

### PROPERTY DESCRIPTION

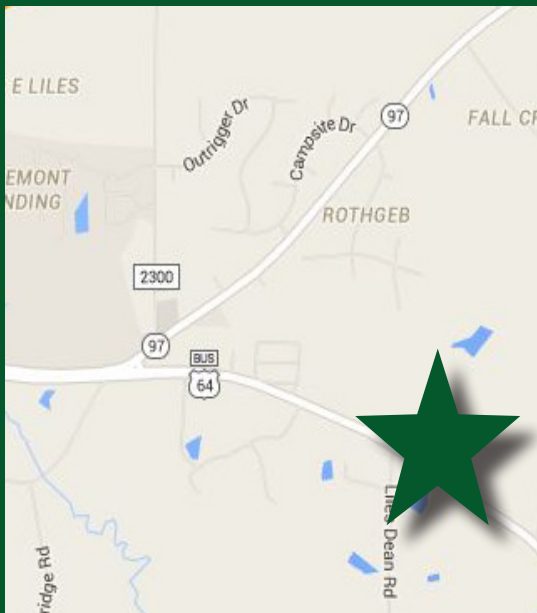
Knott Square is located on Wendell Blvd off of Hwy 64 in Wendell, NC. The location is promising with proximity to surrounding schools and future developments. The vacant suites can be leased or purchased. The adjacent lot up to 2.9 acres is also for sale.

### DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Population Est	1,623	13,318	31,482
Avg Income	\$49,141	\$57,525	\$62,204

### TRAFFIC COUNTS

14,000 vehicles per day on Wendell Blvd



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## TENANT ROSTER

2469	COMMUNITY FAMILY MEDICINE	3,656 SF
2473	RENT A CENTER	844 SF
2475	<b>AVAILABLE</b>	<b>4,500 SF</b>
2481		1,500 SF
2485	MORGAN'S ACCOUNTING AND TAX SERVICE	3,600 SF
2489	<b>AVAILABLE</b>	<b>2,400 SF</b>
2493	<b>AVAILABLE</b>	<b>3,000 SF</b>
2495	WENDELL EYECARE	1,500 SF
2499	TODD AND SCARBORO INSURANCE AGENCY	3,000 SF
	LOT FOR SALE	2.9 ACRES

