



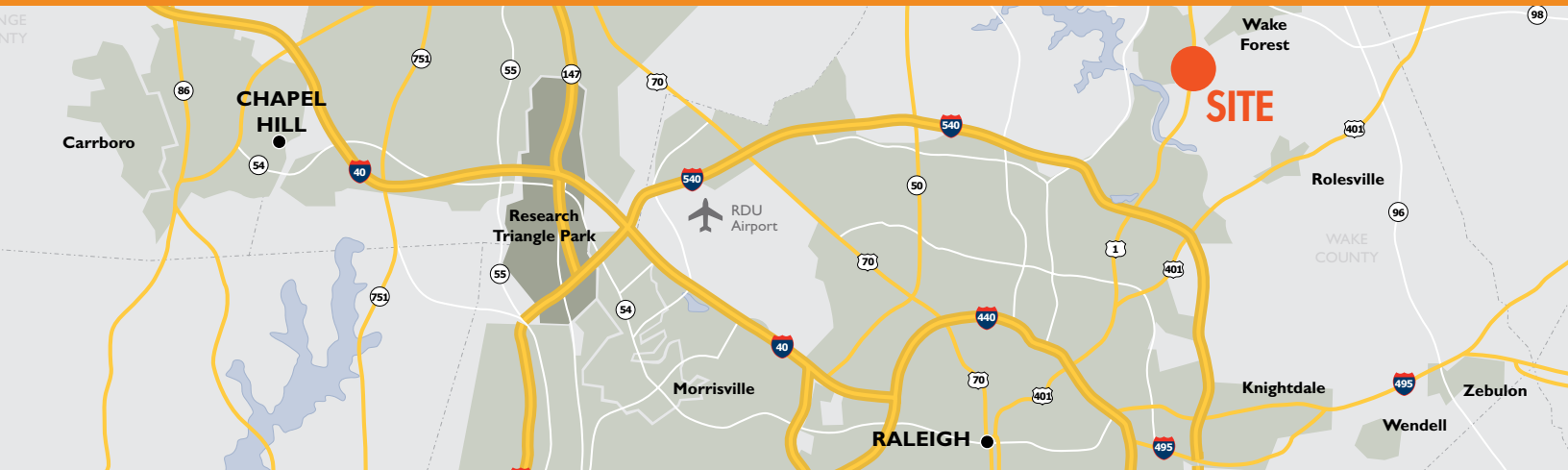
WAKEFIELD CROSSING DRIVE

RALEIGH, NORTH CAROLINA

COMMERCIAL LAND FOR SALE
±3.82 ACRES

WAKEFIELD CROSSING DRIVE

COMMERCIAL LAND FOR SALE



PROPERTY OVERVIEW

Foundry Commercial is pleased to offer for sale 3.82 acres within the thriving Wakefield Community in Raleigh, North Carolina. The property is off of Falls of Neuse Road behind the Food Lion anchored Wakefield Crossing retail center and in close proximity to the UNC Rex Wakefield Medical Center, Harris Teeter-anchored Wakefield Commons retail center, as well as numerous offices, medical offices, and amenities. The property benefits substantially from proximity to U.S.1/Capital Boulevard, which is a critical regional north-south backbone that provides connectivity to I-540 and to the region's largest employment centers.

Zoned CX-3-PK, Commercial Mixed Use within the City of Raleigh, the property features a favorable zoning designation which allows for a variety of office, retail, and residential uses up to three stories in height.

SITE FEATURES	
AVAILABLE LAND	3.82 acres
ADDRESS	2760, 2800, 2820 Wakefield Crossing Drive
PIN NUMBERS	0274879, 0274876, and 0274880
ZONING	CX-3-PK (Commercial Mixed Use)
MUNICIPALITY	City of Raleigh
UTILITIES	Available from City of Raleigh
LIST PRICE	\$690,500 or (\$4.15 PSF)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 EST. POPULATION	8,770	47,340	123,994
2024 EST. POPULATION	9,655	52,152	136,729
MEDIAN HH INCOME	\$130,930	\$126,551	\$116,806

TRAFFIC COUNTS	
US 1/CAPITAL BOULEVARD	48,000 VPD
FALLS OF NEUSE	18,700 VPD

For more information, please contact:

KARL HUDSON IV, CCIM
Senior Vice President
(919) 987 1012
karl.hudson@foundrycommercial.com

MATT GILLIAM
Vice President
(919) 987 1010
matt.gilliam@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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2301 Sugar Bush Road, Suite 220
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TRADE AREA



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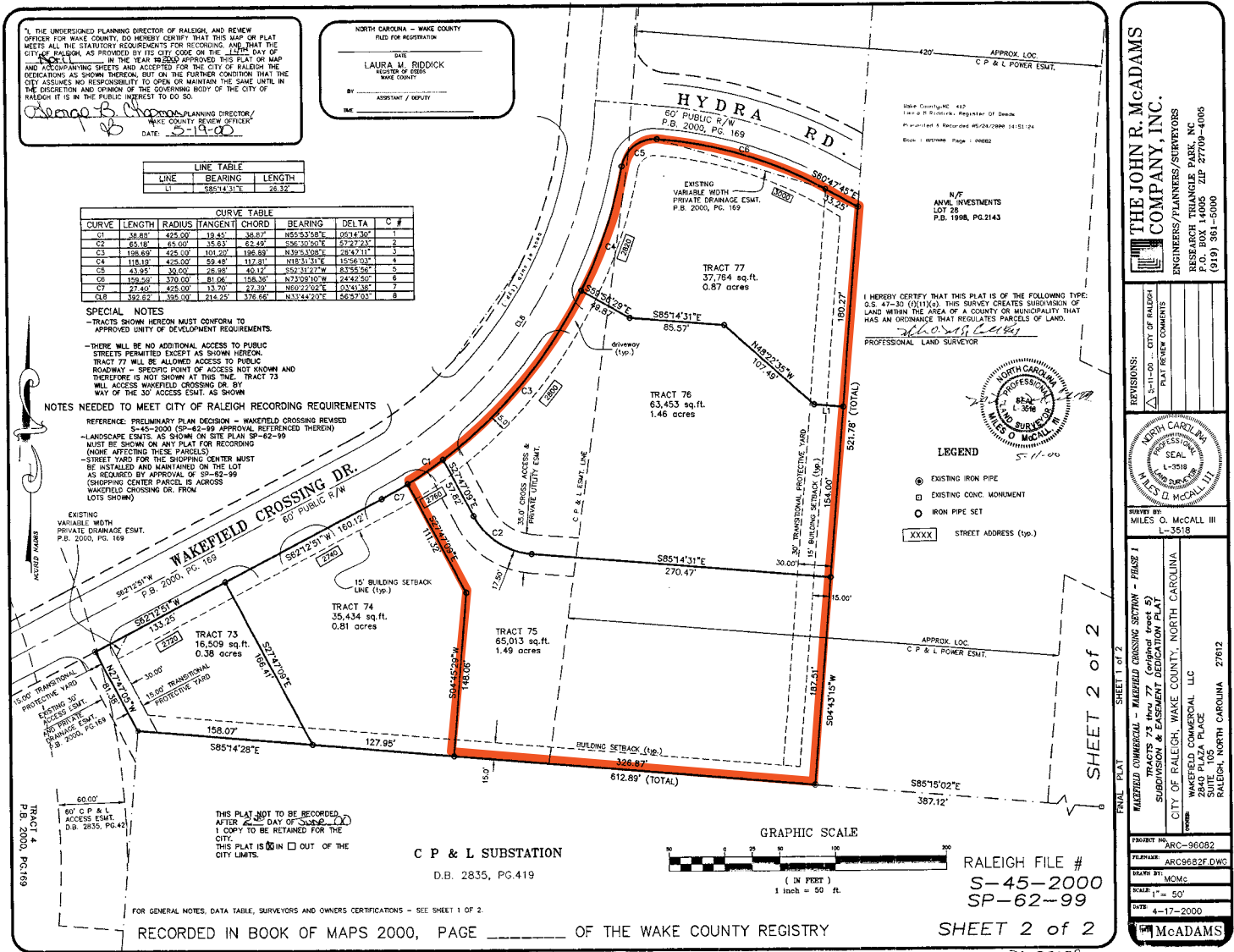
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PLAT



THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
PHONE: 919-277-6900 FAX: 919-277-6900

REVISIONS:

NORTH CAROLINA PROFESSIONAL SURVEYOR
MILES O. McCALL III
L-3518

DATE: 4-17-2000

PROJECT NO: ARC-96082
FILENAME: ARC9682F.DWG
DRAWN BY: MCMC
SCALE: 1" = 50'
DATE: 4-17-2000

McADAMS

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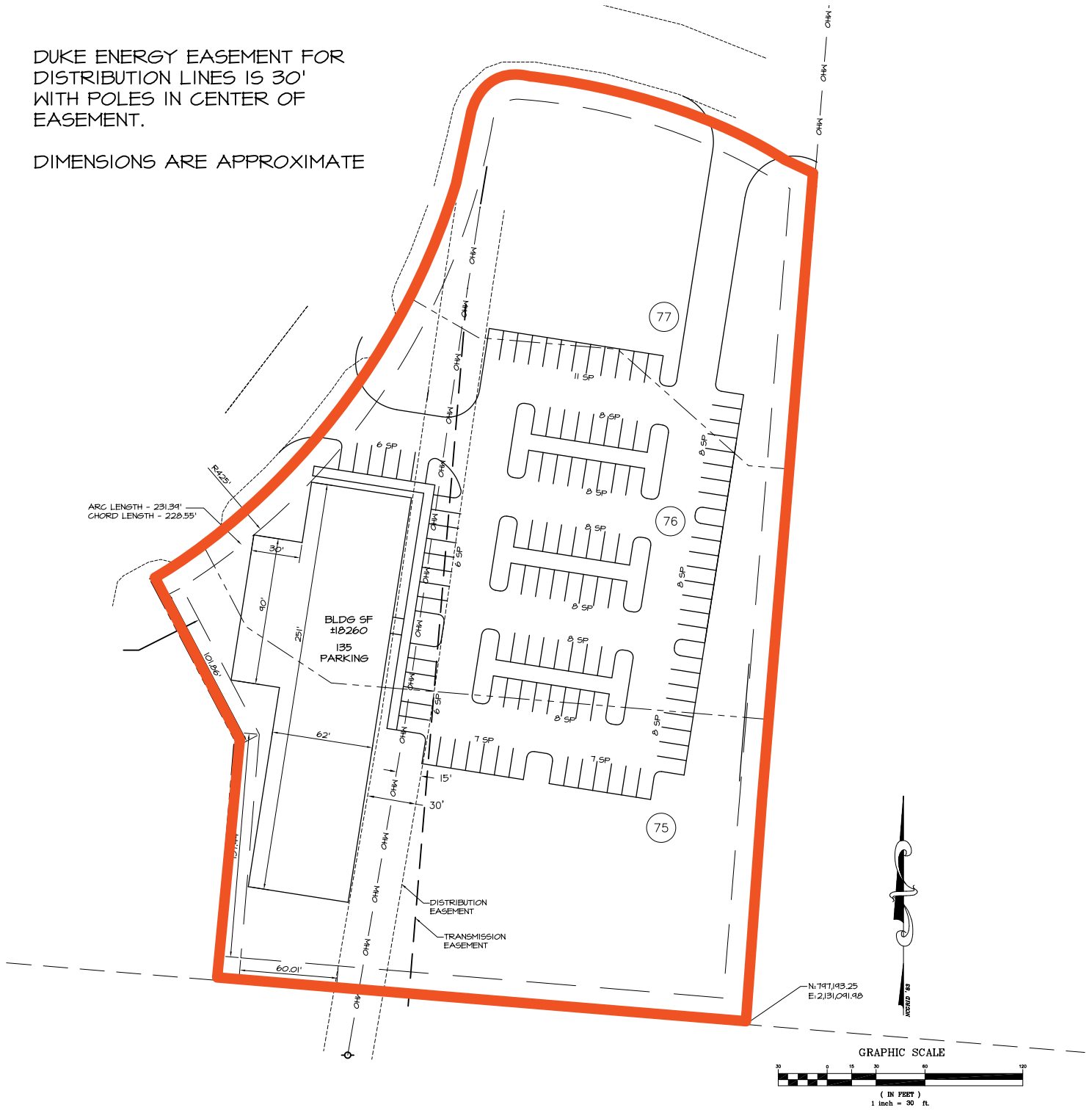
WAKEFIELD CROSSING DRIVE

COMMERCIAL LAND FOR SALE

CONCEPT PLAN - 18,260 SF BUILDING & 135 PARKING SPACES

DUKE ENERGY EASEMENT FOR DISTRIBUTION LINES IS 30' WITH POLES IN CENTER OF EASEMENT.

DIMENSIONS ARE APPROXIMATE



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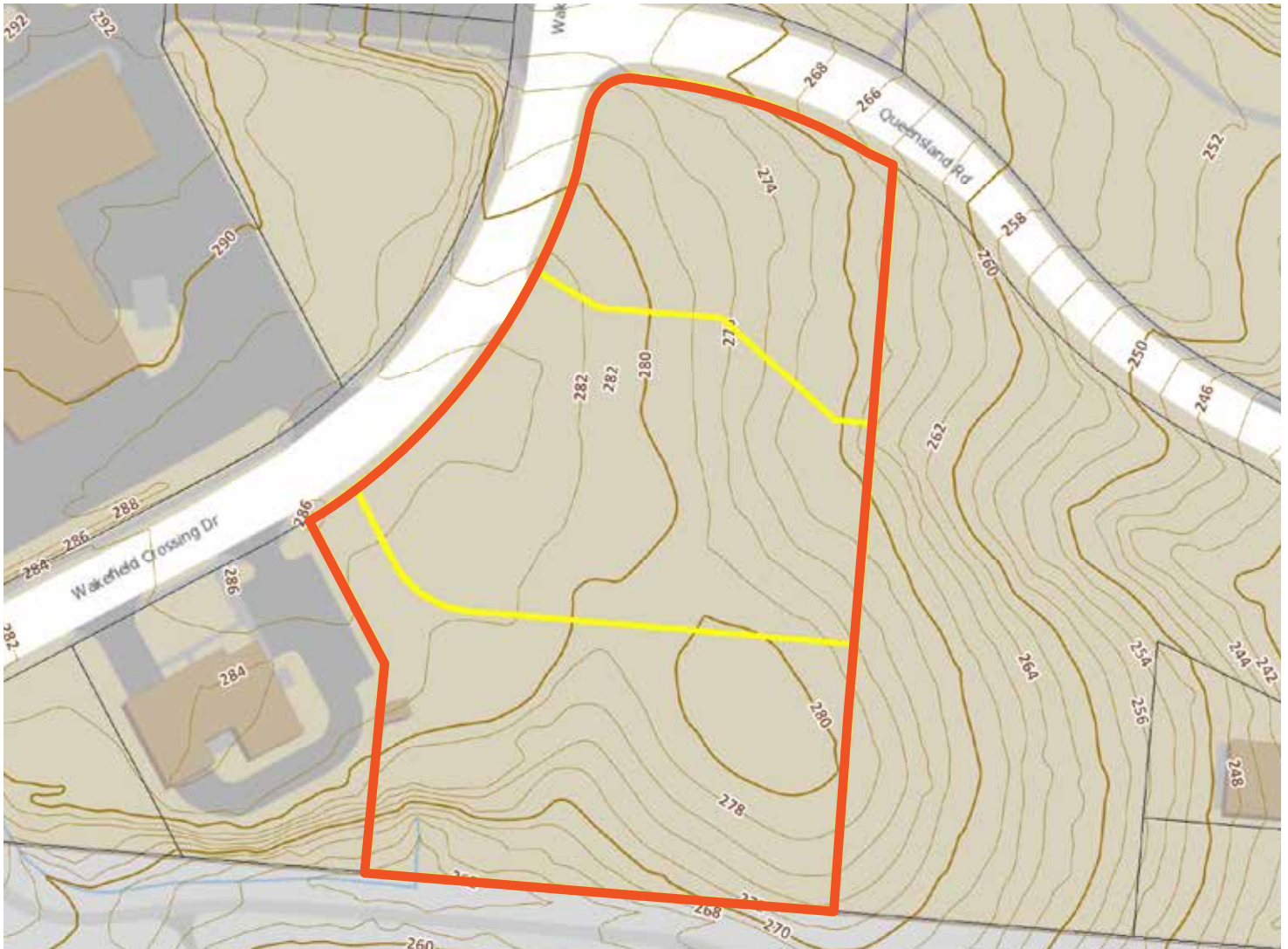
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TOPOGRAPHY MAP



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