

Commercial Property Availability in Knightdale

Contact Brad Johnson at the Town of Knightdale if you have questions. brad.johnson@knightdalenc.gov

Updated 12/13/2011

VIEWERS PLEASE NOTE:

This listing is for informational purposes only. Every effort is made to ensure accuracy. The Knightdale Department of Planning makes no claim implied or otherwise as to availability or suitability of any listed site. Please use the contact information provided for more information on particular properties. This is only a partial list.

1008 Big Oak Court (Planter's Walk – Knightdale Blvd)

Mike Peebles – Income Properties, 919-812-3000

19,500+ SF., available, class A office space for lease. Rental rate: \$20.00/SF, full service, five to ten-year lease term. Excellent visibility and location at intersection of I-540 and Business 64, 4 miles east of 1-440 beltline from Raleigh, Across from new Shoppes at Midway Plantation (Target, Home Depot, Bed Bath & Beyond, etc.)

300 Black Belt World Dr. | Steeple Square Shopping Center | Supreme Martial Arts

102 Flowers Street – Knightdale, NC

Barber Shop
Ricky Murray – 919-266-2606

102 First Avenue, Knightdale, NC

Parrish Realty, William Parrish, 919) 269-7439
Retail units.

106 First Avenue – Knightdale, NC

Dr. Sidney Libfraind - 919-266-9286. 11'x15' Office suite: \$175-\$250/month

817 Smithfield Road - Knightdale Crossing 2 |

Jim Mettrey – J. Mettrey Properties - 919-872-8644

Shopping Center space located behind Knightdale Crossing Shopping Center. 3375 SF. end unit. Three large offices and several small offices, conference room, snack area. Also can be used for open retail. 2400 Square foot retail space also available.

1140 N. Smithfield Rd.

Robert P. Boone, Jr., CCIM, 919-787-1555
Building for Sale - Smithfield Rd., Knightdale. Previous location of First Citizens Bank.

1104 Great Falls Court

Carolyn Lynch, Coldwell Banker Howard Perry & Walston, 919-274-7171, lynchc@hpw.com

10,000 sq. ft. building (Majest Martial Arts/Church in there now) for Sale: \$949,000.00

1105 Great Falls Court

Ketan Shah, mobile 919-225-4417; Direct 919-573-1761

Commercial district one mile from I-540, Hwy. 64 Business just west of Knightdale
3,140 SF Available, one story retail/office flex, move in ready, space can be subdivided, brick exterior, two rollup Bay Doors, 25 parking spaces. Convenient to all areas of Knightdale, zoned for office, institutional and retail uses, daily traffic count 32,000 on Hwy. 64.

1106 Great Falls Court

Carter Kennemur, Kennemur & Associates, at 919.971.6220, for more leasing information.

The Warn Building, owned by Ted and Jo Warn, is a state-of-the-art structure with flexible rental space. Located on Great Falls Court beside Tiger Martial Arts, it offers professional landscaping and sprinkler system throughout. The building is approximately 8000 square feet, with 3300 square feet in the back allocated for use by the owners' business, Progressive International Electronics.

*The front three units could be leased separately or combined to accommodate any business requiring over 3500 square feet. (With its bank of windows and road exposure, it would be perfect for retail, dance, gymnastics or similar enterprise.)

*1000 SF Box

If leased before completion of the interior, up-fit charges for the lease may be reduced substantially. \$11/sf shell, \$13.25/ sf vanilla box

5800 Knightdale Boulevard – Formerly Brock Cabinet Building

Mark Stone – 919-451-8049

Manufacturing / Loading Docks, 24,000 Sq. ft. available

Knightdale Blvd. – Midtown Commons

Coldwell Banker/Trademark Properties. Mary Lobdell. 919-227-5512.

1,023 SF – 5,131 SF. Anchors are Best Buy, Dick's, TJMaxx, Kohls, Petsmart.

Commercial Property Availability in Knightdale

Contact Brad Johnson at the Town of Knightdale if you have questions. brad.johnson@knightdalenc.gov

Updated 12/13/2011

6632 Knightdale Blvd (US 64 E)

NAI Carolantic Realty | Kyle – 919-832-0594

Knightdale Tire & Service Center – 6632 Knightdale Blvd.

1 ½ acres of land with a 7,200 SF building. Zoned: HB, Highway Business. Water & sewer to site, site fronts on US64, building is beside Target & Home Depot and across the street from Lowe's food store., Current income-producing tenant-call for detail. Sales price: \$1,100,000.

6817 Knightdale Blvd. | Castlebrook Center (Just North of I-540) beside Knightdale Medical building-Lisa Dee's Florist Hunter & Associates – David Stowe, 919-821-8023 x205, dstowe@hunterandassoc.com

Ricky Murray – 919-266-2606

Highly visible retail/office building in the heart of Knightdale, NC directly on the highly traveled Hwy 64 Business. This location is perfect for shop space users of +/- 1,500 SF or for business as large as +/-15,000 SF. Ownership opportunities may also be available so call broker to inquire!

7027 Knightdale Blvd.- Steeple Square Shopping Center (Food Lion anchor)

York Properties - George S. York, Jr., CCIM - (919) 821-1350

Wynham Properties - Jamey Britt - 919-787-8837; 919-676-6397

Cahan & Company - Norman H. Cahan, CPA, CVA – 215-364-7777 X111, cell 215-431-3436

7110 Knightdale Blvd - Shoppes @ Wal-Mart

7048 Knightdale Boulevard -

Mikels and Jones: Adam Lawson (919) 781-9998

1.44 acres. Approximately 12,992 Sq. Ft. (Tax Records). 11,914 Net Rentable. 2 Story with Elevator, ample Parking & Signage. Built in 1988. 2,863 SF recently renovated real estate office space on 1st floor and former Bank, 1,014 SF available on 2nd floor. Perfect for owner occupant. Offered at: \$1,500,000.00 or lease rate: \$16.00/SF Net Janitorial.

7134 Knightdale Blvd - Knightdale Crossings Shopping Center – (BigLots!)

Ira Swartz – Capstone Advisors, Inc.

Bruce Lynch – Rosamund Property Consultants – 919-357-9238

Mike Peebles – Income Properties— 919-812-3000

7325 Knightdale Blvd. - Victorian House

Ricky Murray (Lisa Dee's owner) - 919-266-2606

700 SF.- \$795 includes utilities; 300 SF.- \$495 includes utilities; \$250 includes utilities

7417 Knightdale Boulevard - East Park Office Condos

Under different ownerships, some available

7633 Knightdale Blvd. | Little Village Shopping Center

J. H. Poole - 919-266-2375

8001 Knightdale Blvd – EastPointe (Square D Property)

NAI Commercial : Ed, 919-832-0594

Granite Development Group: Chastity Sizemore, 336-786-1356

Stoplight access, Major frontage on Hwy. 64E, onsite 230,000 watt substation by Progress Energy, Knightdale is a high growth area of the greater Research Triangle, Total site is 59+ acres offering build to suit / expansion opportunities. Warehouse features: 25, 200 up to 142,000 SF. available, fully heated and cooled by common computer controlled Andover system. Docks and drive-in doors available, 40' x 40' column spacing. Freestanding 25,000 SF warehouse. \$3.25- \$3.75++

Knightdale Blvd. | Knightdale Business Center | behind Bojangles off Knightdale Blvd

Stuart Patch– Coldwell Banker Commercial/TradeMark Properties - 919-227-5512 Cell 360-0337

This facility is brick with reflective glass storefronts and is located at the corner of Hwy. 64 and Old Knight Rd. Available exterior signage and a high traffic count make this an excellent location for small to medium size business needs. Uses include personal service, warehousing, distribution, light manufacturing, and office. This center has over 34,000 SF. of space with units available from 1,200 SF to 4,000 SF. Each unit is 100% conditioned and with new shell units the owner offers a 20% office build-out. Our competitive pricing and ample parking make this a great location for the Knightdale business community.

502 McKnight Dr. - Knightdale Professional Center

Chuck Corbett, (919)-366-9621

Second floor of the Knightdale Professional Center, just behind the SEC at 502 McKnight Drive, suite 200, just as you get off the elevator. It has brand new upfit, 3 nice individual offices, a reception area, and a large open area. It totals 850 sqft, has lots of windows, and the latest in communication capabilities. \$1200 per month covers everything but the phone (internet) bill.

742 McKnight Drive – McKnight Office Center

Dr. Tim Poirier – 919-266-2048

901 Old Knight Road

(919) 422-1420 Doug Watson

6,000 SF office building with "Class A" fit up. Owner occupied by SpecCon Construction. Comes with 2.25 acres of land and additional building site, \$1,400,000 to be sold unoccupied.

Commercial Property Availability in Knightdale

Contact Brad Johnson at the Town of Knightdale if you have questions. brad.johnson@knightdalenc.gov

Updated 12/13/2011

933 Old Knight Rd.

Chuck Parrish - (919) 269-7439

4,695 SF Office Building. \$14/sq.ft./lease or for sale at \$420,000.

64E Business Park | 261 – Tiger Martial Arts

Coldwell Banker Commercial/TradeMark Properties – Mary Lobdell, 919-227-5512

Space at White Tiger location

4023 Village Park Drive, Knightdale, NC

Gary Slade @ Lynn Ray Medical Supply 919-266-3727; York Properties – Boss Poe, 821-7177

New professional/retail suites parallel to US 64 with great visibility. Features: 1500 – 7500 SF. All units are built out and ready for carpet and paint. 5:1 parking ratio. Walking distance to several restaurants. 1st Month Rent FREE.

3005 Village Park Drive - Re/Max Center (former) |

Brassfield Commercial Realty – Josh Hemphill (919) 554-2828 x 23 or josh@brassfield.com

Executive Suites for lease. Class A. Office Center—up to 5,000 sq. ft., full service individual Executive suites (includes all utilities, shared conference room& kitchenette, internet, bathroom(s).)

4019 Village Park Drive.

Contact Taymor Properties at 919-327-3236 or philtina@aol.com

1500SF. Can be seen from Business HWY 64. Long term or short term lease available.

4015 Village Park Dr | Shoppes at Parkside Commons

Alan Massey – Loral, Inc. - 556-7890; storit@aol.com

Knightdale, Great small 826 SF. office/retail space with an excellent location. \$25.00 per SF upfit allowance.

Village Park Drive | 3009 Village Park Drive, Knightdale, NC

Clint Ferrell @ Icon Commercial, (919) 618-4886 Mobile

Office space with retail exposure in the heart of Knightdale. Second row lot, from Hwy. 64, Zoned: NMX, Available suites B,C,D, Each suite is +/-1,500SF, Suites are built out and can be combined, Signage on the building; Best Use: Office/Retail, 4/1000 Parking ratio, \$12 PSF NNN, TICAM \$1.20

Widewater's Commons – Widewater's Parkway – just off of Knightdale Blvd. (in Lowes Foods Shopping Center- Anchor)

Brian Long - (704) 248-7838, Lowes Foods Shopping Center

FRANCHISES

1018E Shoppes at Midway Drive, Knightdale, NC

Tony Batchelor, (919) 306-9066, tonybatchelor@msn.com (owner- Rita's Italian Ice)

Great business franchise opportunity: Rita's of Knightdale, NC (1018E Shoppes at Midway Drive). *Great location:* Adjacent to many restaurants and shopping centers. *Opened:* Fall 2007. Rita's Rating: Ranked as a "Gold Store" by Rita's Corporation for Operational Performance in the areas of Cleanliness, Product Quality & Customer Service. *Customers:* Established solid customer base and has become a visible part of Knightdale community—one of NC's fastest growing populations. Rita's is quickly becoming a household name in NC. *Sales:* Increased 18% from the 2008 season to the 2009 season. *Why Selling:* Franchise owner is relocating to the North.

Commercial Property Availability in Knightdale

Contact Brad Johnson at the Town of Knightdale if you have questions. brad.johnson@knightdalenc.gov

Updated 12/13/2011

LAND

LAND FOR SALE:

Knightdale Blvd/I-540/Hodge Road, Knightdale – Legacy Oaks

NAI Carolantic Realty: Ed Brown & Mark Everett, 919-832-0594

US 64 Business (Knightdale Blvd), I-540, Hodge Road (Legacy Oaks). 1.69 – 107.74 acres. Price range: \$61,645 – 90,173 per acre. \$1.42 - \$2.07/SF. Best uses: Single-Family, Multi-Family, Retail. Property zoned by the Town of Knightdale Residential (GR8 and UR12) and Neighborhood Mixed (NMX). Perfect location for medical user with easy access to new Duke Medical Center and Rex Healthcare. Excellent residential location convenient to Shoppes and Midway Plantation and new retail construction. Call for specifics on pricing.

Hodge Road and 264 Bypass – 2.85 Acres

NAI Carolantic : Moss Wither, 919-832-0594

Property directly across off ramp from 264 Bypass, zoned highway business.

7404, 7408 & 7412 Forestville Rd, Knightdale

White Oak Commercial: H. John Hatcher, Jr, 919-832-680 or jhatcher@whiteoakcommercial.com

4.4+/- acres for sale. NMX– Knightdale (Neighborhood Mixed Use) allows any use except Industrial or Big Box. Frontage: 505'. Located on Forestville Rd near the intersection of Old Knight Road in Knightdale. \$490,000.00.

901 Old Knight Road – 1.5 acres,

Icon Commercial, Clint Ferrell, clint@iconre.net, 919-618-4886 www.iconre.net

Zoned: Manufacturing and Industrial, Ideal Uses would include office, flex, warehouse, Build to Suit opportunity or Sale, Site rough graded w/utilities and street stubbed \$3.50 PSF

Property around Knightdale Post Office | McKnight Drive

Jeff Maynard/Realty Executives, 266-3666

Sell/Lease/Build to Suit.

Retail Land | 6809 Knightdale Blvd

Boss Poe, CCIM, 919-645-2775, cell 919-868-0016, bosspoe@yorkproperties.com

Approximately 1.80 acres, Zoned HB, Easy access to I-540, Drive-through allowed w/ Special Use Permit

Steeple Square Shopping Center – 3.50 acres sub dividable

Icon Commercial, Clint Ferrell, clint@iconre.net , 919-618-4886 www.iconre.net

Three Sisters Rd | Hwy. 64 Bypass & Hwy 64

Icon Commercial, Clint Ferrell, clint@iconre.net, 919-618-4886 www.iconre.net

17 acres zoned industrial. Wake County jurisdiction. Well/Septic. Visibility from 64 Bypass and easy access \$130,000 per acre and up.

Smithfield Road, Knightdale – Steeple Square Shopping Center

NAI Carolantic Realty: Richard Hibbits, 919-832-0594

6.1 acres, Neighborhood Mixed Use (NMX)/Conditional Use District. \$141,570 per acre. \$3.25/SF. Total: \$863,576.99. Restaurant, Flex, Office, Hotel/Motel, Retail, School, Recreation, Multi-Family. 6.1-acre tract adjacent to Food Lion at Steeple Square Shopping Center at the intersection of Knightdale Blvd (US 64) & Smithfield Rd. No frontage on US 64.

4402 Old Faison Rd. – 19+- acres

NAI Commercial: Scott Hadley, 919-832-0594

Zoned General Residential, adjacent to Churchill subdivision in growing corridor.

Old Faison Rd. – 21 acres

NAI Commercial: Moss Withers, 919-832-0594

\$80,000/acre. Zoning Residential Mixed Use (RMX), ideal for multifamily up to 18 units per acre. One Mile to the 264 bypass interchange.

Knightdale Boulevard (east of Old Knight) (6.1 acres)

Coldwell Banker/Trademark Properties: Jimmy Poindexter. 919-801-3971.

Zoned highway business. Immediately north of future mixed density development with frontage on Knightdale Boulevard. Timber can be harvested.

Knightdale Boulevard - Knightdale (31 acres)

NAI Commercial: Scott Hadley, 919-832-0594

Best uses: Retail, Single-Family. 31 acres of partially wooded land located near Marks Creek Rd. and between Knightdale and Hwy. 64/Hwy. 64 bypass interchange. Property is located in a growing area and additional adjacent land is potentially available. \$650,000

Commercial Property Availability in Knightdale

Contact Brad Johnson at the Town of Knightdale if you have questions. brad.johnson@knightdalenc.gov

Updated 12/13/2011

Knightdale Boulevard - Knightdale (43.02 acres)

Charlie Silver – Hinton Land, Inc, (919) 261-8967

NAI Commercial: Jimmy Barnes, 919-832-0594

Best uses: Office, Flex, Medical. 43.02 acre site located at the Shoppes at Midway at Hwy. 64 and 540 in Knightdale. Tremendous business services in walking distance. Located next to Target. Lots of opportunities and flexibility. Owner will build to suit or possible sale of individual sites. Best use is flex, medical office, entertainment, light industrial. Access at Hwy. 64 east at prominent stoplight.

1000 Marks Creek Road - Knightdale (117.45 acres)

NAI Commercial: Scott Hadley, 919-832-0594

Best uses: Single-Family, Church, School. 117.57 acres of land located near the signalized intersection of Marks Creek Rd. and Knightdale Blvd. (Hwy. 64). in a growing area of Wake County. Great location for a church or private school. Possible addition of more acreage with Knightdale Blvd. frontage. Water is available, Sewer is by septic tank,

110 S. Smithfield Rd.

Joe Eddins – 919-269-4477

3 acres at the intersection of Smithfield and Railroad streets in the Old town of Knightdale. Currently two parcels. \$1,400,000