

**FOR SALE / LEASE**



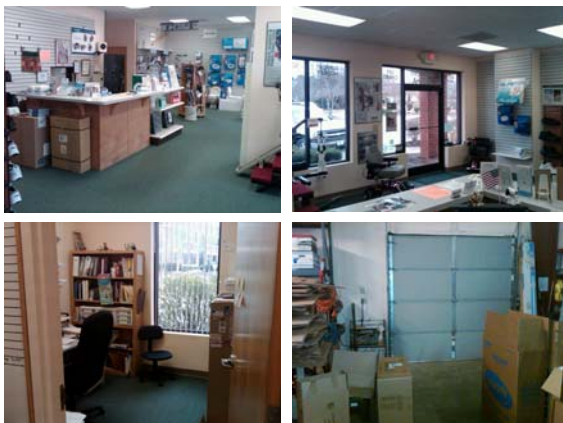
Office Space with Retail exposure in the heart of Knightdale. Close to I-540 power center.

- 8,750 square feet total building
- 5 suites, suite A +/-3,000sf & B-E are +/- 1,500 sf each
- Second row lot, from Hwy 64
- Zoned: NMX
- Signage on the building
- Best Use: Office/ Retail
- 4/1000 Parking ratio
- Tenants: LynnRay Medical, Nash Cigar, Elemental Analytical, Down East Hearing

**Building for Sale \$1,100,000.00 / \$125.72 psf**

- Available suite A- 3,010 SF medical supply sales- Sublease
  - \$12 PSF NNN / TICAM \$1.75 / \$3,448.96 month
  - 900 SF of showroom / 3 offices/ roll up door with warehouse
- Available suite D – Hair Salon fit up and ready
  - \$12 PSF NNN / TICAM \$1.75 / \$1,661.46 month

**Retail Office / Corner unit A**



3009 Village Park Dr.  
Knightdale, NC 27545



**Salon / Unit D**

