

1608 HERITAGE COMMERCE COURT

Wake Forest, NC 27587

FOR LEASE



Outstanding Space Available in Wake Forest

HIGHLIGHTS

- 2,393 SF Available (Suite 100)
- 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
- Lease Rate \$25 NNN / TICAM



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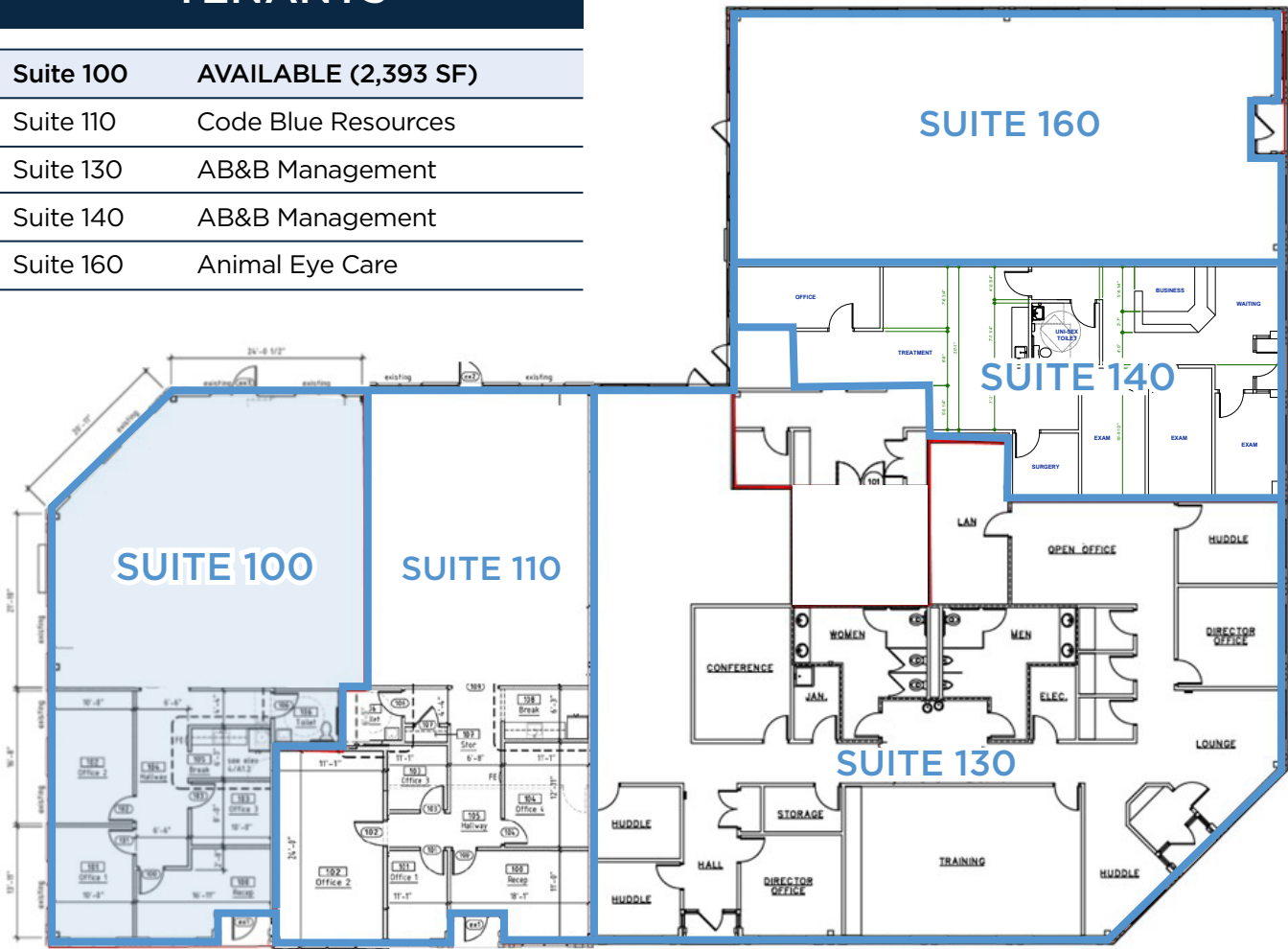
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PROPERTY INFORMATION

Building Size:	13,922 SF	Parking:	54 Spaces
Lot Size:	1.63 Acres	Parking Ratio:	5 / 1,000 SF
Available:	2,393 SF	Rental Rate:	\$25/SF NNN
Property Type:	Office	TICAM:	TBD
Zoned:	HB (Highway Business)	Lease Term:	5-10 Years

TENANTS

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



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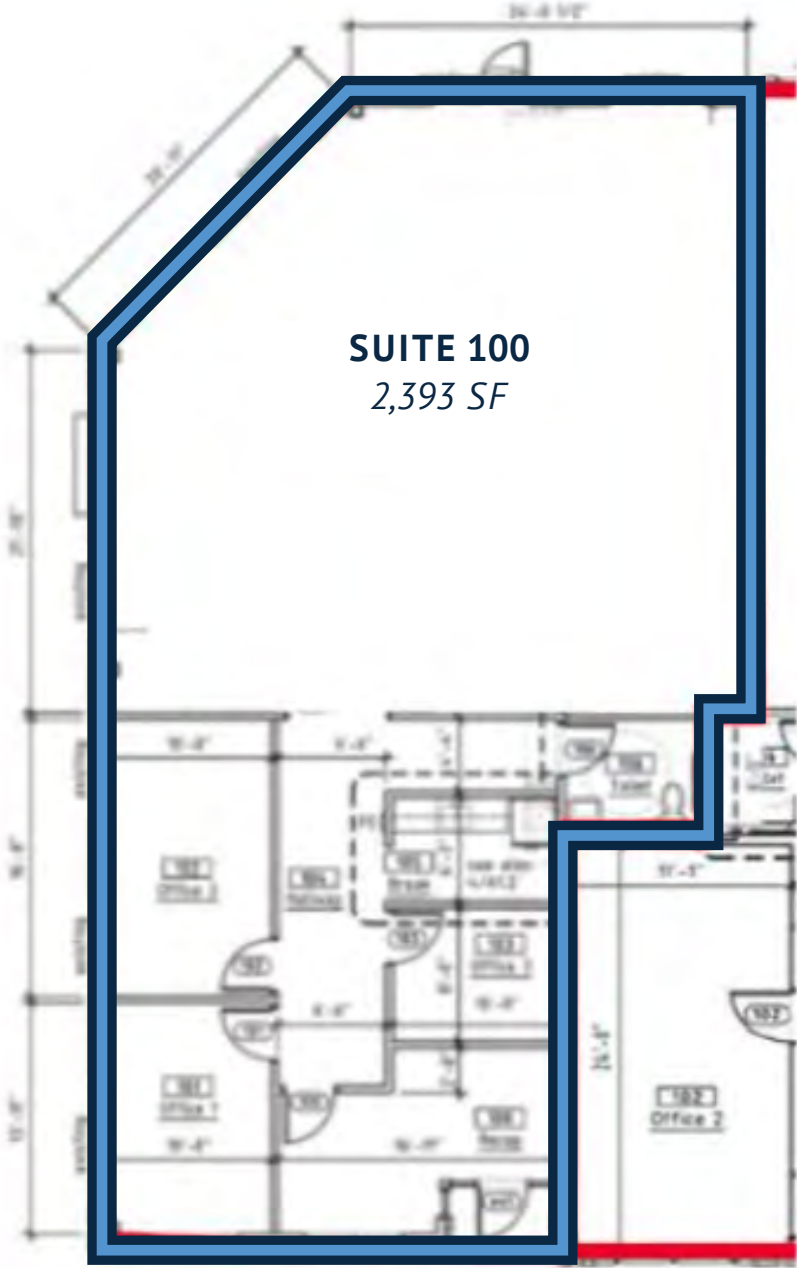


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AVAILABLE SPACE



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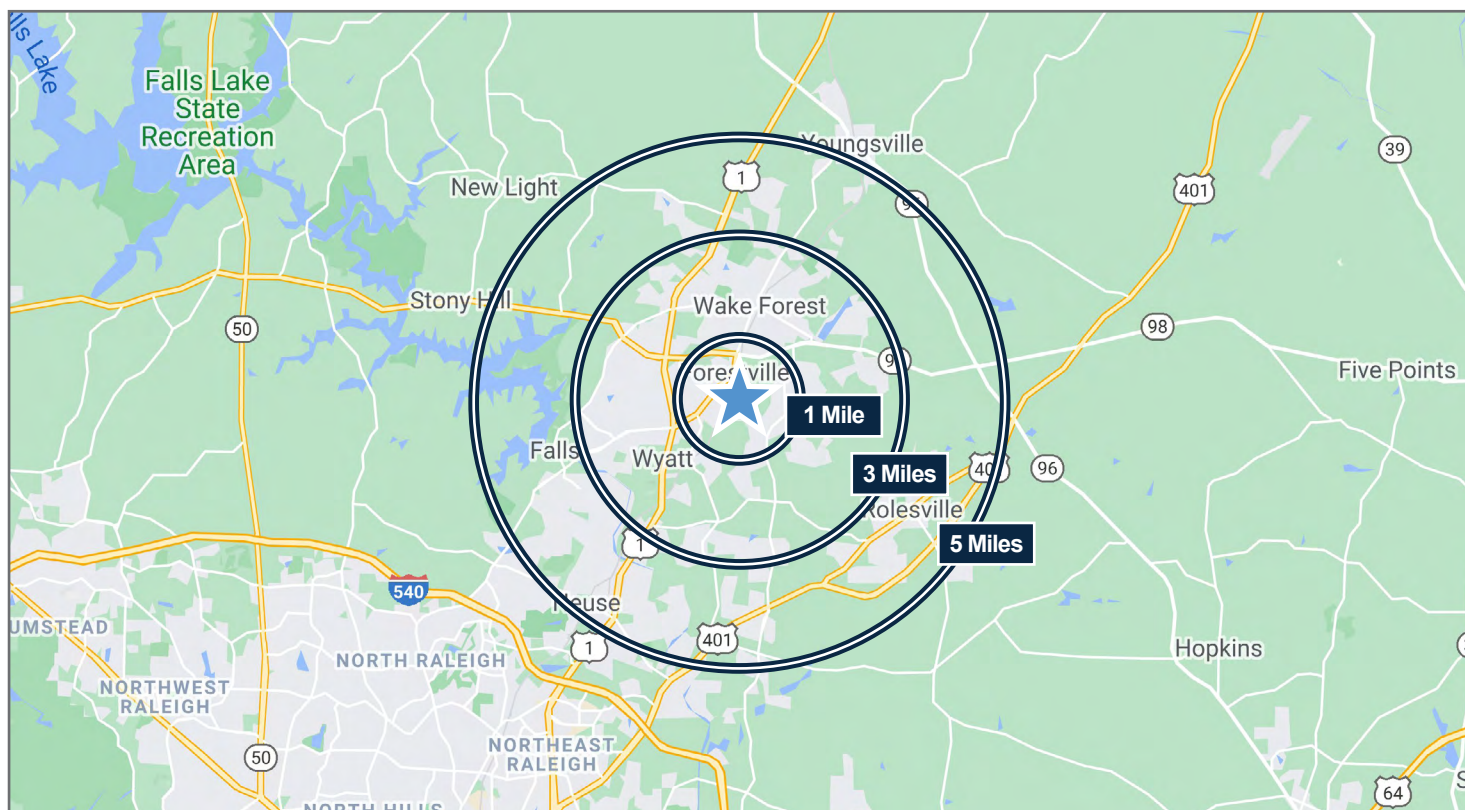
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DEMOGRAPHICS

	<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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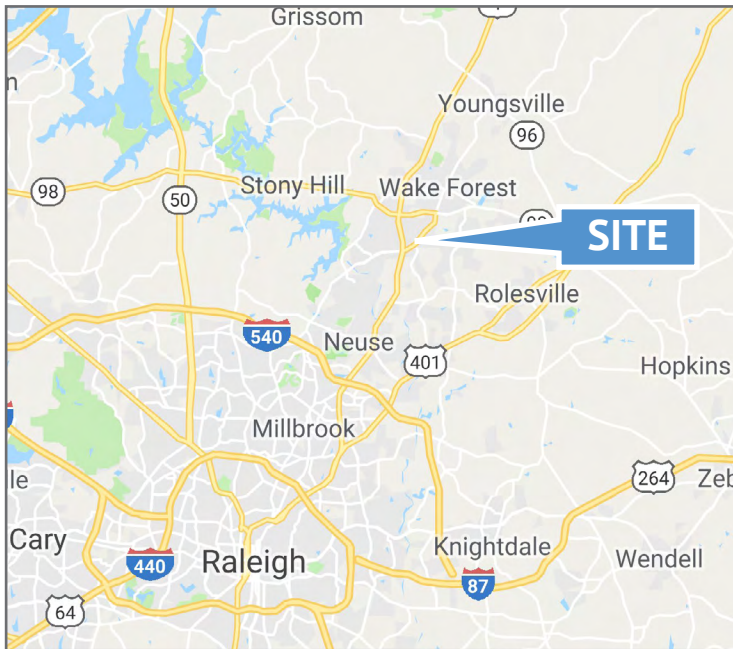


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LOCATION OVERVIEW



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