

AVAILABLE

MEDICAL OFFICE  
OUTPARCEL

FOR LEASE/  
FOR SALE/  
BUILD-TO-SUIT



WALLBROOK

S Main Street & Jonesville Road | Rolesville, NC



CAPITAL  
ASSOCIATES®



# WALLBROOK

S Main Street & Jonesville Road | Rolesville, NC 27587

## MEDICAL OFFICE OUTPARCEL

**LOCATION** Rolesville

**SIZE** Up to 70,000 SF

**AVAILABLE** For Lease/Sale/Joint Venture



**BRET MULLER**  
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**WES JOHNSON**  
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# WALLBROOK

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## PROPERTY HIGHLIGHTS

Wallbrook is a 78-acre mixed use development comprised of 265,000 square feet of commercial space and 140 residential units. Wallbrook is located on Main St, in the heart of Rolesville, one of the fastest growing municipalities in North Carolina. In fact, between 2010-2020, Rolesville was the fastest growing town, increasing its population by 150%.

- Publix-anchored shopping center
- Signalized access
- Deal structure flexibility
- Medical-use parking capacity
- Exterior signage
- Medical office suites from 1,200 to 50,000 SF
- \$20M NCDOT initiative underway to enhance and expand Main Street by incorporating aesthetic improvements, wider lanes, and dedicated pedestrian/cycling pathways
- Situated near housing developments, including:
  - Lennar's Parker Ridge (with 310 planned homes)
  - Toll Brother's Tom's Creek (with 606 planned homes)
  - Ashton Wood's The Point (with 951 planned homes)

**BRET MULLER**

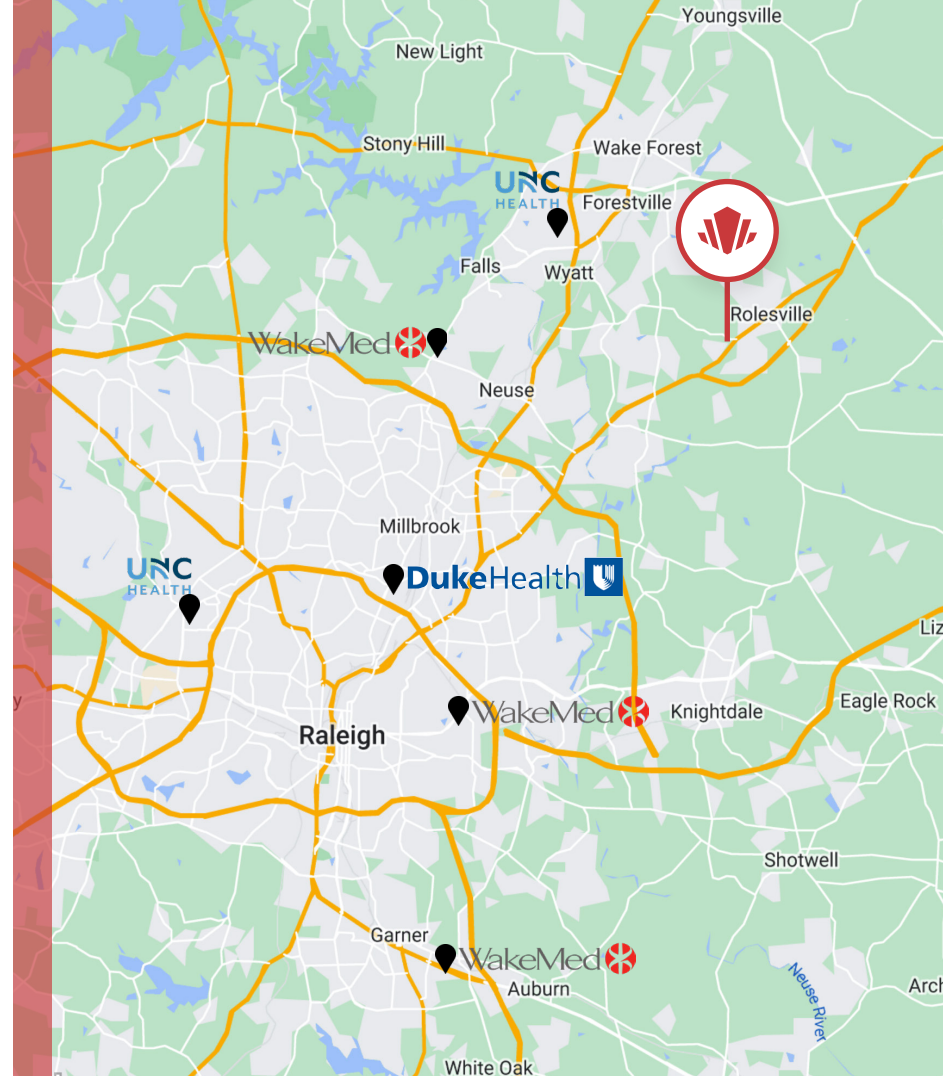
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## 2022 DEMOGRAPHICS

|                           | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| <b>POPOULATION</b>        | 3,979  | 35,872  | 96,773  |
| <b>HOUSEHOLDS</b>         | 1,328  | 11,948  | 34,750  |
| <b>DAYTIME POPULATION</b> | 3,189  | 25,903  | 76,722  |





# POINTS OF INTEREST

## DINING

- Sip Noshery
- Sonic
- Coffee Lodge
- Off the Hook
- Pie-Zano's
- Hardee's
- Subway
- McDonald's
- Rolesville Diner
- Los Tres Magueyes
- Taco Bell
- Highway 55
- Bojangles

## CONVENIENCE

- CVS Pharmacy
- Rolesville Veterinary Hospital
- Advance Auto Parts
- Shell
- Food Lion
- Dollar General
- Exxon
- BP
- Ace Hardware
- Petsense
- Lowes Foods
- Truist
- Planet Fitness
- Publix