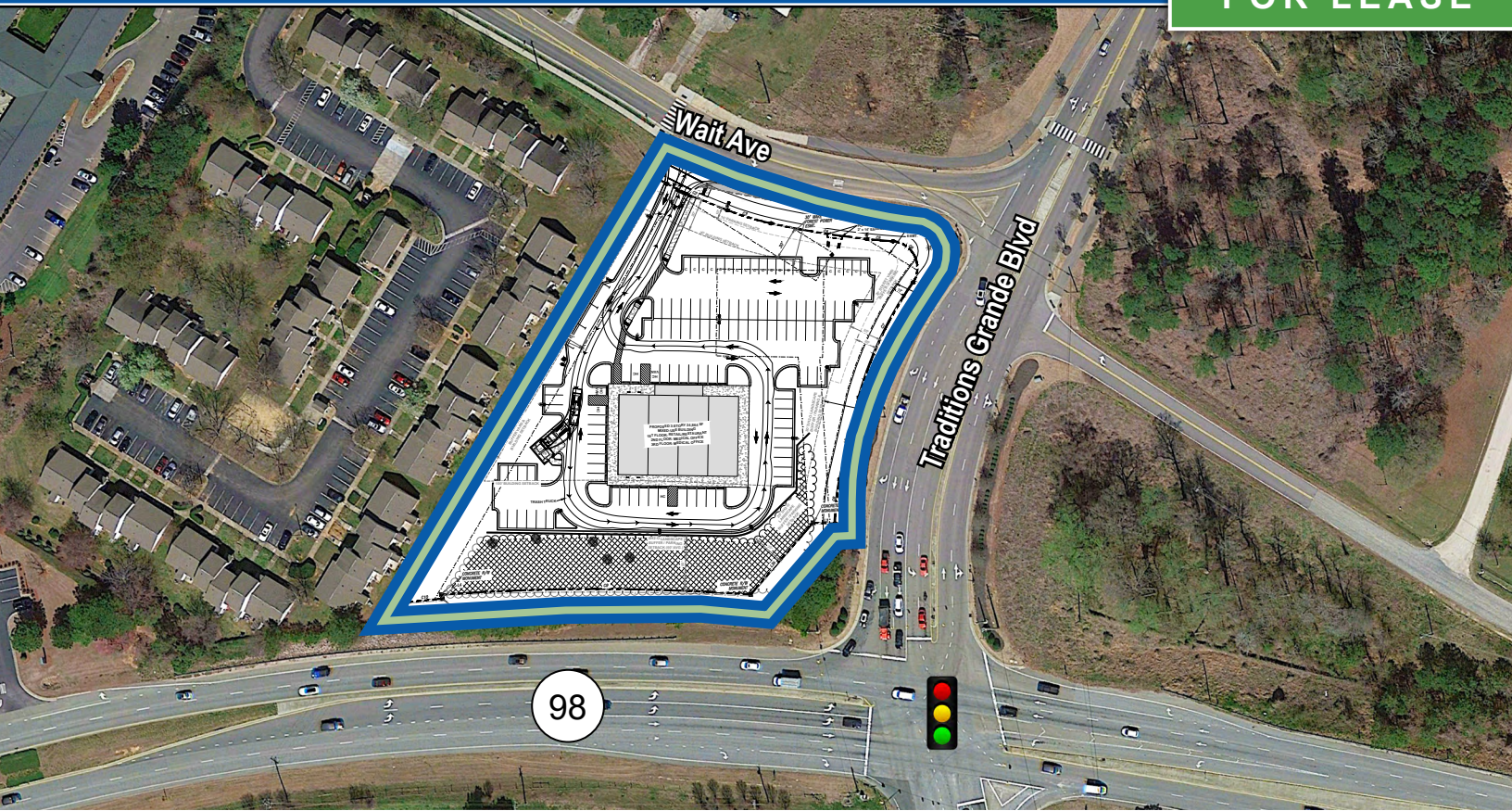


# 0 WAIT AVENUE

Wake Forest, NC 27587

FOR LEASE



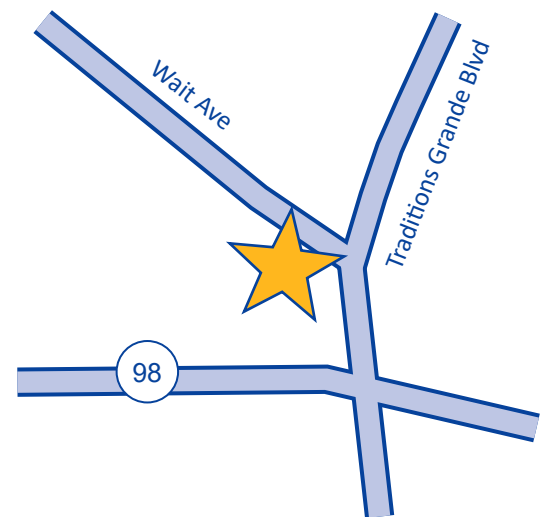
## Preleasing Retail / Medical / Office Space in Wake Forest, NC

### OFFERING

Lease Rate:	Call for Rates
Delivering:	Q4 2024
Available:	24,864 SF

### HIGHLIGHTS

- 3-story 24,864 SF mixed-use building on approximately 2.58 acres.
- The current zoning Highway Business (HB).
- The parcel is located at 0 Wait Avenue and is identified by Wake County PINs 1850-08-1417.
- Full building availabilities



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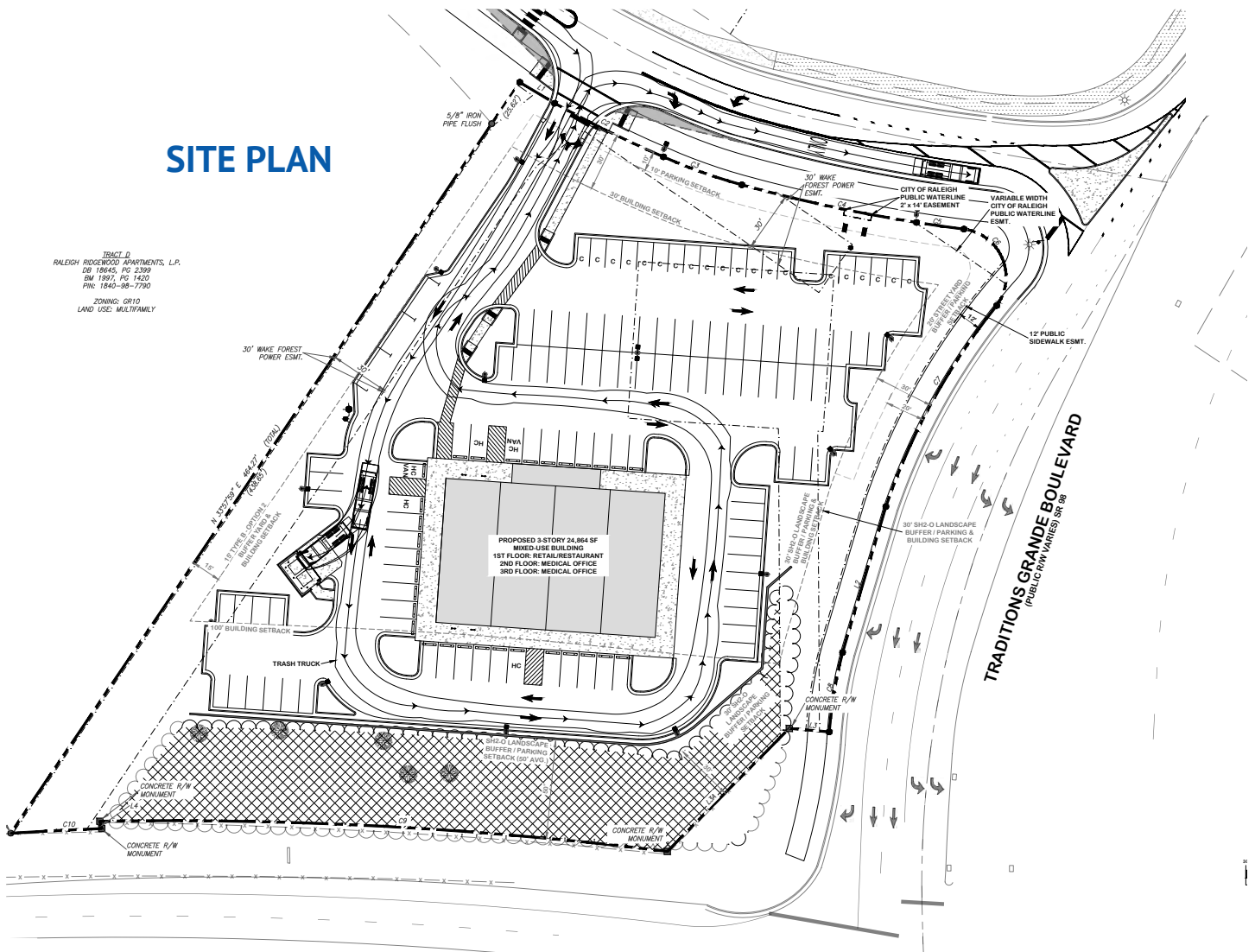
Wake Forest, NC 27587

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## PROPERTY INFORMATION

Building Size	24,864 SF	Parking	120 Spaces
Lot Size	2.58 Acres	Parking Ratio	5 / 1,000 SF
Available	24,864 SF	Rental Rate	Call for pricing
Property Type	Retail/Medical/Office	TICAM:	TBD
Zoned	HB (Highway Business)	Lease Term	5-10 Years

### SITE PLAN



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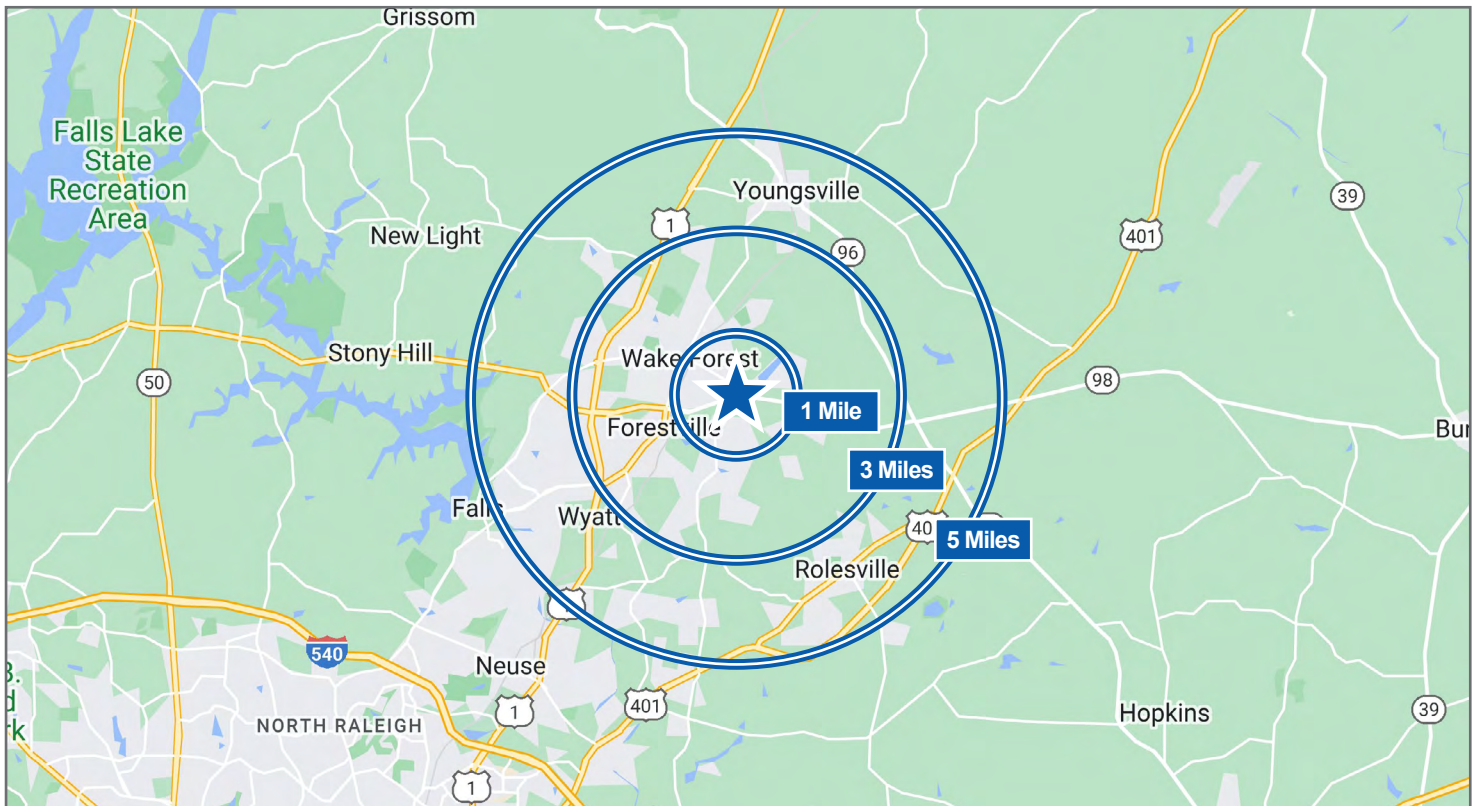
# 0 WAIT AVENUE

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## DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2022 Population	8,223	49,209	97,264
2027 Population	8,666	53,251	105,184
Annual Pop Growth	1.05%	1.59%	1.58%
2022 Households	2,976	17,595	35,100
2027 Households	3,140	19,028	37,925
Avg HH Size	2.72	2.76	2.75
2022 Median Age	34.8	35.7	36.7
2022 Average HH Income	\$106,582	\$120,054	\$131,866
2022 Median HH Income	\$81,230	\$99,472	\$104,818



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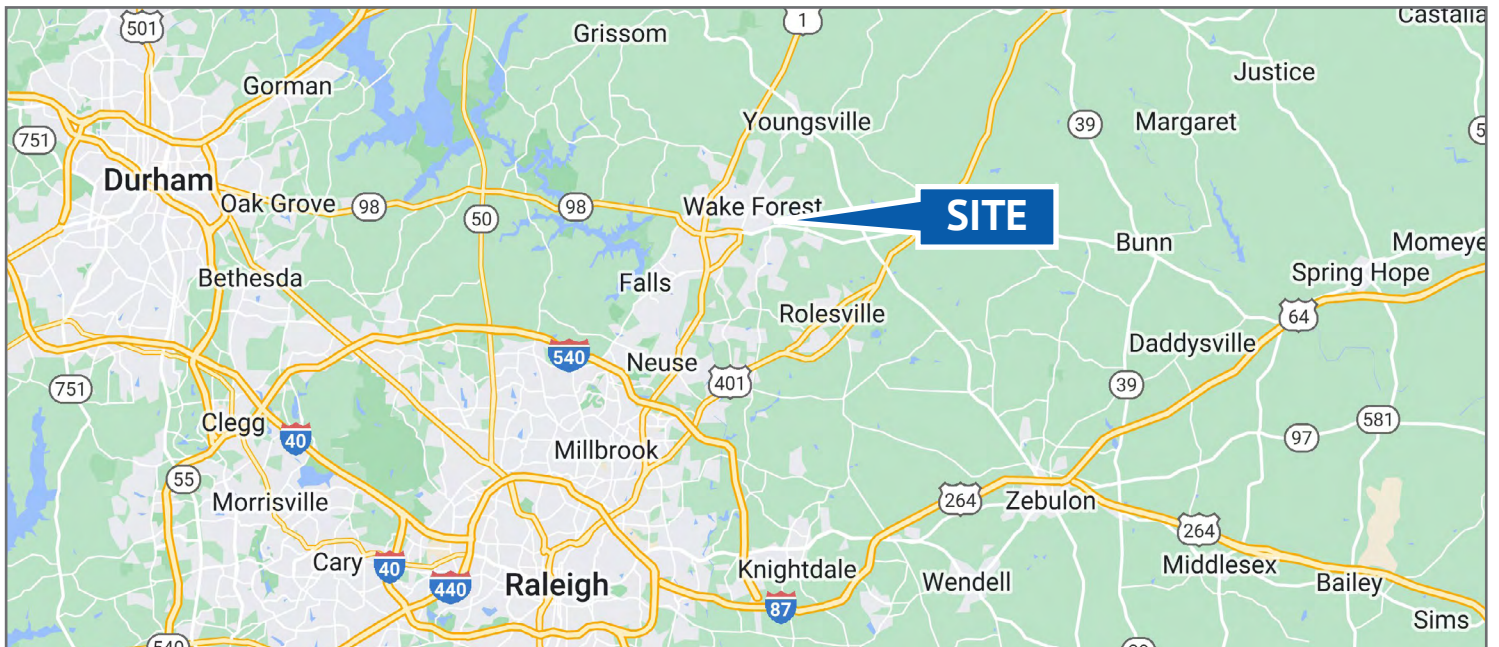


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## LOCATION OVERVIEW



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