

FOUNDRY
COMMERCIAL

09

FOREST PINES DRIVE

COMMON OAKS DRIVE

CAPITAL BOULEVARD

REX
HEALTHCARE
OF WAKEFIELD

Harris Teeter

NEW FALLS OF NEUSE ROAD

WAKEFIELD COMMONS & CROSSING

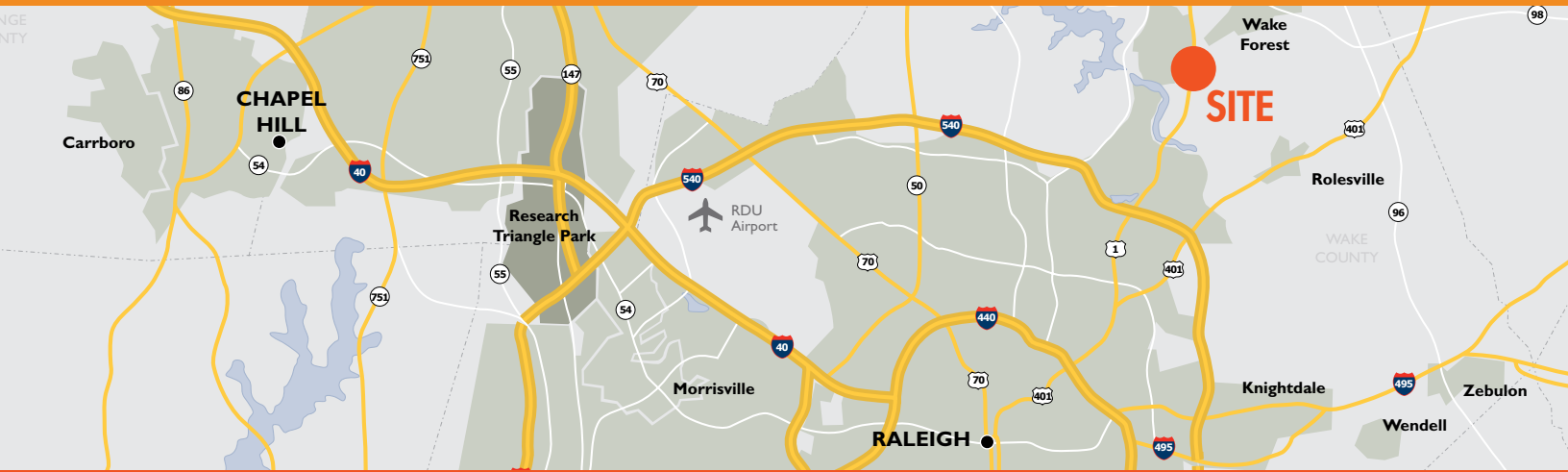
RALEIGH, NORTH CAROLINA

LAND FOR SALE

±8.40 ACRES

WAKEFIELD COMMONS & CROSSING

LAND FOR SALE



PROPERTY OVERVIEW

Foundry Commercial is pleased to offer for sale 8.40 acres within the thriving Wakefield Community in Raleigh, North Carolina. The off of Falls of Neuse Road and in close proximity to the Rex Wakefield Medical Center, Harris Teeter anchored Wakefield Commons retail center, Food Lion anchored Wakefield Crossing 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 | 8.40 acres |
| ZONING | CX-3-PK (Commercial Mixed Use) |
| MUNICIPALITY | City of Raleigh |
| UTILITIES | Available from City of Raleigh |
| PIN NUMBERS | 1830524664 |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|----------|----------|----------|
| 2019 ESTIMATED POPULATION | 9,856 | 51,820 | 113,842 |
| 2024 ESTIMATED POPULATION | 10,858 | 57,116 | 125,610 |
| MEDIAN HH INCOME | \$87,833 | \$93,487 | \$97,927 |

| TRAFFIC COUNTS | |
|------------------------|------------|
| US 1/CAPITAL BOULEVARD | 41,800 VPD |
| FALLS OF NEUSE | 15,600 VPD |

For more information, please contact:

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 Senior Vice President
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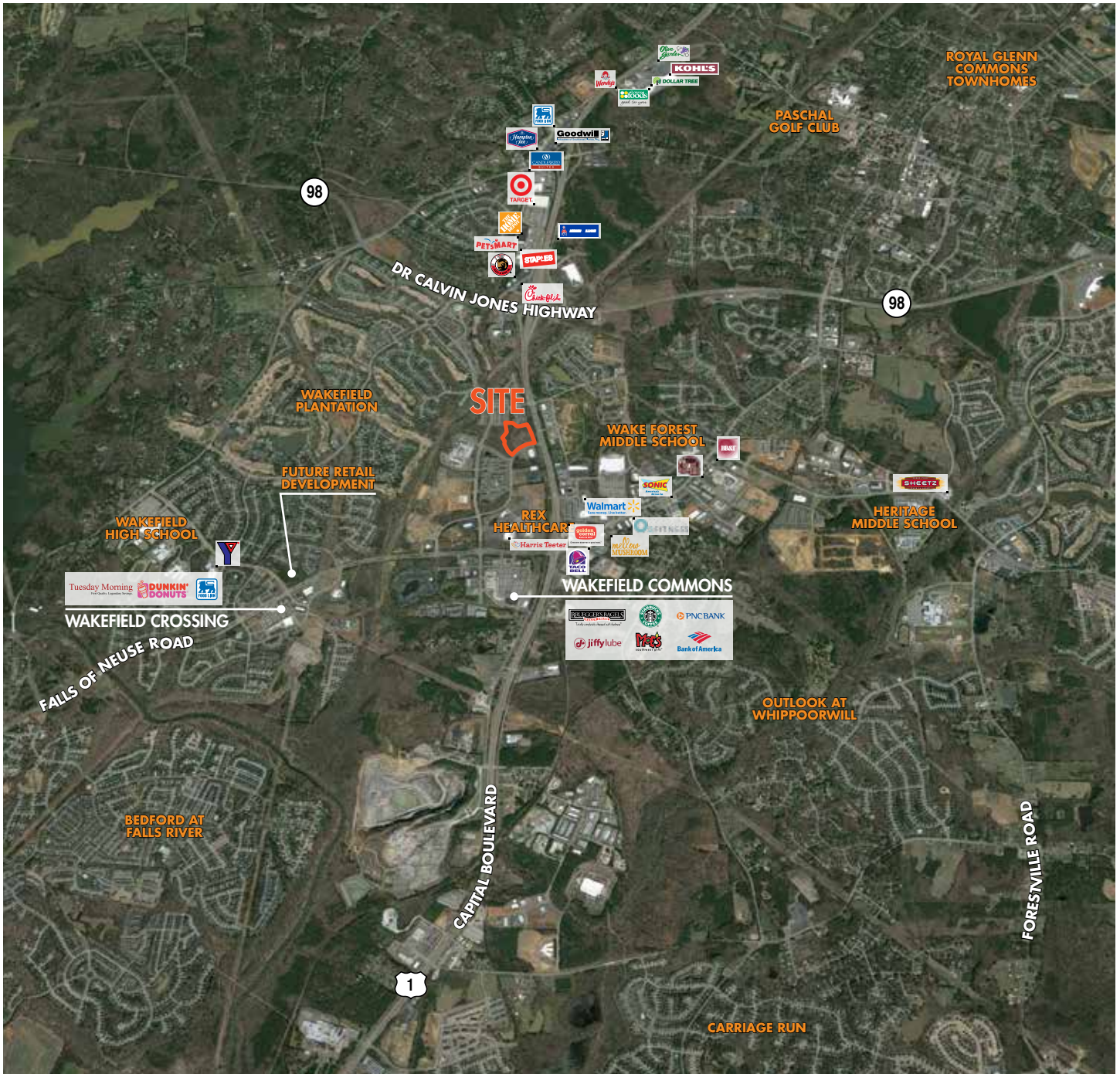
2301 Sugar Bush Road, Suite 220
 Raleigh, NC 27612

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WAKEFIELD COMMONS & CROSSING LAND FOR SALE

TRADE AREA



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WAKEFIELD COMMONS & CROSSING

LAND FOR SALE

LOT 9

| SITE FEATURES | |
|-----------------|-------------------|
| AREA | Wakefield Commons |
| TOTAL ACRES | 8.40 acres |
| WAKE COUNTY PIN | 1830524664 |
| CURRENT ZONING | CX-3-PK |



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