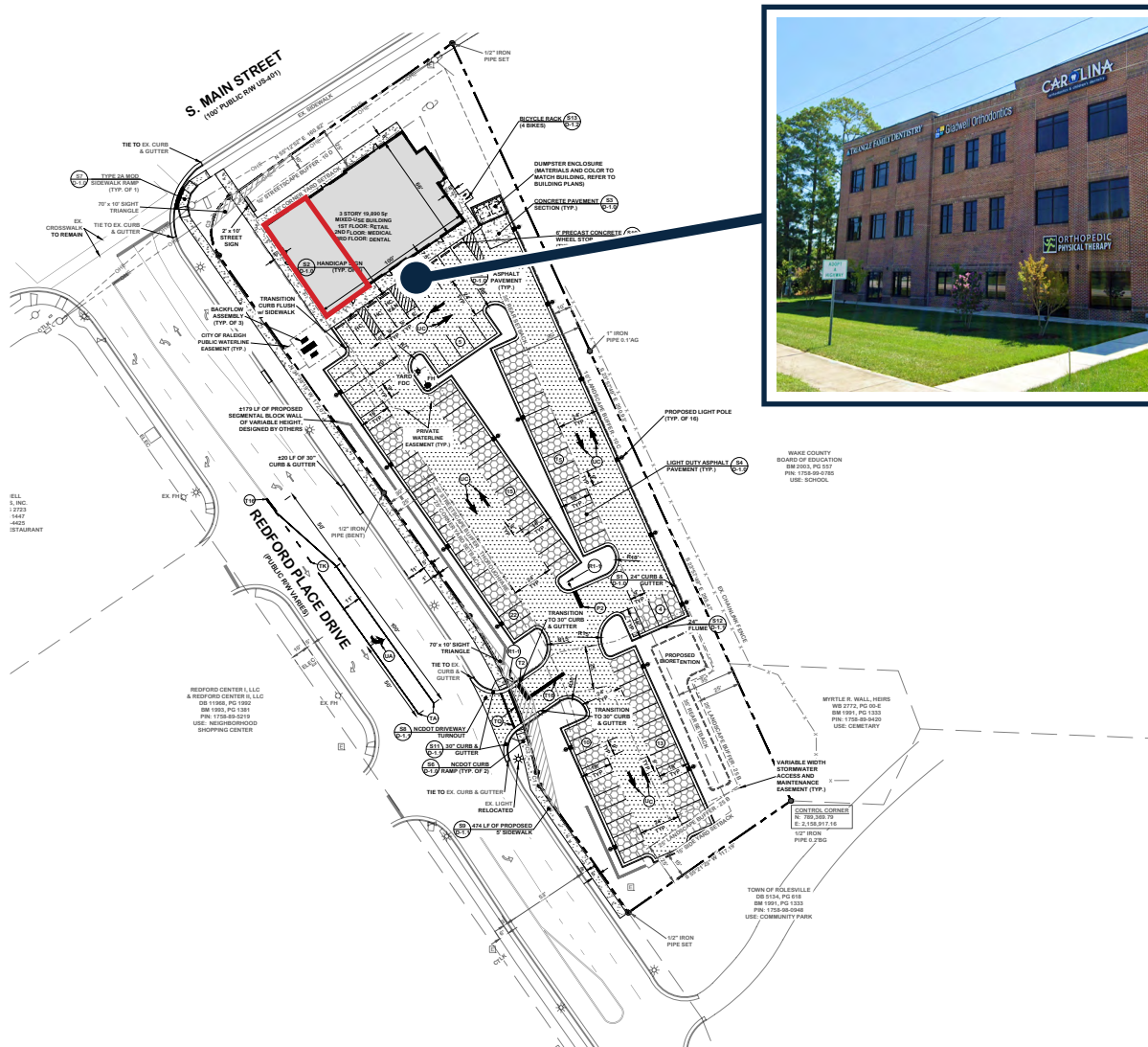
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## PROPERTY INFORMATION

Building Size:	19,890 SF	Parking:	93 Spaces
Lot Size:	1.62 Acres	Parking Ratio:	5 / 1,000 SF
Available:	2,226 RSF	Rental Rate:	\$31.00 / SF NNN
Property Type:	Medical/Office Space	TICAM:	\$5.50
Zoned:	GC	Lease Term:	5-10 Years



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## FLOOR PLAN - AVAILABLE SPACE (2ND FLOOR)



### 2ND FLOOR

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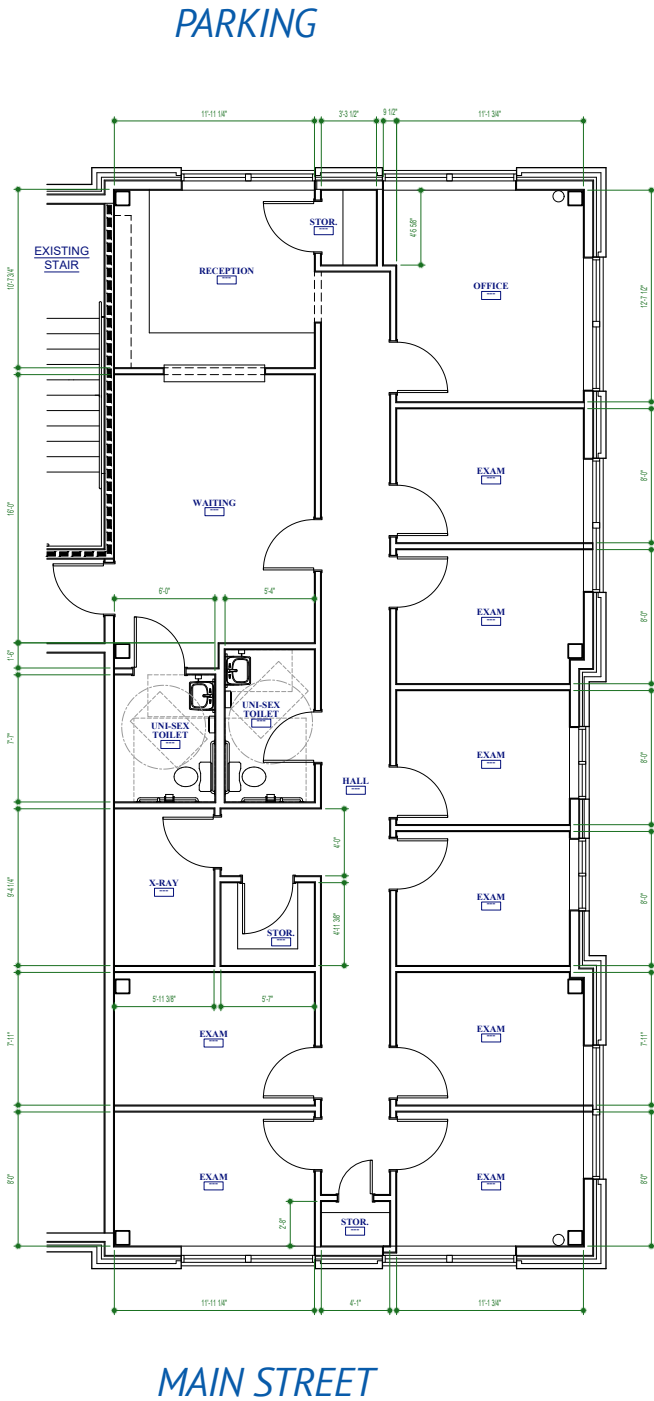
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## FLOOR PLAN - AVAILABLE SPACE (2ND FLOOR)

### SAMPLE PLAN

2,226 RSF  
(Suite 202)



REDFORD PLACE DRIVE

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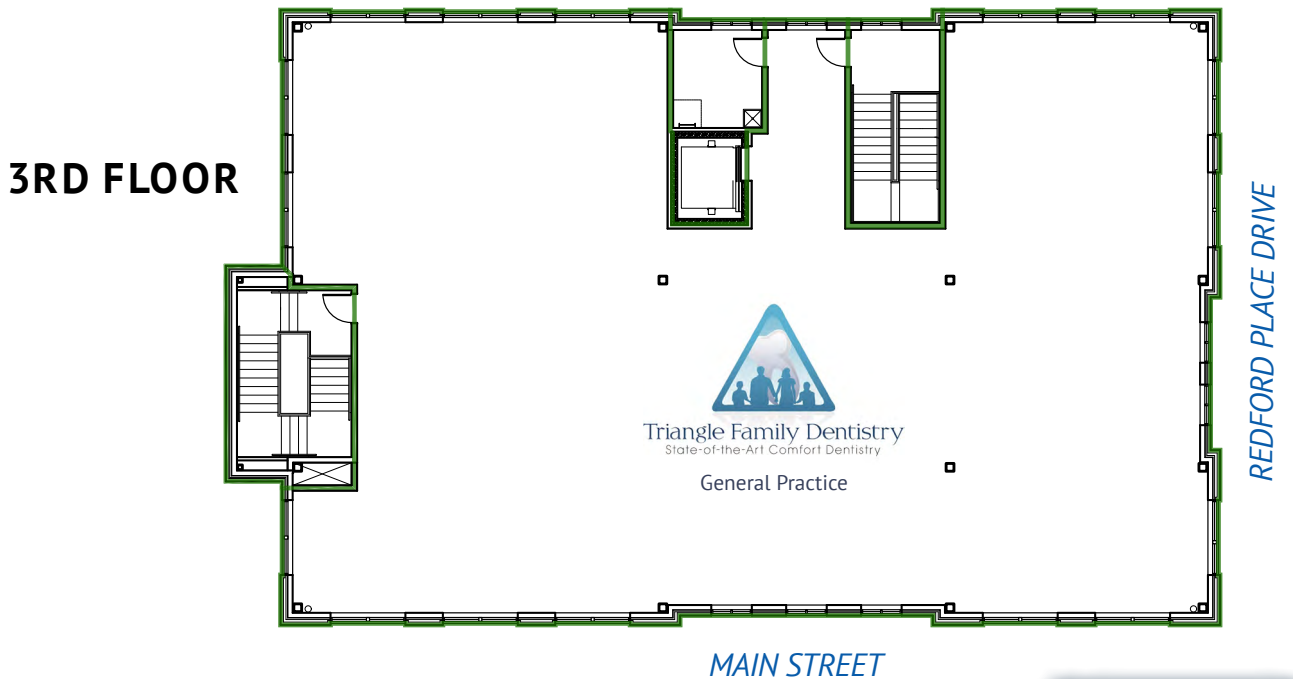
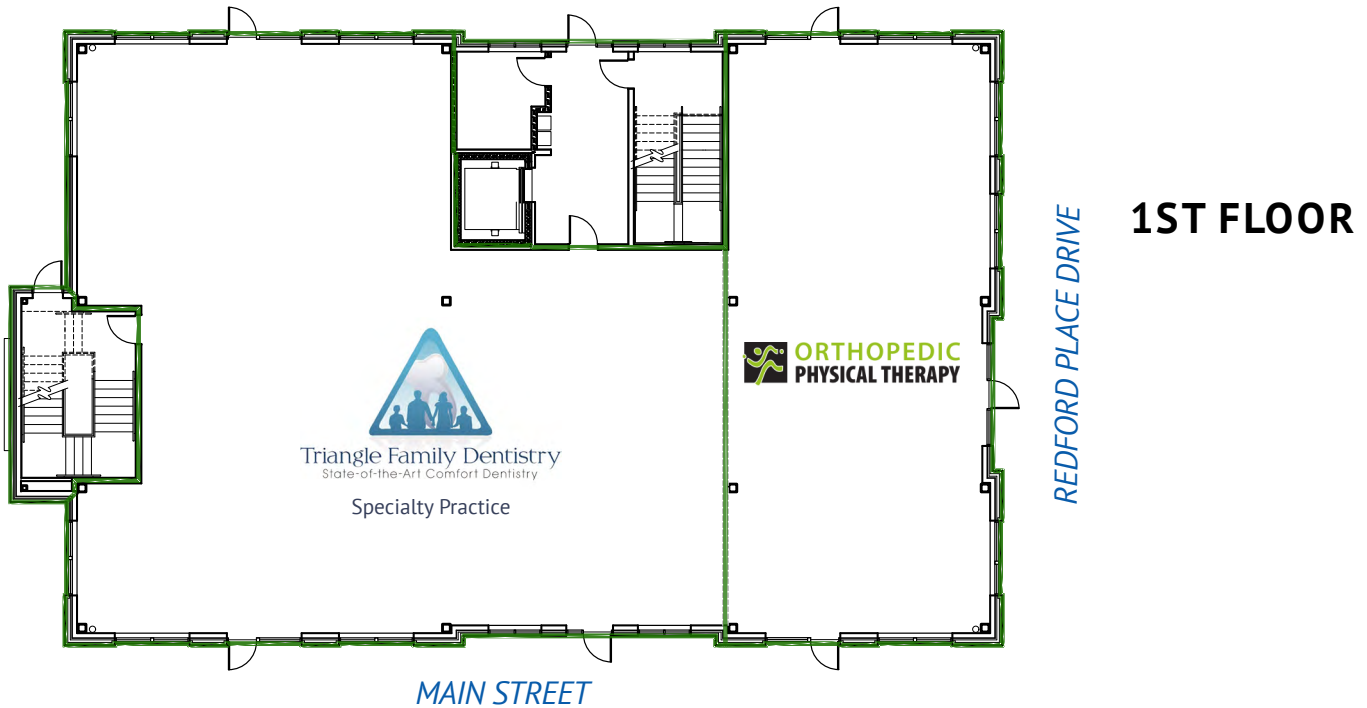


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## FLOOR PLAN - 1ST & 3RD FLOORS



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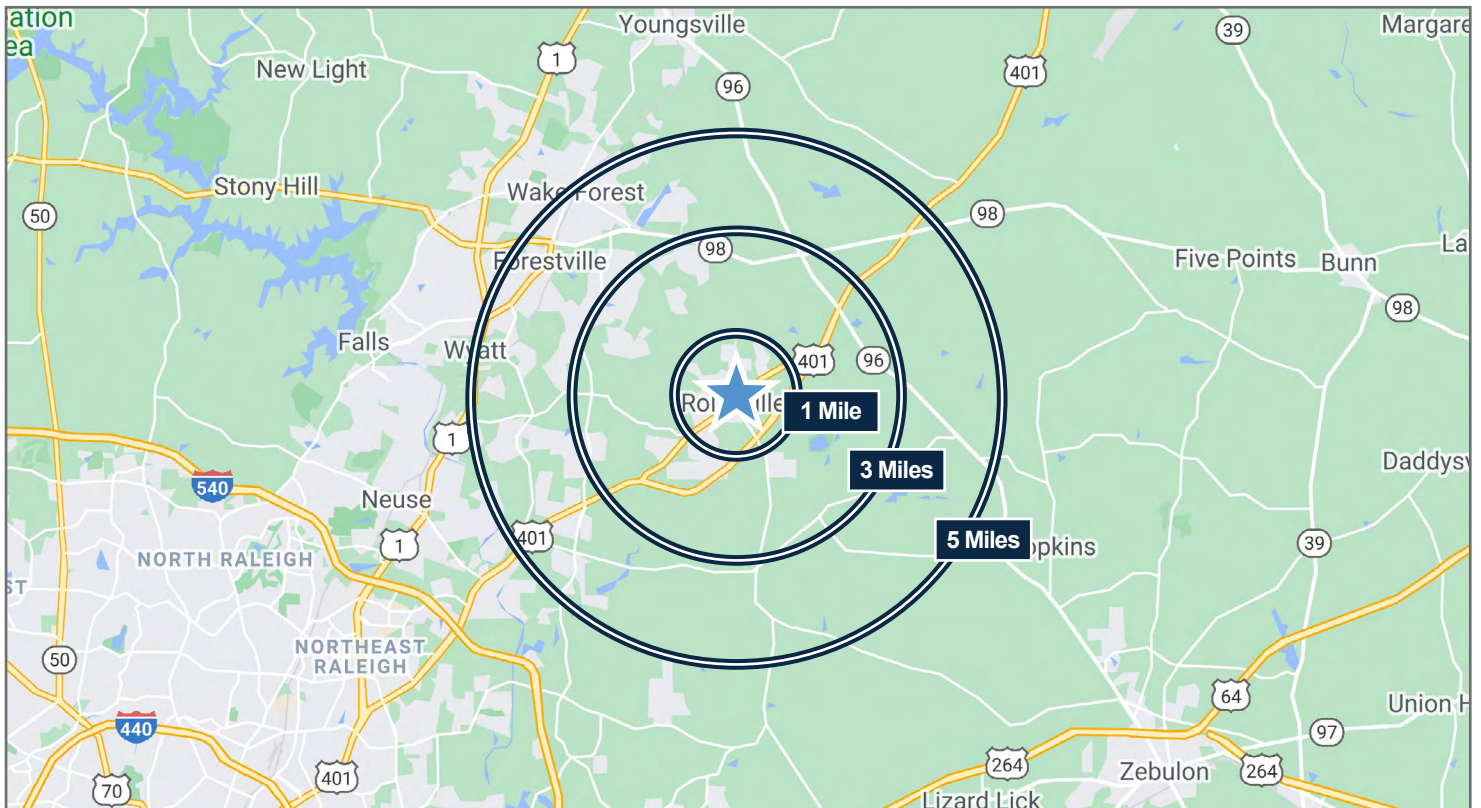
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## DEMOGRAPHICS

	<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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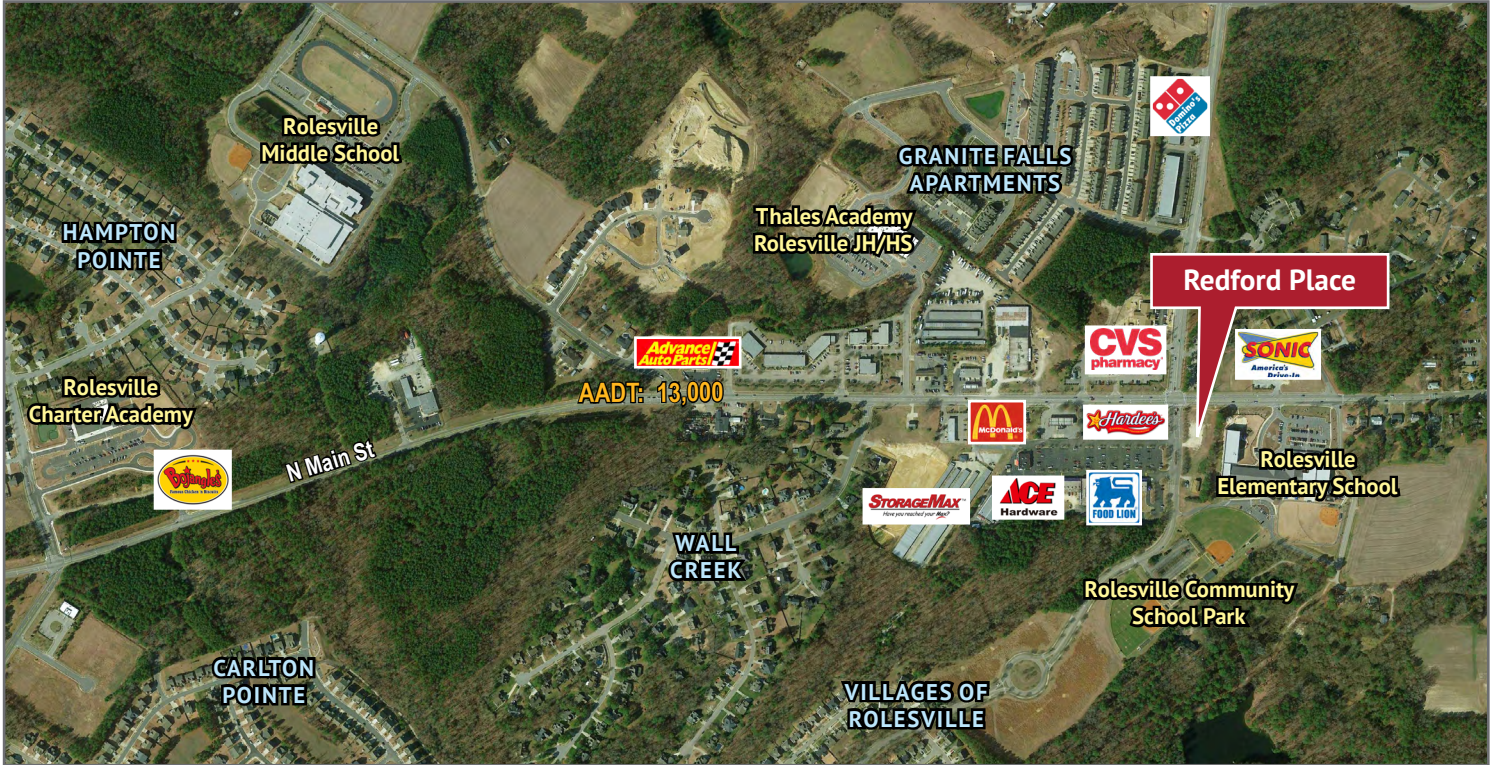


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## LOCATION OVERVIEW



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