

1608 HERITAGE COMMERCE COURT

Wake Forest, NC 27587

FOR LEASE

YOUR BUSINESS HERE



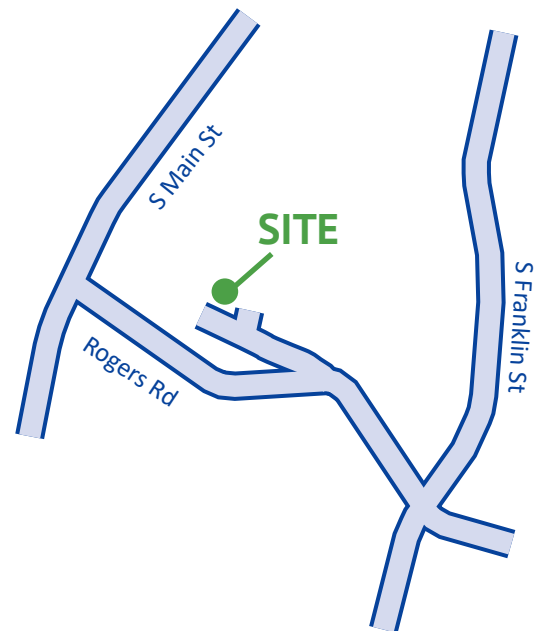
Outstanding Office Space Available in Wake Forest

OFFERING

Lease Rate:	\$3,950/month (Including TICAM)
Delivering:	Available Now
Available:	2,393 SF (Suite 100)

HIGHLIGHTS

- 13,922 SF Single story office building in the fastest growing Heritage-Rogers Road corridor of Wake Forest
- Back-Up Generator serves entire building
- High-End Finishes included, requires minimal build out. Move-in ready!
- Building Signage available
- Duke Health Primary Care newly constructed ±63,000 SF building nearby at 3000 Rogers Road
- Easy access to Raleigh via US-1, Hwy 401, I-540, I-40



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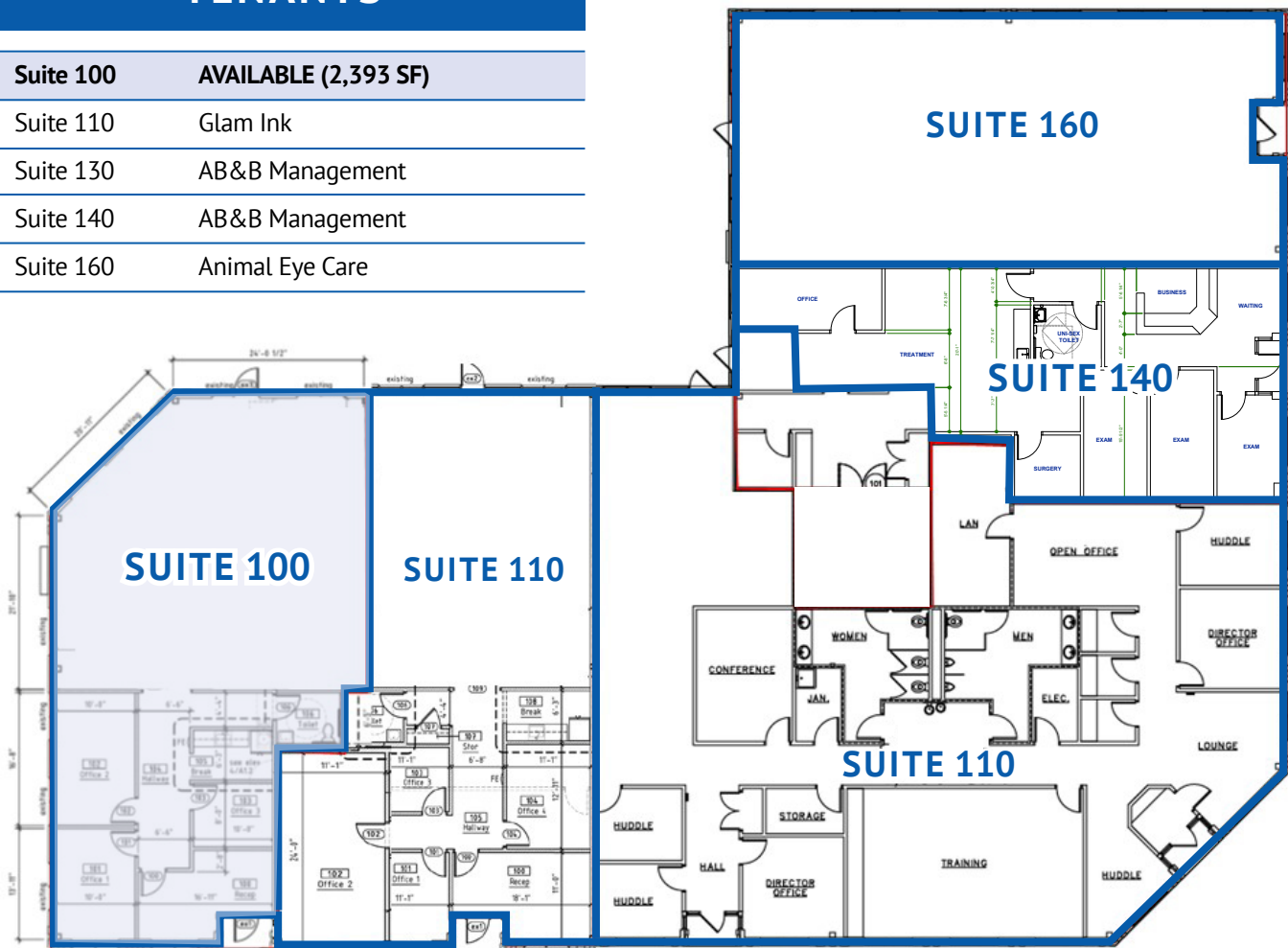
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PROPERTY INFORMATION

Building Size	13,922 SF	Parking	54 Spaces
Lot Size	1.63 Acres	Parking Ratio	4 / 1,000 SF
Available	2,393 SF	Lease Rate	\$14 / SF NNN
Property Type	Office	TICAM	\$5.50
Zoned	HB	Lease Term	5-10 Years

TENANTS

Suite 100	AVAILABLE (2,393 SF)
Suite 110	Glam Ink
Suite 130	AB&B Management
Suite 140	AB&B Management
Suite 160	Animal Eye Care



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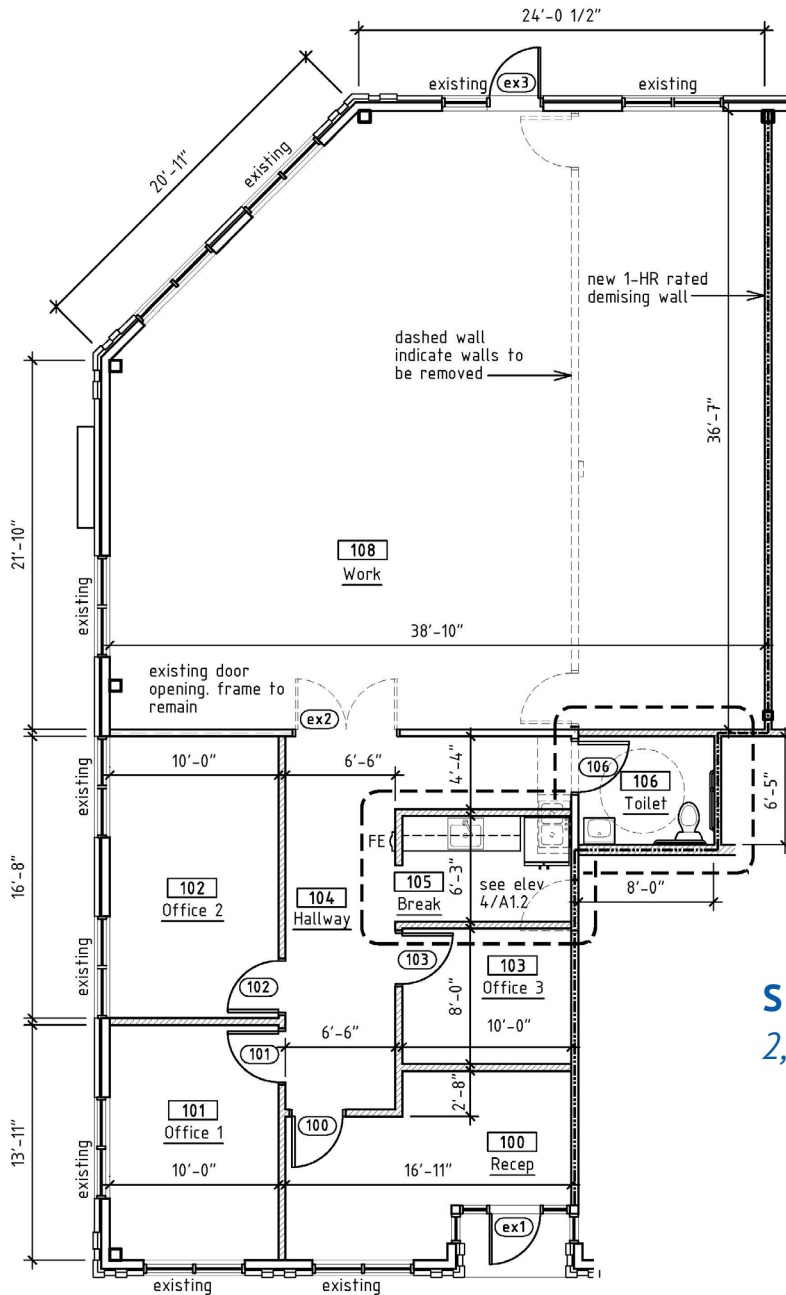


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FLOOR PLAN



SUITE 100
2,393 SF

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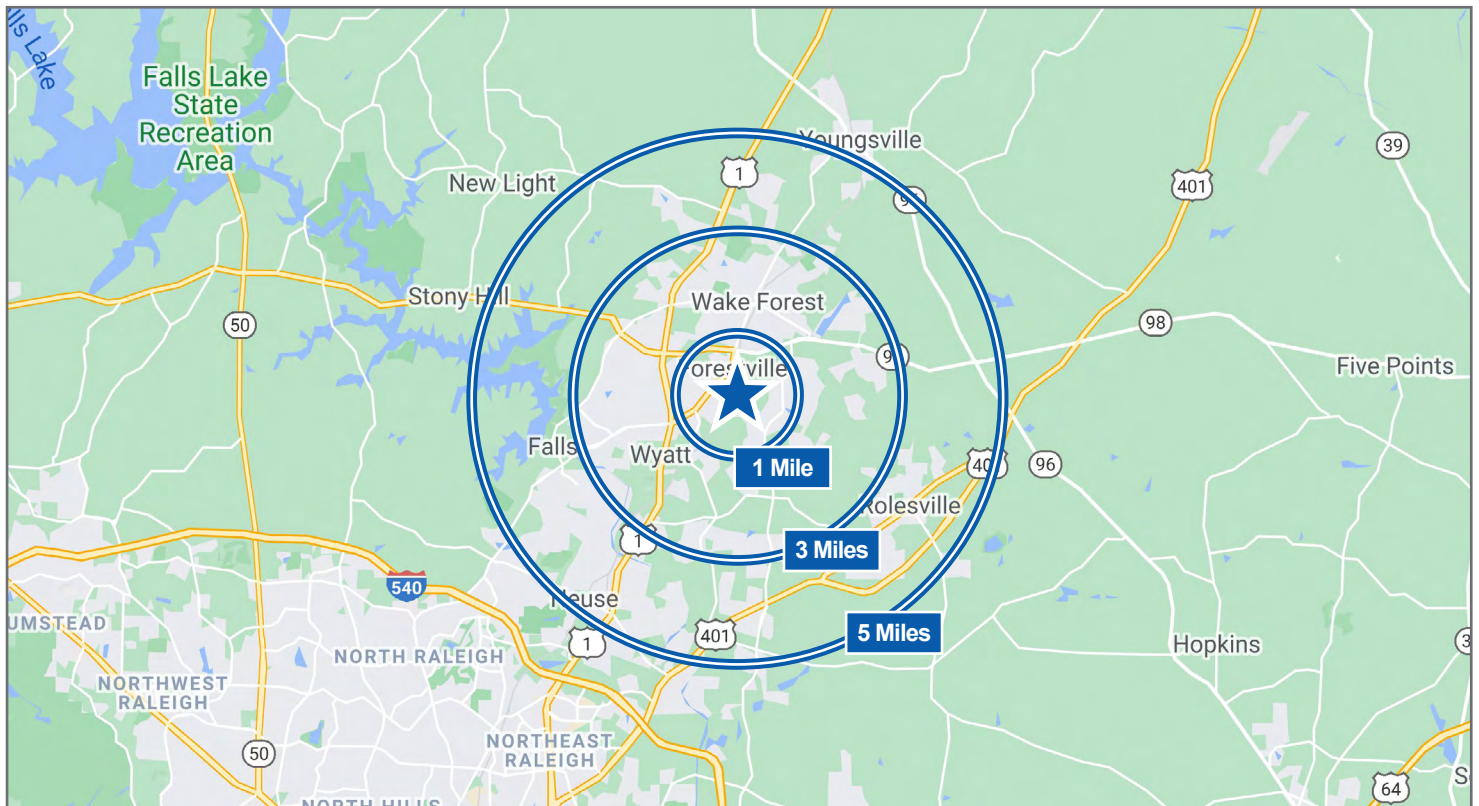
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2020 Population	6,100	60,157	111,872
2025 Population	7,211	67,402	125,164
Annual Pop Growth	3.40%	2.30%	2.70%
2020 Households	2,319	21,473	39,750
2025 Households	2,733	24,085	44,457
Avg HH Size	2.63	2.79	2.80
2020 Median Age	36.4	36.3	35.5
2020 Average HH Income	\$108,524	\$118,526	\$122,195
2020 Median HH Income	\$86,086	\$93,927	\$94,587



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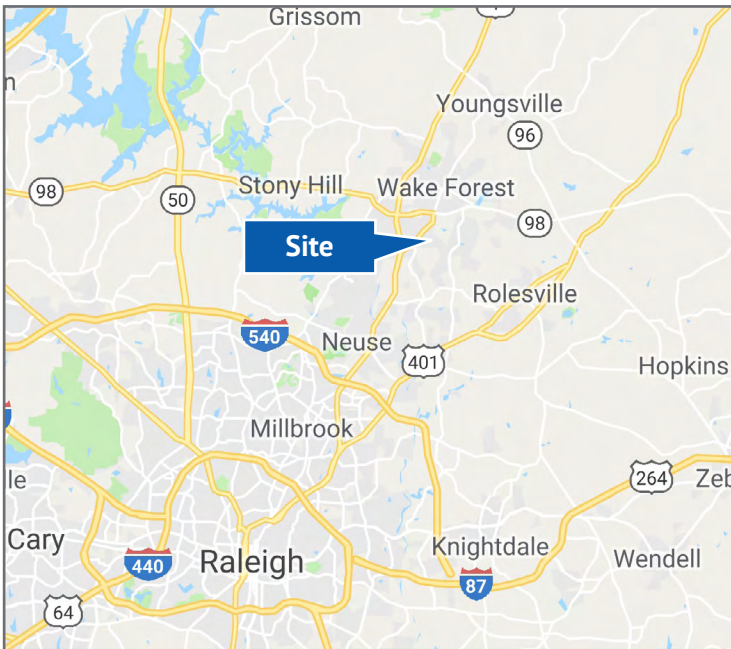


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LOCATION OVERVIEW



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