



GOLD LEAF

*A TARGET ANCHORED 110 ACRE
MIXED-USE DEVELOPMENT*



FUQUAY-VARINA, NC

LEASING INFORMATION

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LOCATION



One of 12 municipalities in Wake County, Fuquay-Varina is the county's most southern municipality. Its natural geographical location provides many added benefits for both residents and businesses. The Town is located near major interstate highways including I-40, I-85, and I-95, as well as North Carolina Highways 42, 55 and 401 that all converge in Town and offer direct access to downtown Raleigh, Raleigh-Durham International Airport and the world-famous Research Triangle Park. One of the United States' largest military installations, Fort Bragg is located south along NC Hwy 401 in addition to being within a day's drive of nine other military bases



The project, consisting of ~**110 acres**, will be constructed as a multi-occupant mixed-use shopping town center development with up to **800,000 square feet** of development.



A natural regional collection point, located at the intersections of US-401 (N. Main St.), Hwy-42, and Hwy 55

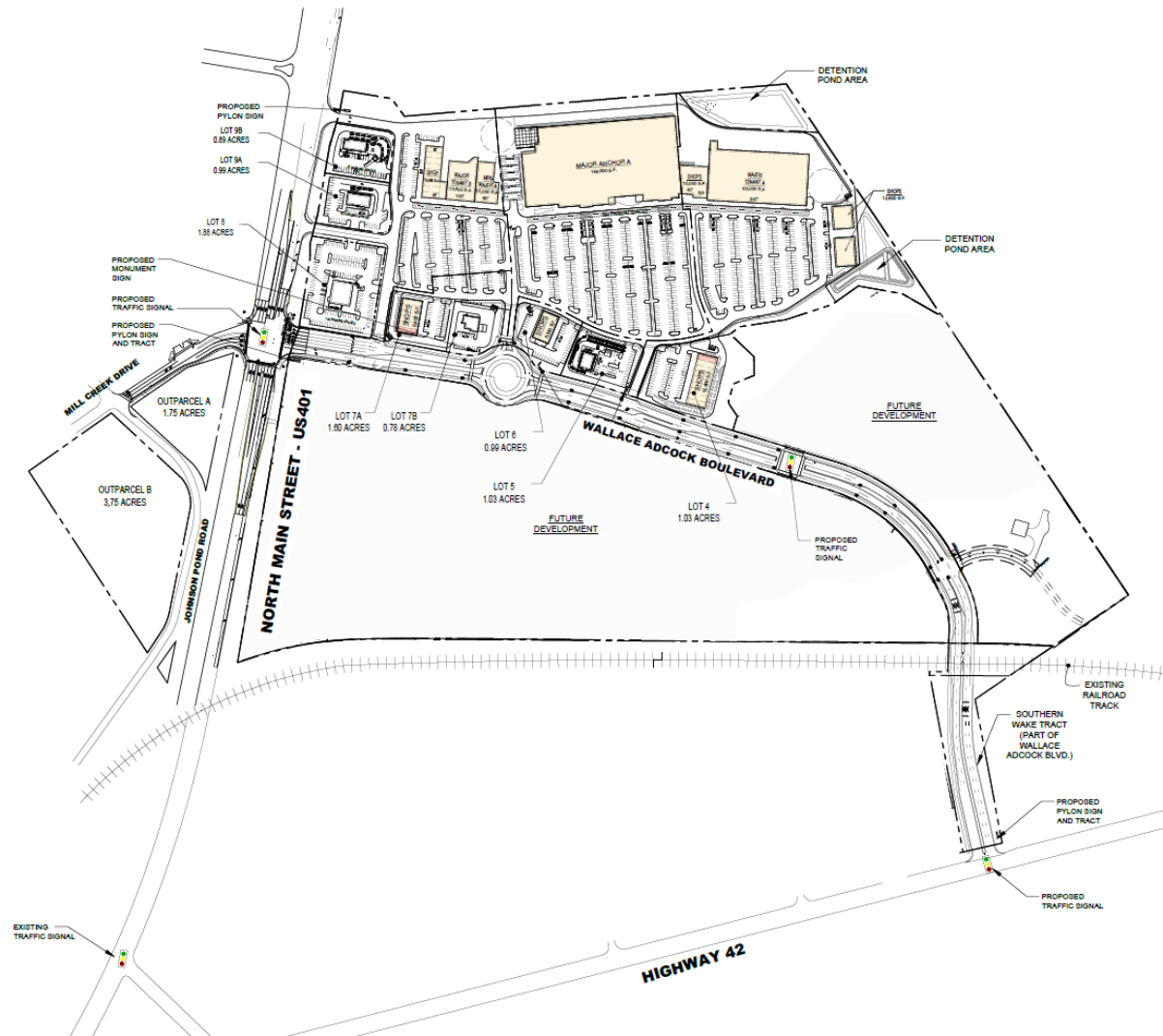


PHASE 1 : LEASING PLAN



Site plan is for illustrative purposes only and is subject to change

LP-72



SITE DATA

SHOPPING CENTER TRACT	15.07 ACRES
MAJOR ANCHOR A TRACT	11.57 ACRES
OUTPARCEL(LOT) TRACTS	10.16 ACRES
DETENTION POND	2.45 ACRES
ROADWAY (WALLACE ADCOCK BLVD)	8.98 ACRES
TOTAL	48.23 ACRES

BUILDING DATA

MAJOR ANCHOR A	147,000 S.F.
MAJOR TENANT A	63,000 S.F.
MAJOR TENANT B	13,500 S.F.
MINI MAJOR A	10,000 S.F.
INLINE SHOPS	26,760 S.F.
TOTAL	260,260 S.F.

PARKING DATA

PARKING PROVIDED	1,225 SPACES
PARKING REQUIRED	
@ 4.0 SPACES PER 1000 S.F.	1,041 SPACES

OUTPARCEL SHOP (DEVELOPER) DATA

PHASE I SHOPS	34,000 S.F.
DRIVE-THROUGH END CAP SPACES	

PARKING DATA

PARKING PROVIDED	231 SPACES
PARKING REQUIRED	
@ 4.0 SPACES PER 1000 S.F.	136 SPACES



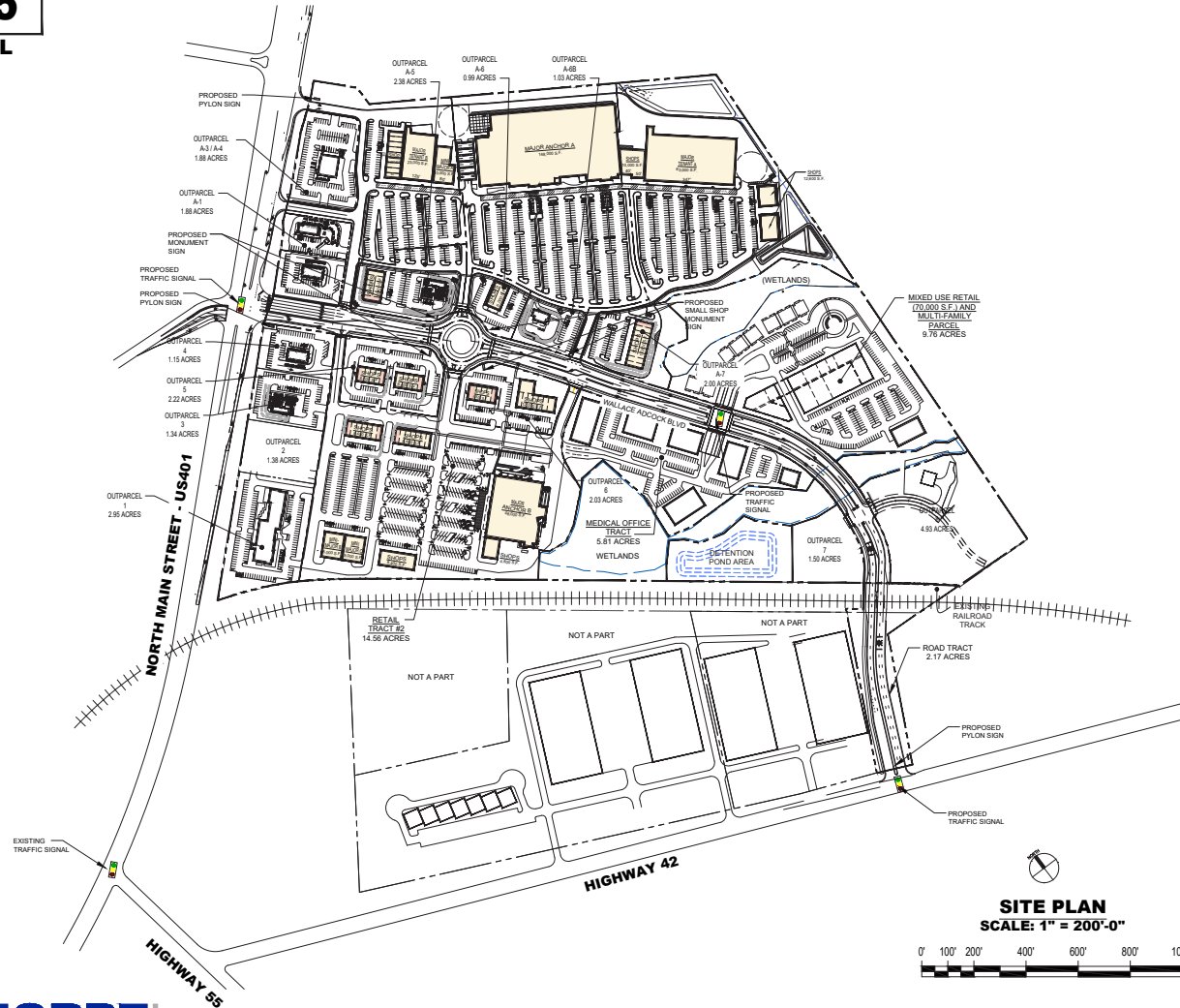
SITE PLAN
SCALE: 1" = 200'-0"





Site plan is for illustrative purposes only and is subject to change

LP-65

OVERALL

SITE DATA

SHOPPING CENTER TRACT	15.07 ACRES
MAJOR ANCHOR A TRACT	11.57 ACRES
RETAIL TRACT #2	14.56 ACRES
MIXED USE PARCEL	9.76 ACRES
MEDICAL OFFICE CAMPUS	5.81 ACRES
OUTPARCEL GROUP (A TO F)	10.16 ACRES
OUTPARCEL GROUP (#1-7)	11.05 ACRES
OUTPARCEL 8	1.50 ACRES
OUTPARCEL 9	4.93 ACRES
ROADWAYS	8.98 ACRES
DETENTION AREA (PHASE I AREA)	2.45 ACRES
DETENTION AREA (PHASE II AREA)	2.16 ACRES
WETLAND AREAS (SHOPPING CEN.)	2.38 ACRES
WETLAND AREAS (OTHER)	5.62 ACRES
TOTAL	105.97 ACRES

BUILDING DATA

MAJOR ANCHOR A	147,000	S.F.
MAJOR ANCHOR B	48,000	S.F.
MAJOR TENANT A	63,000	S.F.
MAJOR TENANT B	23,000	S.F.
MINI-MAJOR A	10,000	S.F.
MINI-MAJOR B	14,000	S.F.
MINI-MAJOR C	8,000	S.F.
INLINE SHOPS	63,400	S.F.
TOTAL	376,400	S.F.

PARKING DATA

PARKING PROVIDED	1,750 SPACES
PARKING REQUIRED	
@ 4.0 SPACES PER 1000 S.F.	1,506 SPACES

OUTPARCEL SHOP (DEVELOPER) DATA

PHASE I SHOPS	34,000 S.F.
PHASE II SHOPS	30,800 S.F.
 DRIVE-THROUGH END CAP SPACES	
TOTAL	64,800 S.F.

PARKING DATA

PARKING PROVIDED	370 SPACES
PARKING REQUIRED	
@ 4.0 SPACES PER 1000 S.F.	259 SPACES

GOLD LEAF CROSSING
FUQUAY VARINA, NORTH CAROLINA

DRAWING PREPARED NOVEMBER 30, 2023

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THE INFORMATION PROVIDED HEREIN IS BASED IN PART FROM INFORMATION WHICH HAS BEEN OBTAINED FROM SOURCES THAT WE DEEM RELIABLE; HOWEVER, WE ASSUME NO RESPONSIBILITY FOR ACCURACY.



LEASING INFORMATION

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GROWTH & DEVELOPMENT

Creating economic prosperity in Wake County.

Company Name	Industry	# of Employees
John Deere Turf Care	Agricultural Equipment Manufacturing	525
Wake County Public Schools	Education	480
TE Connectivity	Electronic Hardware Manufacturing	375
Wal-Mart	Retail-Commercial	300
Bob Barker Company	Detention Supply Equip. Manufacturing	220
integrated Industrial Services, Inc.	Manufacturing	150
Fidelity Bank	Banking	149
Nexans USA, Inc.	Electronic Manufacturing	130
Southbend	Commercial Kitchen Equip. Manufacturing	83

31% population growth over the last 10 years. \$445,000 median home sales price



Over 8,350 planned or approved residential units in the pipeline

Over 2.47M square feet of planned or approved commercial development



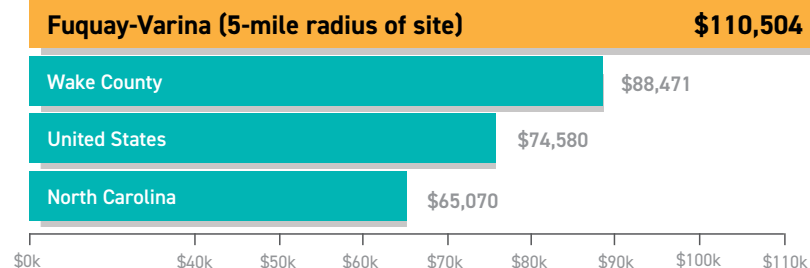
* Source: Fuquay-Varina Economic Development

Very few communities the size of Fuquay-Varina can boast of such an impressive base of existing industry. The corporate headquarters of Fidelity Bank, Bob Barker Company, Southbend, Apex Instruments and InServe Corporation are located in our community as well as major manufacturing facilities for John Deere Turf Care and TE Connectivity.

The ability to recruit desirable retail services and amenities can help validate a community's ongoing economic development successes and efforts.



MEDIAN HOUSEHOLD INCOME



* 5 MILE RADIUS OF SITE

- The median rental rate per bedroom unit in Fuquay-Varina is +/- **\$2,099/month***

* Source: Zillow



SAMPLE FREESTANDING SHOP ELEVATION
SCALE: 3/32" = 1'-0"



JUNIOR ANCHOR AND SHOP ELEVATION (LEFT SIDE)
SCALE: 3/32" = 1'-0"



SAMPLE FREESTANDING SHOP ELEVATION
SCALE: 3/32" = 1'-0"



INLINE SHOP ELEVATION
SCALE: 3/32" = 1'-0"



JUNIOR ANCHOR AND SHOP ELEVATION (RIGHT SIDE)
SCALE: 3/32" = 1'-0"

GOLD LEAF

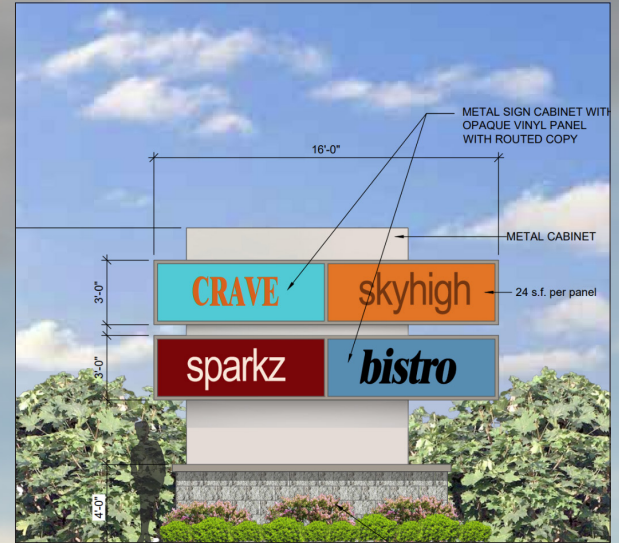
Elevations are for illustrative purposes only and is subject to change.



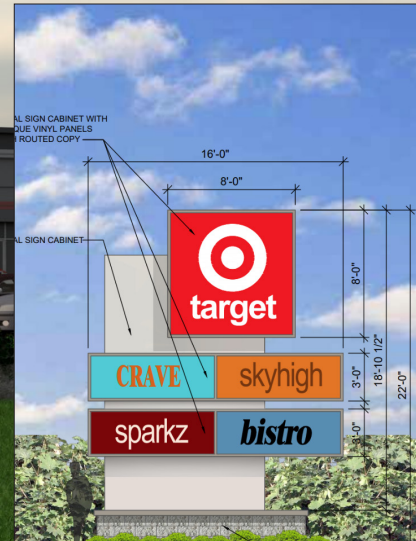
MONUMENTS & SIGNAGE



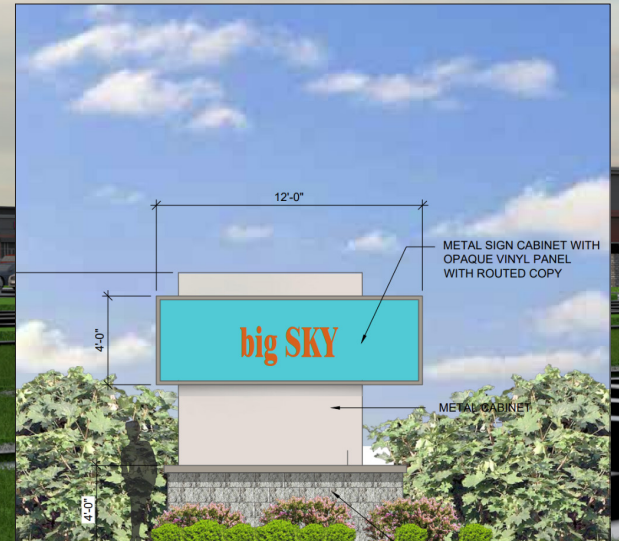
PYLON SIGN



MONUMENT SIGN SMALL



MONUMENT SIGN



OUTPARCEL SIGN

Pylon rendering and signs are illustrative and subject to change.



SURROUNDING SCHOOLS



Willow Spring High School

Construction is complete for Willow Spring High School, located at 1704 Old Honeycutt Road, 1.8 miles from the site. The school, now open and currently serving as the home for Fuquay-Varina High School is 349,207 square feet on 58.50 acres with a capacity of about **2,350 students**.



Fuquay-Varina High School

Construction is underway for a major renovation of Fuquay-Varina High School 2.4 miles from the site. A combination of renovation and new construction will result in a 291,398 square foot facility with capacity for **2,350 students**, a greenhouse, improved vehicular circulation, and increased parking.



Fuquay-Varina is part of the Wake County Public School System, the largest school system in the state of North Carolina, and one of the top performing large systems in the nation.



Four miles from Fuquay-Varina, Wake Technical Community College has its main campus on U.S. Highway 401 a few miles north of Fuquay-Varina. Wake Tech is the second largest community college in the state serving approximately 74,000 students.

Fuquay-Varina is a growing community in southern Wake County, and part of the renowned Research Triangle. Being located in Wake County, means that Fuquay-Varina is consistently rated as one of the best places for families, education, career, and outdoor activities.

Attracting quality, niche, and unmet retailers demanded by residents and local industries will help support the strong housing market and position the community to capture more regional growth and spending among various business sectors.

Fuquay-Varina's residential population continues to expand rapidly, and so does the demand for quality, high-end commercial-retail services, and amenities.



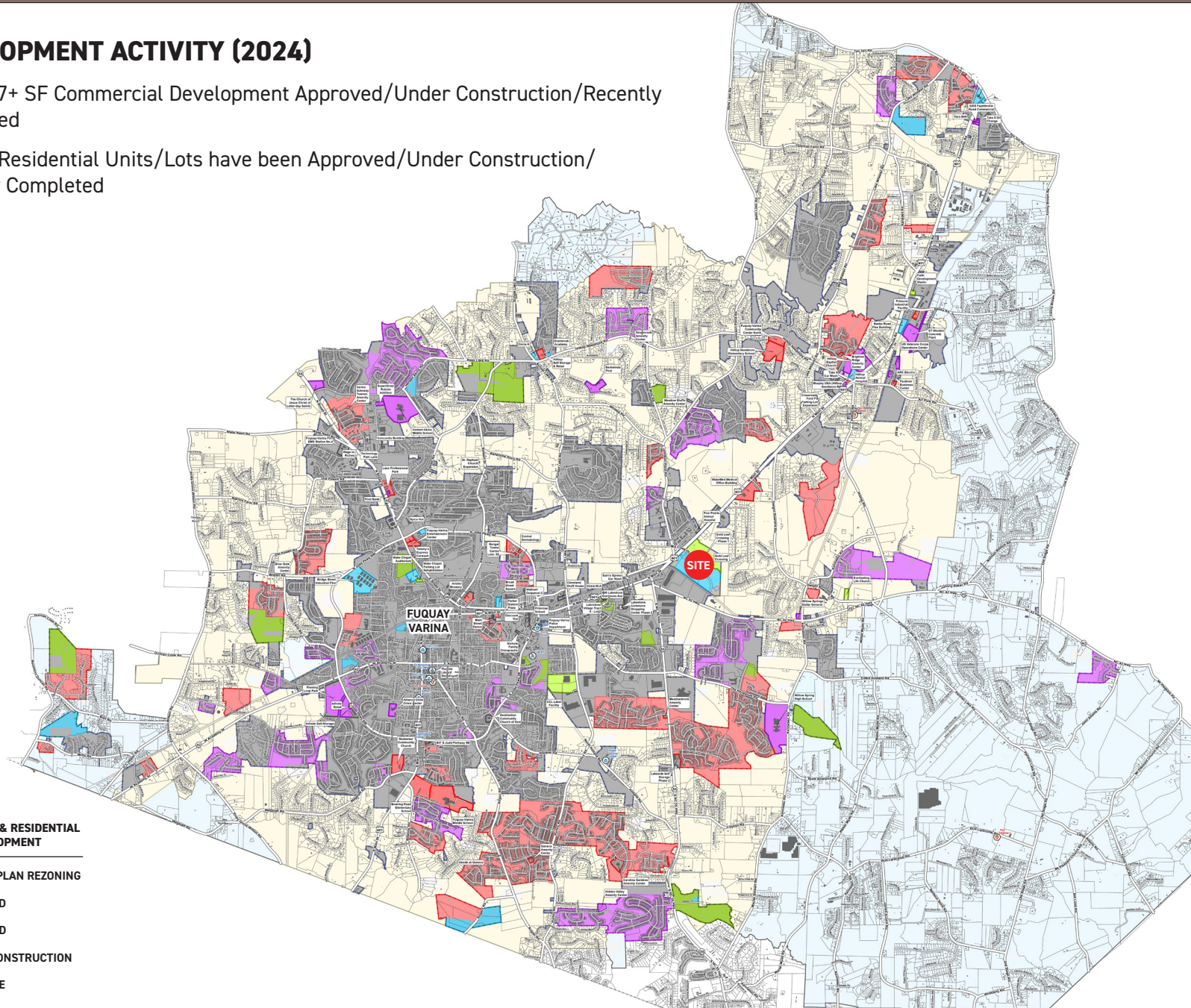
DEVELOPMENT ACTIVITY IN THE TOWN OF FUQUAY-VARINA



DEVELOPMENT ACTIVITY (2024)

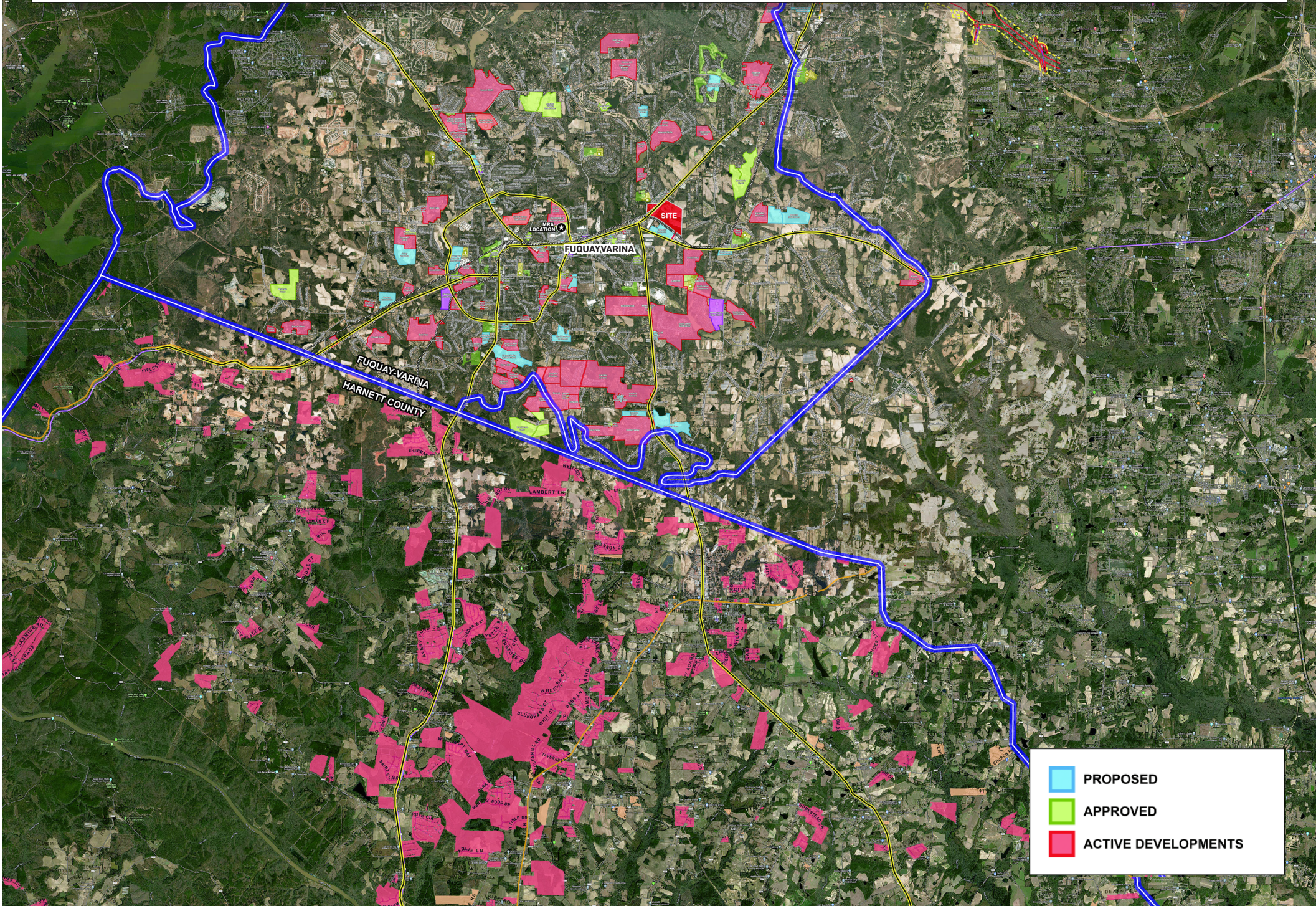
2,843,957+ SF Commercial Development Approved/Under Construction/Recently Completed

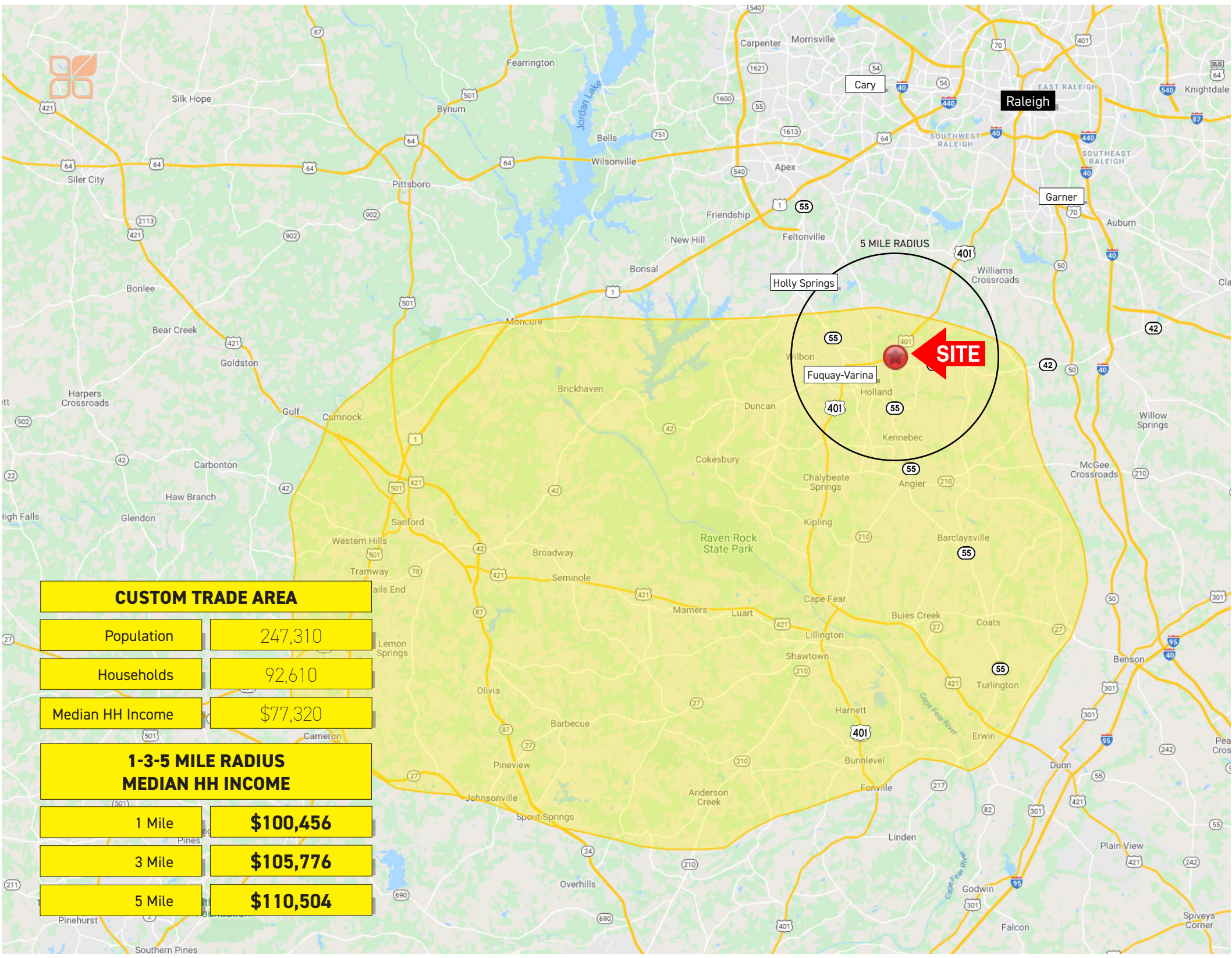
12,414+ Residential Units/Lots have been Approved/Under Construction/Recently Completed





DEVELOPMENT ACTIVITY IN FUQUAY-VARINA & HARNETT COUNTY





CUSTOM TRADE AREA	
Population	247,310
Households	92,610
Median HH Income	\$77,320
1-3-5 MILE RADIUS MEDIAN HH INCOME	
1 Mile	\$100,456
3 Mile	\$105,776
5 Mile	\$110,504



FUQUAY-VARINA
NORTH CAROLINA

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