

FULLY ENTITLED - SITE PLAN APPROVED

ROLESVILLE RETAIL/MIXED-USE

151 GRAND ROCK WAY
ROLESVILLE, NC 27571



PRICE: \$1,250,000



MIXED-USE RETAIL/OFFICE FOR SALE

151 GRAND ROCK WAY ROLESVILLE, NC 27571

LOCATION DESCRIPTION

The site is located on the corner of Grand Rock Way and Rodgers Road, .7 miles southwest of the new Cobblestone Village development project lead by KDM Development.

PROPERTY HIGHLIGHTS

- Parcel totals 1.45 acres
- Approved site plan for 9,000 SF mixed-use development
- Situated in Village Core District between Burlington Mills Road and Young Street.
- Less than 10 min walk to new Cobblestone Village, which will include 178 apartments, 50,000 SF of retail space and a municipal building.
- Part of \$22 million Rolesville Main Street Project to build mixed-use developments, expand housing options and make road improvements.

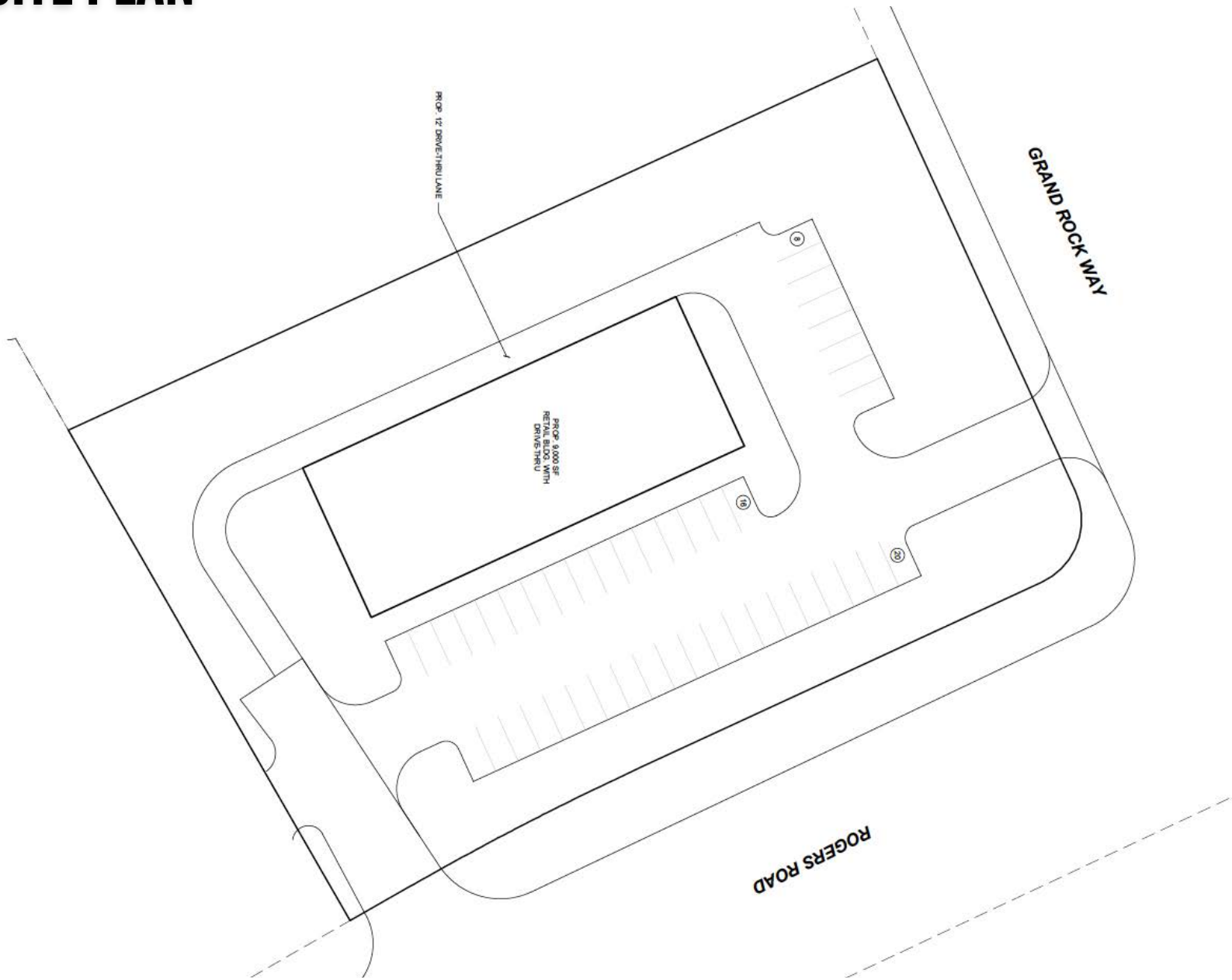


PROPERTY





SITE PLAN





KDM DEVELOPMENT RECENTLY BROKE GROUND ON THE MIXED-USE LIFESTYLE CENTER IT HAS BEEN PLANNING FOR MORE THAN TWO YEARS AT 108 SOUTH MAIN STREET IN ROLESVILLE, ONE OF WAKE COUNTY'S FASTEST GROWING TOWNS.

THE LIFESTYLE CENTER – COBBLESTONE VILLAGE – INCREASES THE APPEAL OF THIS GROWING COMMUNITY IN NORTHEASTERN WAKE COUNTY.



THE LIFESTYLE CENTER INCREASES THE APPEAL OF THIS GROWING COMMUNITY OF ROLESVILLE WHICH HAS MORE THAN DOUBLED IN POPULATION IN THE LAST 10 YEARS, AND IT STILL BOASTS OF A SMALL-TOWN FEEL WITH SOUTHERN CHARM AND TRUE COMMUNITY. THE TOWN PROMISES SOMETHING FOR EVERYONE, AND IT'S DRAWING NEW RESIDENTS OF ALL AGES.

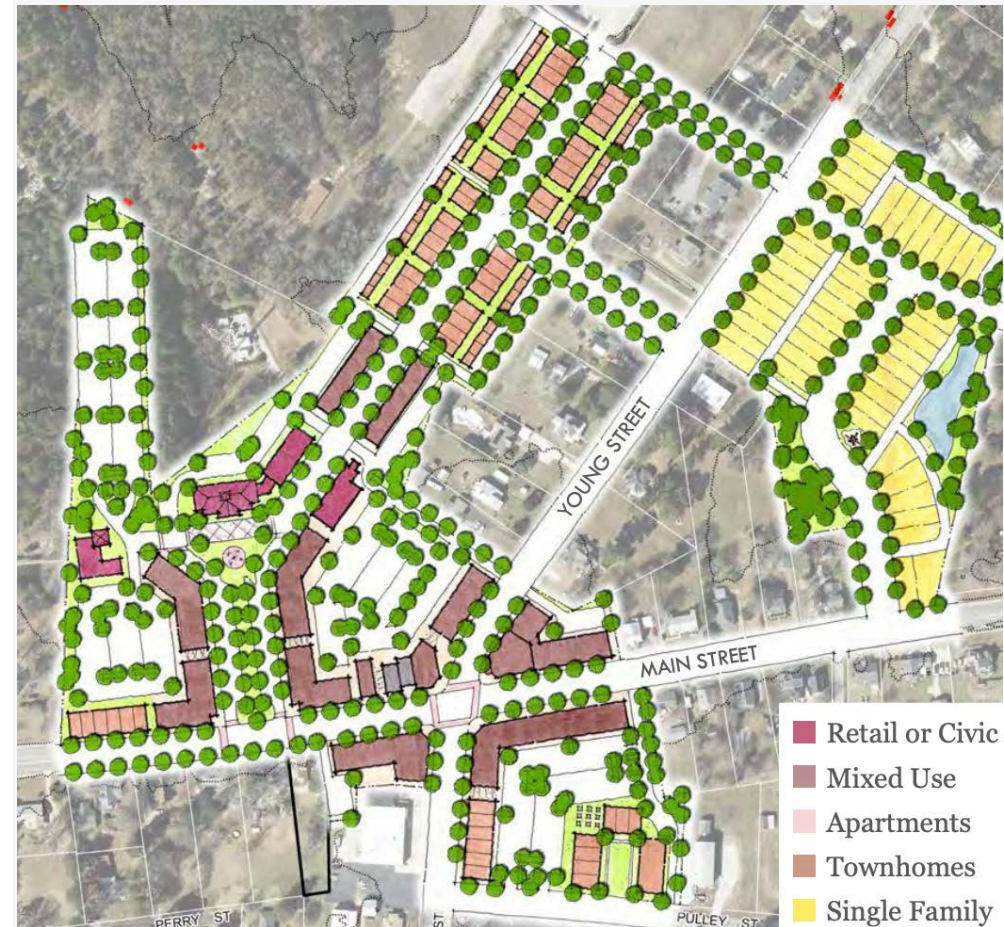


FOR MORE INFORMATION VISIT: WWW.COBBLESTONEVILLAGEROLESVILLE.COM

ROLESVILLE MAIN STREET PROJECT

THE TOWN OF ROLESVILLE AND THE CAPITAL AREA MPO, TOGETHER WITH THE CONSULTING TEAM, BEGAN A 10-MONTH PLANNING PROCESS TO GUIDE BOTH LAND USE AND TRANSPORTATION DECISIONS MOVING FORWARD ALONG THE ENTIRE 4.5 MILE STRETCH OF ROADWAY. UTILIZING COMMON SENSE PLANNING AND DESIGN CONCEPTS PROVEN EFFECTIVE THROUGHOUT THE COUNTRY, INCLUDING BUT NOT LIMITED TO CONTEXT SENSITIVE DESIGN AND COMPLETE STREETS INITIATIVES, THE MAIN STREET VISION PLAN IS TAILORED TO ROLESVILLE WHILE LEANING ON THE BEST PRACTICES IN URBAN DESIGN.

THE VISION BEHIND THIS PLAN IS TO CREATE A SAFER, MORE SUCCESSFUL, AND MORE ATTRACTIVE MAIN STREET FOR RESIDENTS, BUSINESS OWNERS, AND VISITORS ALIKE.



FOR MORE INFORMATION VISIT: WWW.ROLESVILLEMAINSTREETPROJECT.COM

PROPOSED DEVELOPMENT PLAN



Development Data:

Mixed Use:

Ground Floor Retail 57,000 sf
Upper Story Lofts 48 units

Apartments 225 units
Townhomes 216 units
Assisted Living 500 units
Narrow Lot Single Family 79 units

Total Residential Units: 1,068 units

- Mixed Use
- Apartments
- Townhomes
- Single Family
- Assisted Living

FOR MORE INFORMATION VISIT: WWW.ROLESVILLEMAINSTREETPROJECT.COM

MAIN STREET PROJECT THEMES



**MODAL CHOICES
MUST BE A
PRIORITY**

NEW SIDEWALK CONNECTIONS, MULTI-USE PATHS, AND DEDICATED BIKE-LANES ARE ADDED WHERE POSSIBLE TO ENSURE ACTIVE TRANSPORTATION HAS A PLACE ALONG THE CORRIDOR



**SAFETY OF
ALL USERS IS
CRITICAL**

CROSSING IMPROVEMENTS WERE MADE AT INTERSECTIONS AND MID-BLOCK IN SEVERAL KEY LOCATIONS ALONG THE CORRIDOR, ALL RECOMMENDED WITH EITHER PEDESTRIAN CROSSING FLASHERS OR A REFUGE ISLAND



**ACCESS
MANAGEMENT
& ENHANCED
CONNECTIVITY**

MEDIAN INSTALLATION, DRIVE-WAY CONSOLIDATION AND PARKING LOT CONNECTIONS ARE USED TOGETHER TO PRESERVE ACCESS TO EXISTING RETAIL WHILE MINIMIZING VEHICULAR TRAFFIC INTERACTING WITH PEDESTRIANS AND CYCLISTS



**ATTRACTIVE
DESIGN SUPPORT
SURROUNDING
LAND USES**

BEAUTIFICATION THROUGH PAVED AND PLANTED MEDIANS, PAVED OR STAMPED CROSSWALKS, AND ENCOURAGE CONSISTENT SIGNAGE AND GATEWAY SIGNS TO CELEBRATE THE TOWN AND CONNECT VARIOUS USERS TO THE ENTIRE CORRIDOR



**QUALITY
DEVELOPMENT/
REDEVELOPMENT
SUPPORTED**

UTILIZING NEW SIDEWALK, BIKE LANES, AND MULTI-USE PATH CONNECTIONS AND NEIGHBORHOOD STUB-OUTS, WALKABLE RESIDENTIAL AND ACTIVATE GROUND FLOOR RETAIL IS ENCOURAGED ALONG THE CORRIDOR

FOR MORE INFORMATION VISIT: WWW.ROLESVILLEMAINSTREETPROJECT.COM

LOCATION



ICG HOMES
GRANITE RIDGE
LUXURY TOWNHOMES

SITE

SONIC

CVS

**ROLESVILLE
ELEMENTARY SCHOOL**

**FUTURE GLO
ON MAIN
STREET**

CAROLINA
orthodontics & children's dentistry

**FUTURE SITE OF PUBLIX
ANCHORED WALLBROOK
MARKETPLACE INCLUDING
265,000 SF OF COMMERCIAL
SPACE AND 140 PLUS
TOWNHOMES**

FOOD LION **MCDONALD'S**
DOLLAR GENERAL
Hardee's **ACE**
Hardware

DEMOGRAPHICS

Population

	3 Miles	5 Miles	10 Miles
2010	17,560	54,191	233,969
2023	30,161	85,069	299,781
2028	32,496	90,975	314,591

Households

	3 Miles	5 Miles	10 Miles
2010	5,981	19,239	87,137
2023	10,689	30,742	111,199
2028	11,553	32,928	116,640

Avg. Household Income

	3 Miles	5 Miles	10 Miles
	\$125,242	\$108,677	\$100,659

DISCLAIMERS

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THE OWNER EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST OR OFFERS REGARDING THE PROPERTY AND/OR TO TERMINATE DISCUSSIONS WITH THE BUYER AT ANY TIME WITHOUT NOTICE. THE OWNER HAS NO LEGAL COMMITMENT OR OBLIGATIONS TO ANY BUYER REVIEWING THE OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS A WRITTEN AGREEMENT FOR THE PURCHASE OF THE PROPERTY HAS BEEN FULLY EXECUTED, DELIVERED AND APPROVED BY THE OWNER. THE BUYER AGREES NOT TO CONTACT THE TENANT, THEIR EMPLOYEES OR CUSTOMERS WITHOUT PRIOR PERMISSION FROM THE OWNER.

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BY ACCEPTING THIS OFFERING MEMORANDUM, THE BUYER AGREES TO RELEASE PROPERTY RESOURCES AND HOLD IT HARMLESS FROM ANY CLAIM, COST, EXPENSE OR LIABILITY ARISING OUT OF THE BUYER'S INVESTIGATION AND/OR PURCHASE OF THIS PROPERTY.

PRESENTED BY:



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