

OFFICE & MEDICAL CONDOS FOR SALE OR LEASE

502 MCKNIGHT DRIVE
KNIGHTDALE, NC 27545

PROPERTY OVERVIEW

Property Description

- Available suites
Suite A - 4,813 SF - 1st floor
Suite D - 3,624 SF - 2nd floor
- Second floor has partial month to month lease
- Located in an 16,826 SF two-story brick and steel constructed building with large architectural windows and elevator
- Double doors in the downstairs entry way. Both suites have large reception areas with built-in desk, private offices and large conference rooms
- Monument signage available
- Zoned NMX

Area Description

- Located less than two miles east of exit I-540 to US 64 Business in Knightdale, behind Knightdale Crossing Shopping Center anchored by Walmart
- McKnight Drive is a loop road off Knightdale Blvd. (US 64 Business)
- Knightdale Blvd. is the major retail/business corridor for Knightdale

Highlights

- Both offices enjoy the large entry ways to private reception areas
- Exterior offices include oversized windows that look into a private wooded area
- Ideal for a spa, PT, urgent care or insurance agency

Sales Prices

Suite A - \$716,250 / Suite D - \$547,500

Lease Rate

\$16.00/SF, NN



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KNIGHTDALE OVERVIEW / PHOTOS

Knightdale is a town in Wake County, NC. As of the 2010 census, the population was 11,401. The town's population has grown to 14,985 as of 2016 making it one of the fastest growing communities in the Triangle area during this time period.

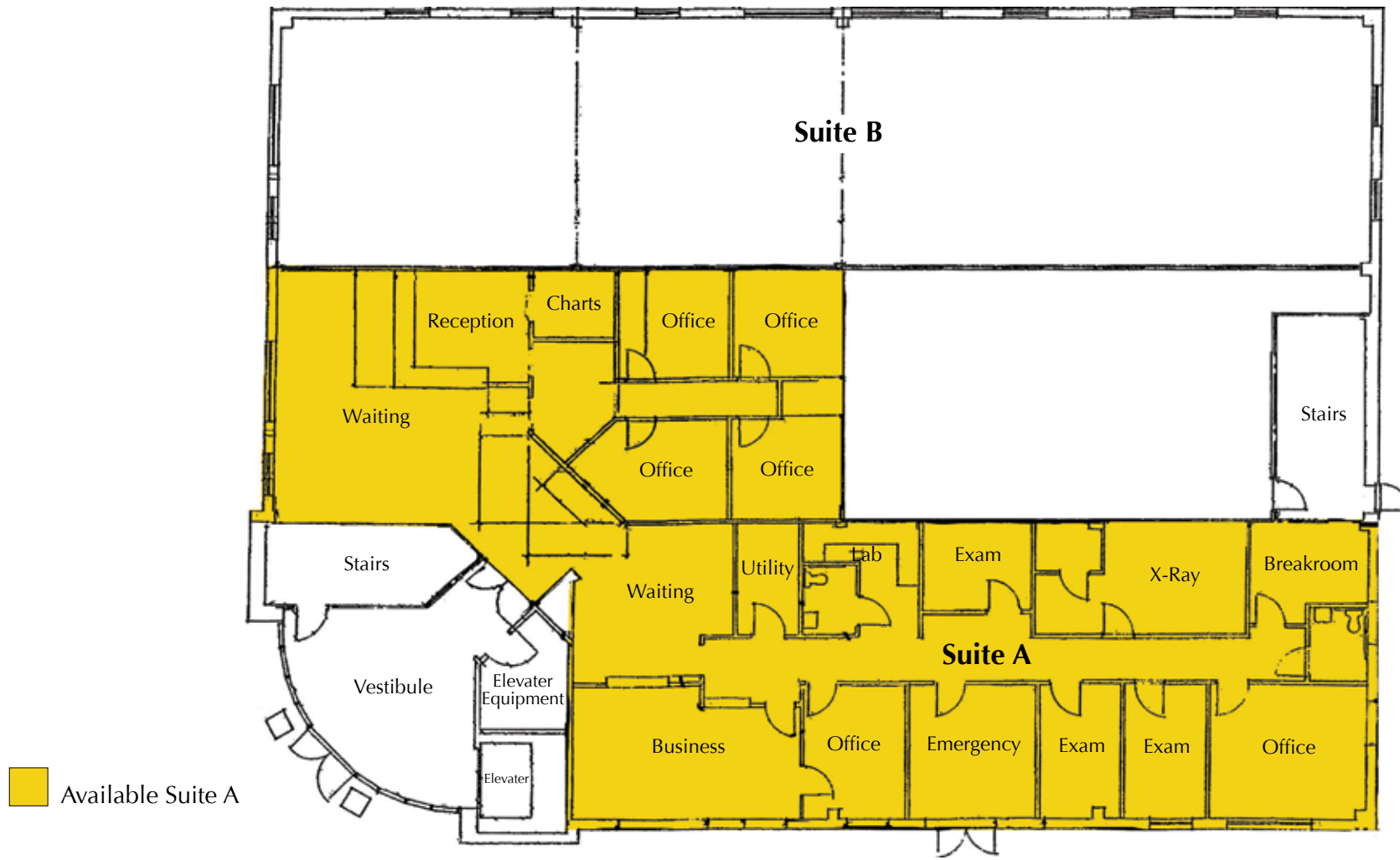
With the population boom experienced in the North Carolina's Research Triangle area in the past two decades, Knightdale has become a part of the metro region and a suburb of Raleigh. The population of the Raleigh-Durham-Cary Combined Statistical Area (CSA) was 1,749,525 as of the 2010 census, with the Raleigh-Cary Metropolitan Statistical (MSA) portion containing 1,130,490 residents. At least one media outlet predicts the three-county Research Triangle region (Wake, Orange and Durham) will be the fastest-growing metro region in the nation between 2005 and 2025.



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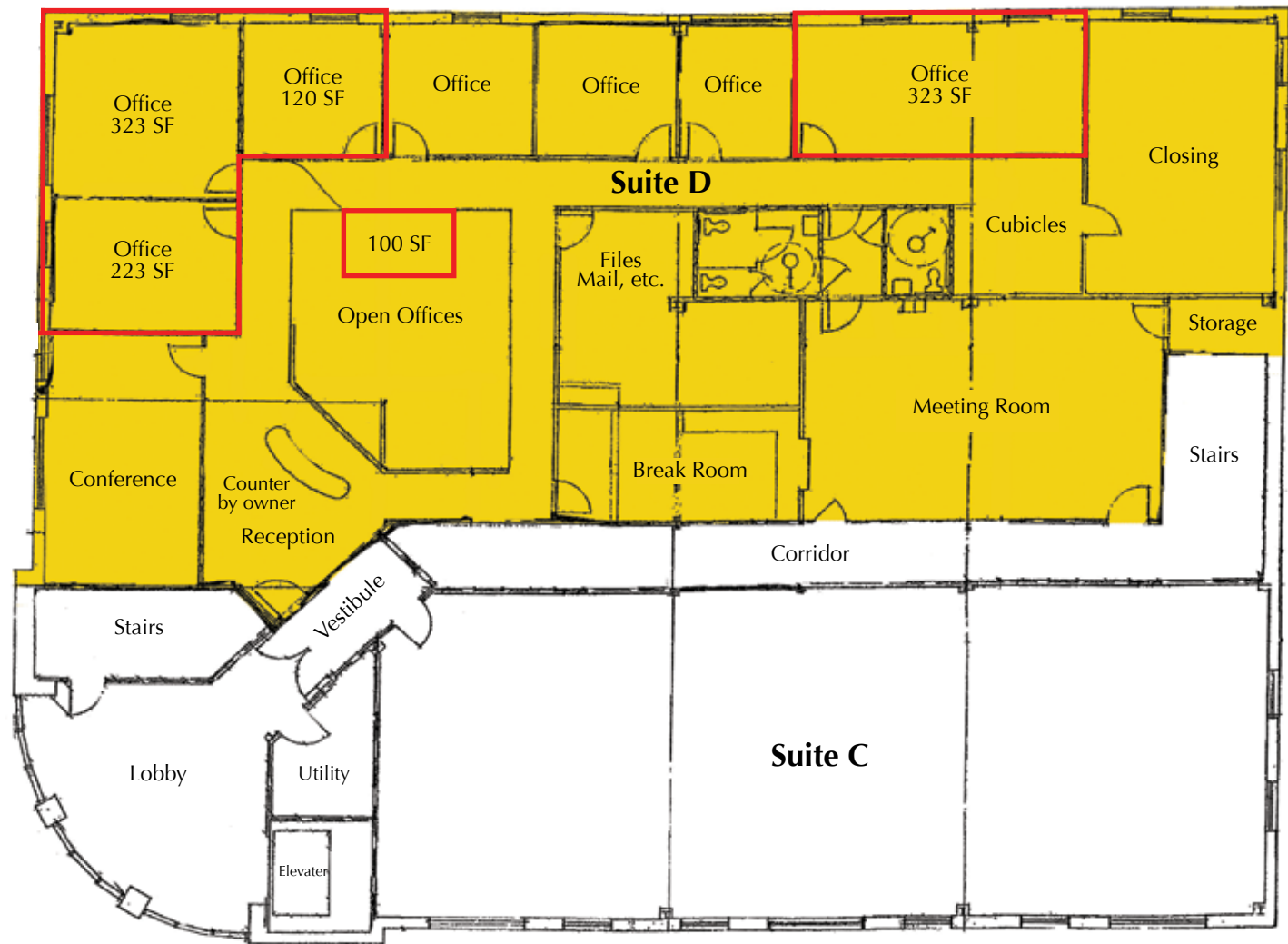
FLOOR PLAN - 1ST FLOOR



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FLOOR PLAN - 2ND FLOOR

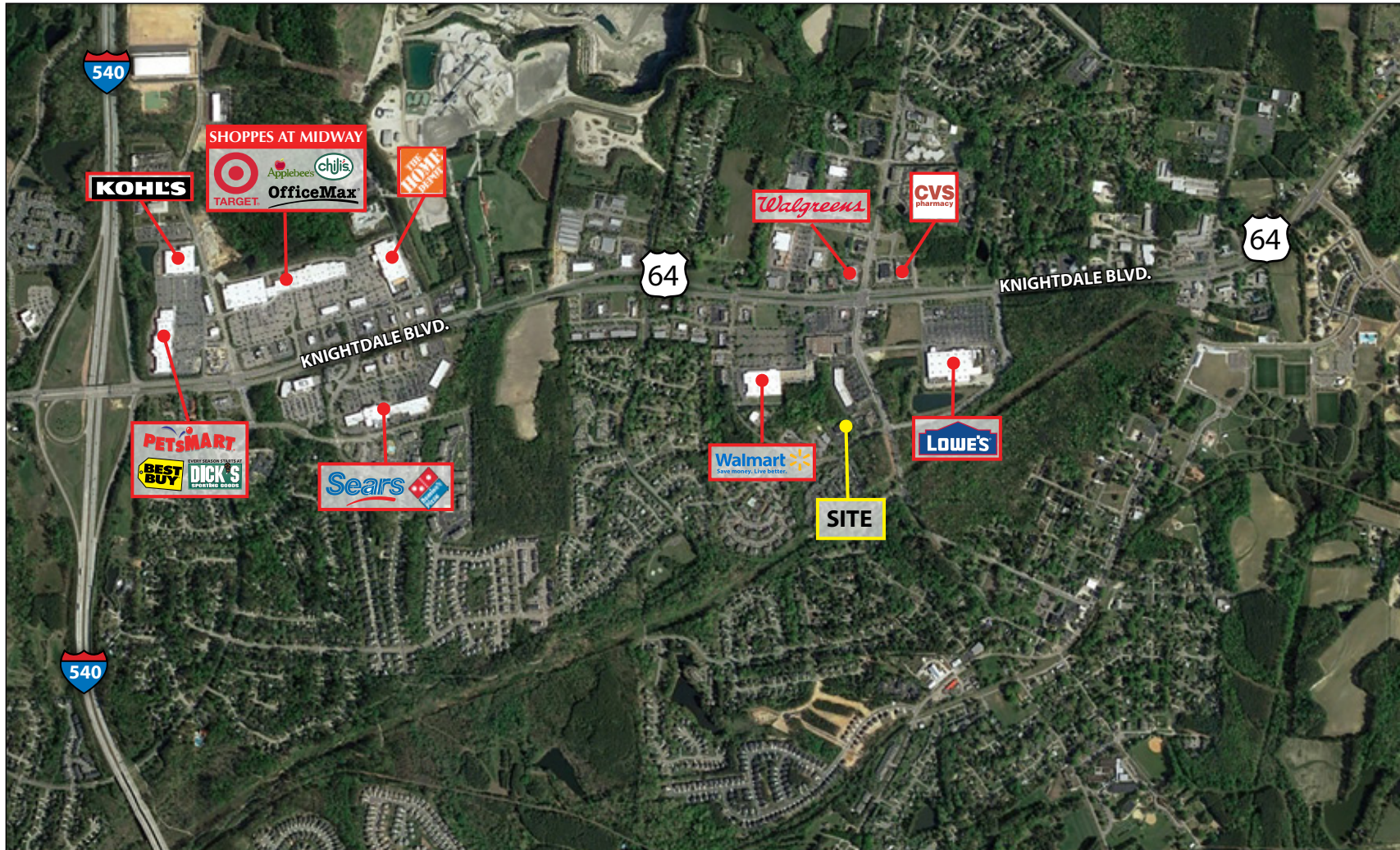


	Spaces	SF
	Suite D	3,624
	Mo. to Mo. Leases	1,096

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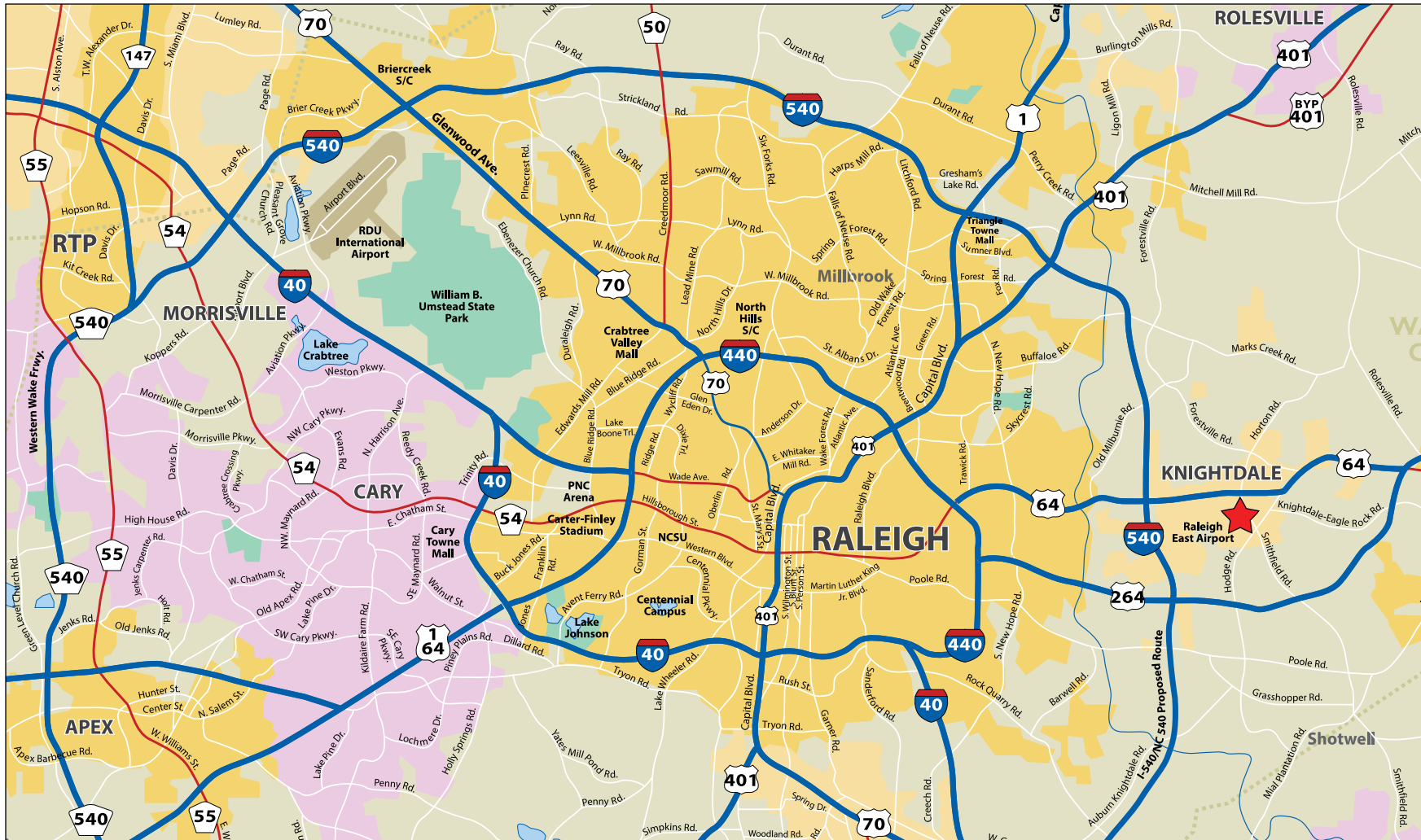
AERIAL



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VICINITY MAP



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