

Office Property
Investment Offering

**305 Sugar Magnolia Lane
Knightdale, NC 27545**



(336) 379-8771 | www.bipinc.com



Executive Summary

This is a rare opportunity to acquire an income-producing office property located in the high-growth submarket of Knightdale, NC, just outside Raleigh. This asset offers the stability of an anchored office lease with the opportunity for enhanced returns through future leasing of retail/office/medical space. Ideal for investors seeking a balance of immediate yield and growth potential in a strong Southeast market.

Investment Highlights:

- Consistent cash flow from a long-term, established occupancy
- 2025 new construction office building with modern infrastructure and flexible layout
- Located in one of the fastest-growing towns in the Raleigh-Durham MSA
- Excellent access to I-540, US-64, and regional employment centers

Area Overview

- Top 10 Fastest Growing Towns in North Carolina (US Census)
- Top 15 Safest Towns in North Carolina (National Council for Home Safety & Security)
- Top 100 Places to Live in America (Money 2017)
- Knightdale is well-positioned just east of Raleigh and the Neuse River along Interstates 540 & 495.
- Just 9 miles from downtown Raleigh and 25 expressway miles from RTP.
- Wake County is the 2nd fastest growing county in the nation with a population over 1 million.
- Robust transportation infrastructure to support their growing business base.
- Knightdale experienced 153% Population Growth from 2000 - 2017.
- Median age of Knightdale residents: 35.5 years old.

Actual Site Photos: August 14, 2025



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