

FOUNDRY
COMMERCIAL



RETAIL DRIVE & WARMOVEN STREET

WAKE FOREST, NORTH CAROLINA 27587

COMMERCIAL LAND FOR SALE
±1.56 ACRES

RETAIL DRIVE & WARMOVEN STREET

COMMERCIAL LAND FOR SALE



PROPERTY OVERVIEW

Foundry Commercial is pleased to present approximately 1.56 acres of commercial land located off the Old NC Highway 98 / Durham Road at the corner of Retail Drive and Warmoven Street in Wake Forest (Raleigh-Durham), North Carolina. The property features strong demographics and is located in close proximity to many national retailers and amenities. The site is adjacent to the Target-anchored Capital Plaza Shopping Center, less than a mile north of the NC Highway 98 Bypass, 1.2 miles north of the future Wegmans-anchored Grove 98 development, 20 miles east of Downtown Durham and less than 30 minutes north of Downtown Raleigh.

The property features a favorable Highway Business (HB) zoning designation within the Town of Wake Forest and has been conceptually drawn for up to 3,875 SF of commercial space. The Highway Business zoning district allows for a broad range of commercial uses, including but not limited to a Bank, Office, Medical Office, Restaurant/Bar, Church, and most Retail uses.

BUILDING FEATURES

LAND SIZE	± 1.56 Acres
REAL ESTATE ID	0249804
ZONING	HB (Highway Business)
UTILITIES	Municipal water and sewer
LIST PRICE	\$550,000 (\$8.09 PSF)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 EST. POPULATION	4,300	42,929	90,877
2024 PROJ. POPULATION	4,723	47,391	100,296
EST. HOUSEHOLD INCOME	\$136,052	\$106,464	\$119,744
2019 EST. HOUSEHOLDS	1,577	16,216	33,637
2019 TOTAL BUSINESSES	285	1,890	2,700
2019 TOTAL EMPLOYEES	2,597	15,736	22,258

TRAFFIC COUNTS

US HWY 1/CAPITAL BLVD	47,000 VPD
OLD NC HWY 98/DURHAM RD	9,699 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

FOUNDRY
COMMERCIAL

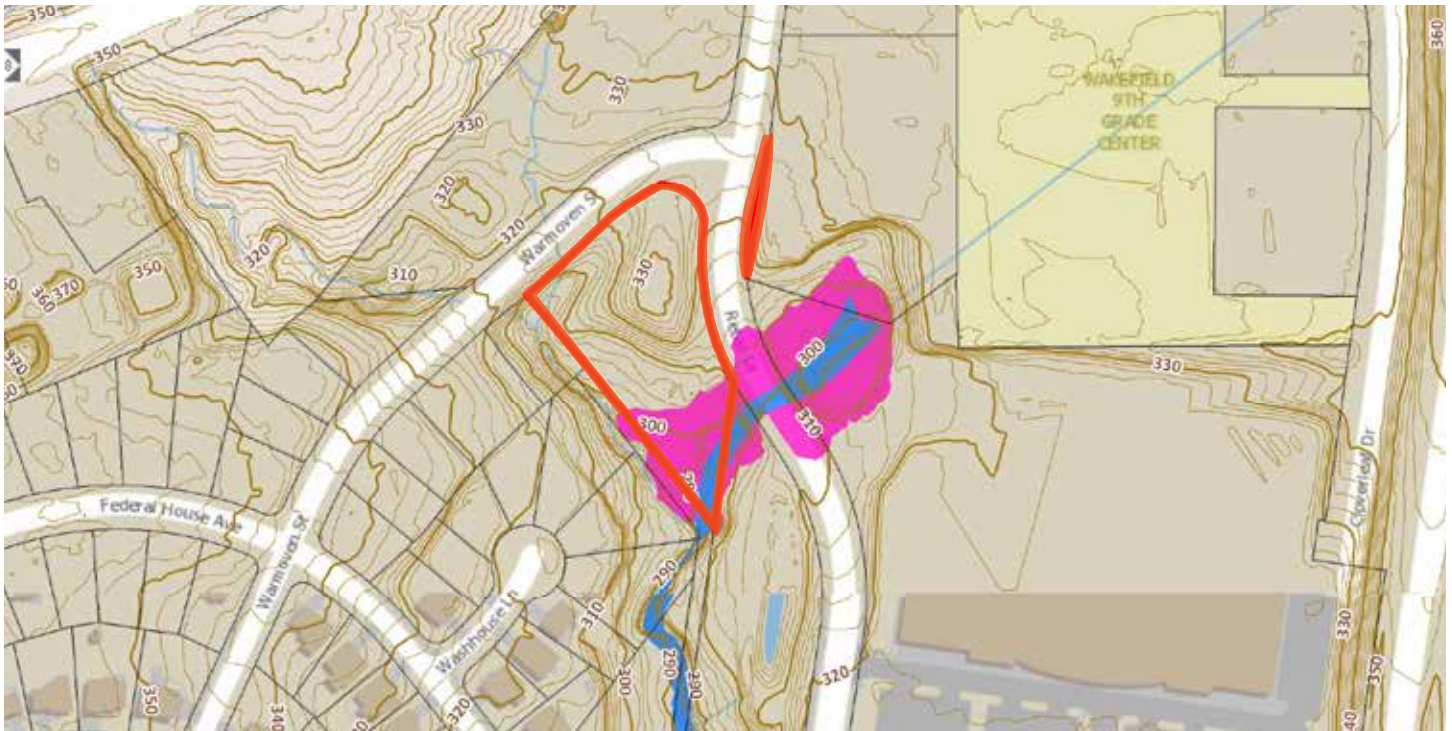
2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

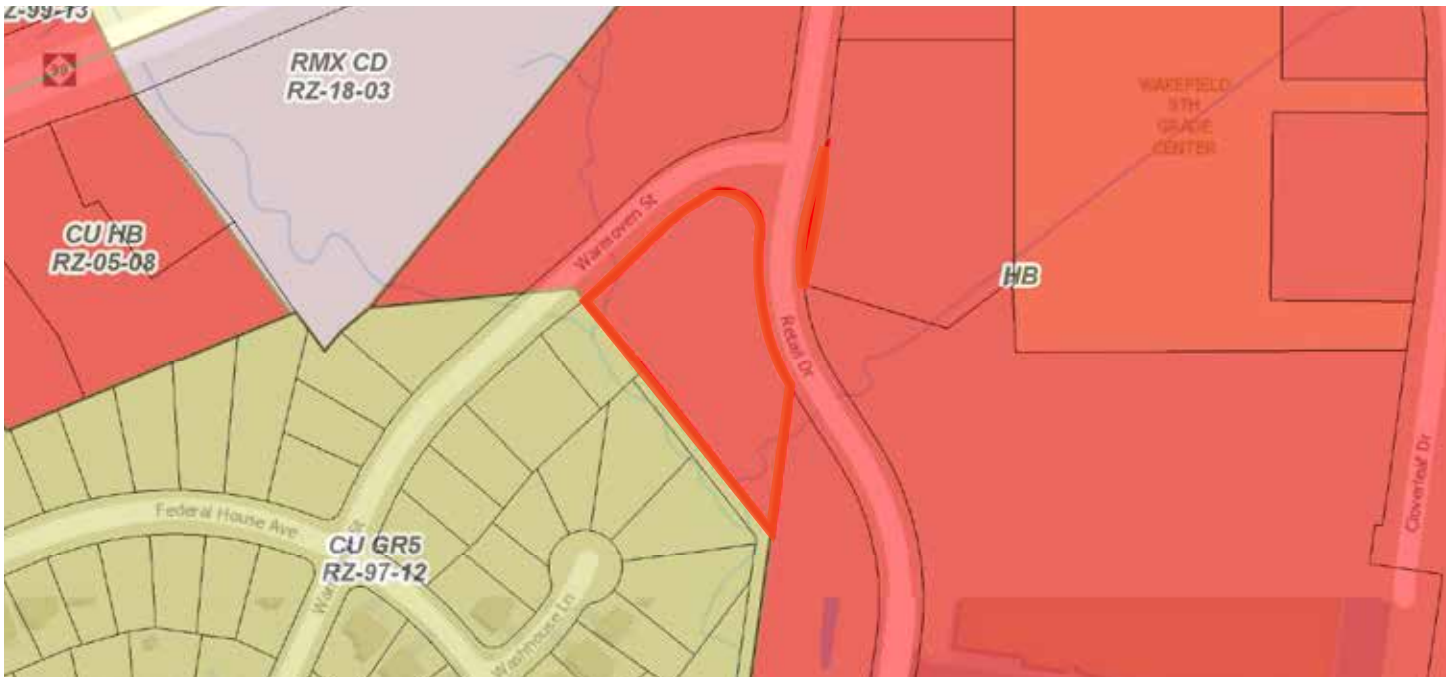
Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

RETAIL DRIVE & WARMOVEN STREET COMMERCIAL LAND FOR SALE

TOPOGRAPHY & FLOOD MAP



ZONING



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

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

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.

RETAIL DRIVE & WARMOVEN STREET COMMERCIAL LAND FOR SALE

CONCEPT PLAN A

Conceptually drawn for 3,875 SF of commercial space



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

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

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.

RETAIL DRIVE & WARMOVEN STREET COMMERCIAL LAND FOR SALE

CONCEPT PLAN B

Conceptually drawn for 3,600 SF of commercial space



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

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

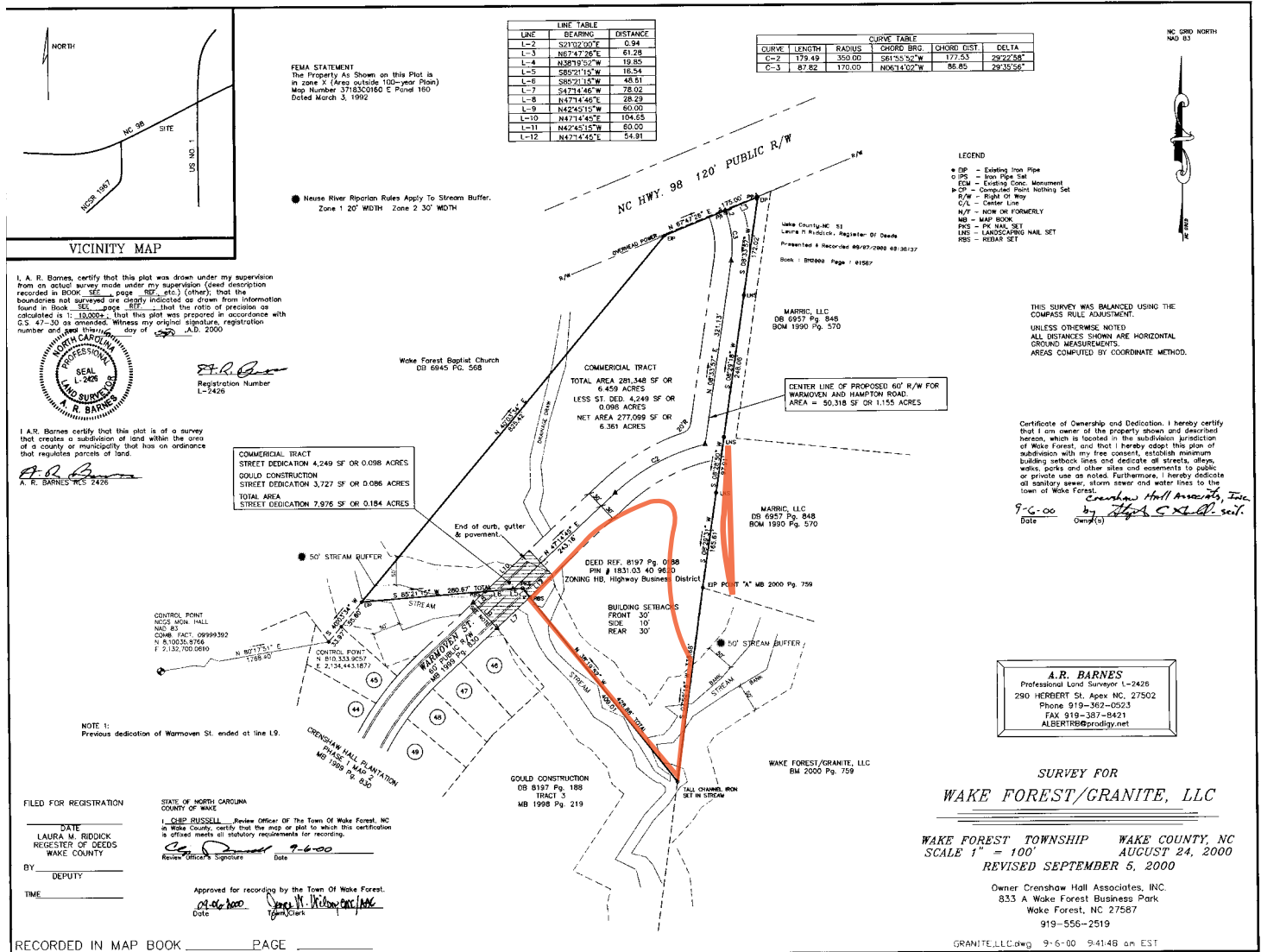
foundrycommercial.com

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.

RETAIL DRIVE & WARMOVEN STREET COMMERCIAL LAND FOR SALE

PLAT II

1567



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

FOUNDRY
COMMERCIAL

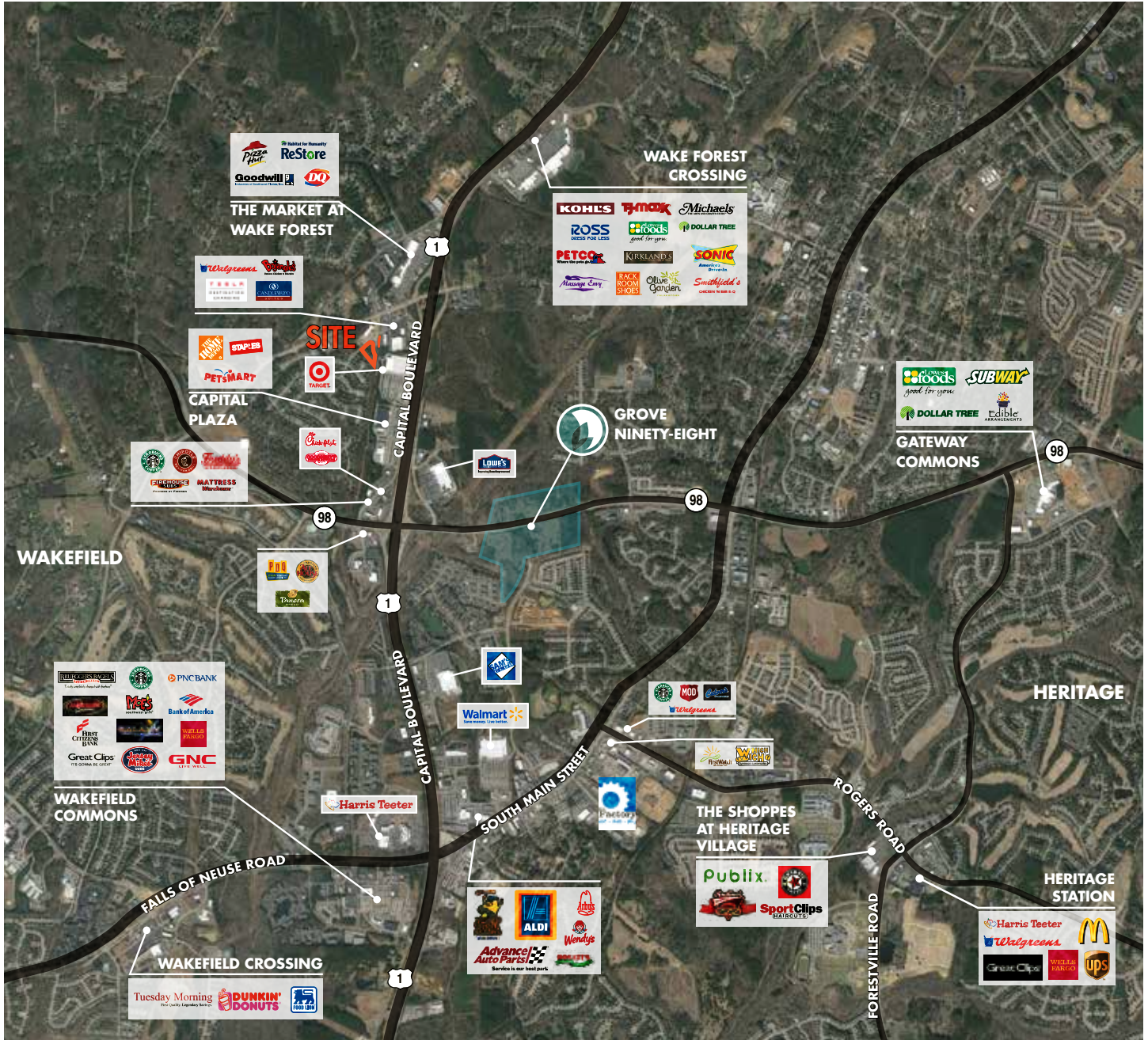
2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

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.

RETAIL DRIVE & WARMOVEN STREET COMMERCIAL LAND FOR SALE

LOCATION & NEARBY AMENITIES



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

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

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.

RETAIL DRIVE & WARMOVEN STREET COMMERCIAL LAND FOR SALE



TRIANGLE REGION HISTORICAL POPULATION TRENDS

YEAR	UNITED STATES	% Δ	NORTH CAROLINA	% Δ	RALEIGH-DURHAM-CARY CSA ¹	% Δ
2018 Estimate	327,167,434	6%	10,383,620	9%	2,238,315	20%
2010 Census	308,745,538	10%	9,535,483	18%	1,867,307	34%
2000 Census	281,421,906	13%	8,049,313	21%	1,412,128	14%
1990 Census	248,709,873	10%	6,628,637	13%	1,072,158	24%
1980 Census	226,545,805	11%	5,874,000	16%	861,479	22%
1970 Census	203,392,031		5,082,059		708,453	
Growth 1970-2018		61%		104%		216%

Source: Census.gov, American FactFinder

1- CSA includes 11 counties – Harnett, Chatham, Durham, Orange, Person, Vance, Granville, Wake, Johnston, Franklin, and Lee

#2 2018
BEST PLACES
TO LIVE IN
AMERICA
MONEY MAGAZINE

AMONG TOP
10 TASTIEST
TOWNS
IN THE SOUTH
SOUTHERN LIVING

#3 BEST CITY
FOR HEALTH
AND
HAPPINESS
ECOSALON

Nº. 2
BEST METRO FOR FIRST-TIME
HOMEBUYERS IN 2019
BANKRATE | MARCH 2019

Nº. 3
TOP MARKET FOR REAL ESTATE
INVESTORS IN 2019
PWC US | OCTOBER 2018

Nº. 2
BEST PLACE FOR BUSINESS
AND CAREERS
FORTUNE | OCTOBER 2018

Nº. 4
METRO WITH THE HIGHEST NET
EMPLOYMENT OUTLOOK Q1 2019
MANPOWER GROUP | FEBRUARY 2019

Nº. 3
BEST CITIES TO WORK IN
FORTUNE | JANUARY 2019

Nº. 6
HOTTEST LABOR MARKETS
WALL STREET JOURNAL | MARCH 2019

Nº. 3
CITY FOR BEST QUALITY OF
LIFE IN THE WORLD
NUMBEO.COM | FEBRUARY 2019

Nº. 7
U.S. MARKETS TO WATCH:
OVERALL REAL ESTATE MARKET
ULI, NOVEMBER 2018

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.

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com