



RETAIL PROPERTY FOR LEASE

HERITAGE WALK

FORESTVILLE ROAD AND FOUNDATION DRIVE, WAKE FOREST, NC 27587



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	55,300 SF
Lease Rate:	Negotiable
Lot Size:	7.86 Acres
Year Built:	2019
Building Size:	55,300 SF
Zoning:	Business

PROPERTY OVERVIEW

This 55,300 sq ft specialty grocery anchored center will be located at the intersection of Forestville Road and Rogers Road and has access from an existing light at Foundation Road and Forestville Road. This site will have cross access from the neighboring Harris Teeter anchored Heritage Station and Rogers Road.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	796	9,023	27,440
Total Population:	2,242	25,126	76,418
Average HH Income:	\$86,561	\$80,376	\$86,281

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SITE PLAN



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DEMOGRAPHICS

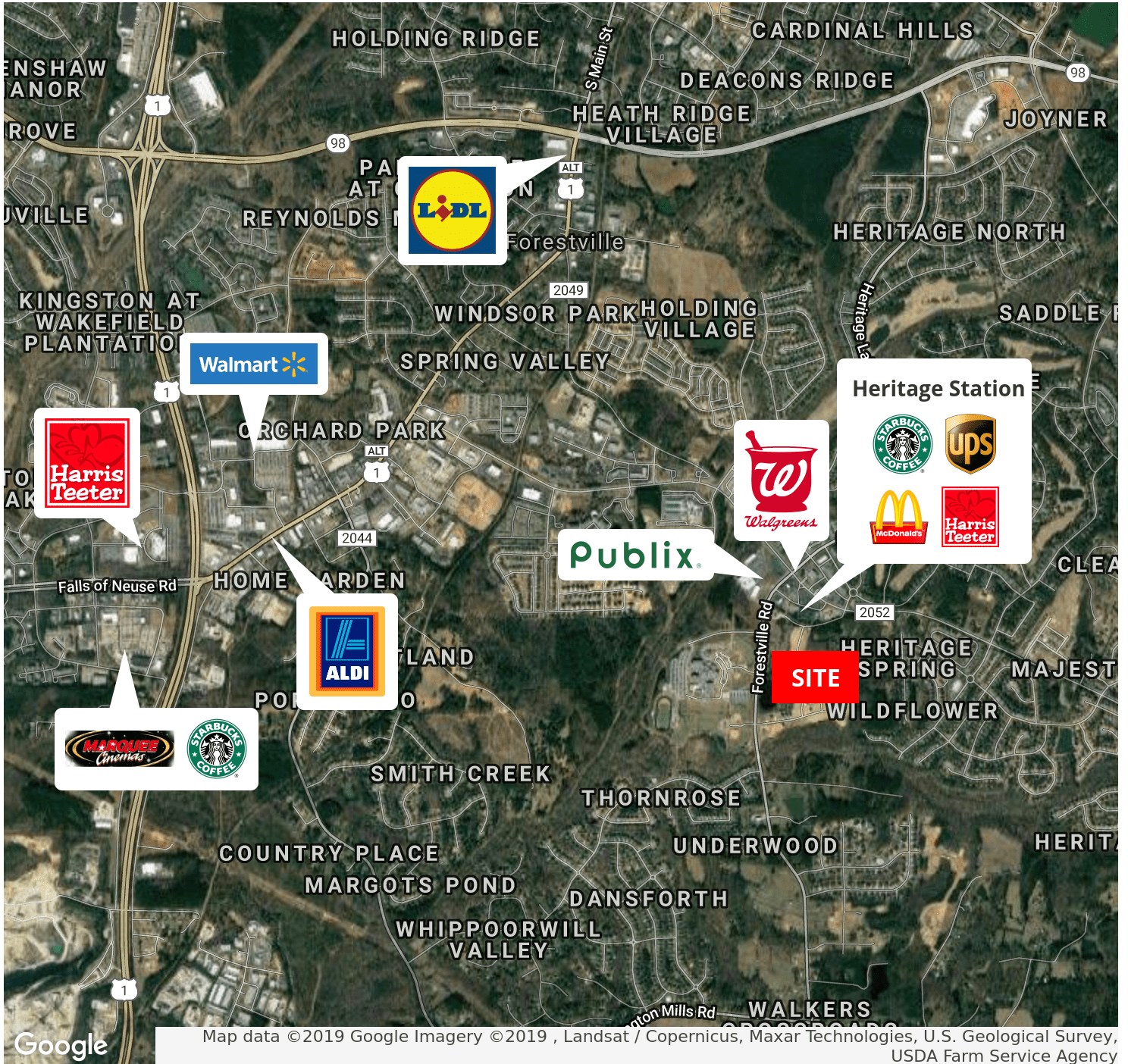


	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	4,565	33,754	83,966
Households	1,629	11,853	29,793
Families	1,322	8,984	22,634
Average Household Size	2.80	2.83	2.80
Owner Occupied Housing Units	1,347	8,728	22,772
Renter Occupied Housing Units	282	3,125	7,021
Median Age	36.0	35.4	35.2
2017 Summary			
Population	5,524	46,756	105,187
Households	2,031	16,252	37,052
Families	1,630	12,208	27,863
Average Household Size	2.72	2.86	2.83
Owner Occupied Housing Units	1,619	11,382	27,069
Renter Occupied Housing Units	412	4,871	9,983
Median Age	36.8	36.2	36.1
Median Household Income	\$90,198	\$77,096	\$76,690
Average Household Income	\$105,068	\$96,157	\$97,161
2022 Summary			
Population	6,586	55,047	120,971
Households	2,422	19,080	42,485
Families	1,933	14,268	31,794
Average Household Size	2.72	2.87	2.84
Owner Occupied Housing Units	1,931	13,355	30,910
Renter Occupied Housing Units	491	5,725	11,574
Median Age	37.4	36.8	36.6
Median Household Income	\$99,670	\$86,128	\$85,059
Average Household Income	\$118,177	\$109,483	\$110,313
Trends: 2017-2022 Annual Rate			
Population	3.58%	3.32%	2.84%
Households	3.58%	3.26%	2.77%
Families	3.47%	3.17%	2.67%
Owner Households	3.59%	3.25%	2.69%
Median Household Income	2.02%	2.24%	2.09%

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RETAILER MAP





Zach Means
 Senior Vice President
 804.335.0555
 Zmeans@divaris.com

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