

NEW SPACE AVAILABLE (OPENING Q2 OF 2020) ANCHORED BY ASPEN DENTAL

Stadium Drive & Capital Boulevard, Wake Forest, NC 27587

EXECUTIVE SUMMARY



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population Density	3,016	39,035	81,387
2019 Daytime Population	2,545	16,016	27,645
2019 Median HH Income	\$65,463	\$81,791	\$93,060

LOCATION OVERVIEW

New highly visible space available (2nd quarter 2020) anchored by Aspen Dental in high growth Raleigh MSA trade area

PROPERTY HIGHLIGHTS

- Front row visibility on Capital Blvd. (Highway 1 - 46,000 AADT)
- New multi-tenant building anchored by Aspen Dental available for tenant delivery Spring 2020
- Space available 2,200-3,000 SF (building size can be expanded versus what is shown on the proposed plan)
- Drive thru possible
- Largest and most dynamic shopping center in the trade area anchored by Kohl's, Lowes Foods, Ross, T.J.Maxx, Michaels, Petco
- Only shopping center in the trade area with direct access onto Capital Blvd.
- 3.4% annual growth rate (2010-2018) and \$104,275 average income in the 5 mile radius



EXCLUSIVE AGENT(S)

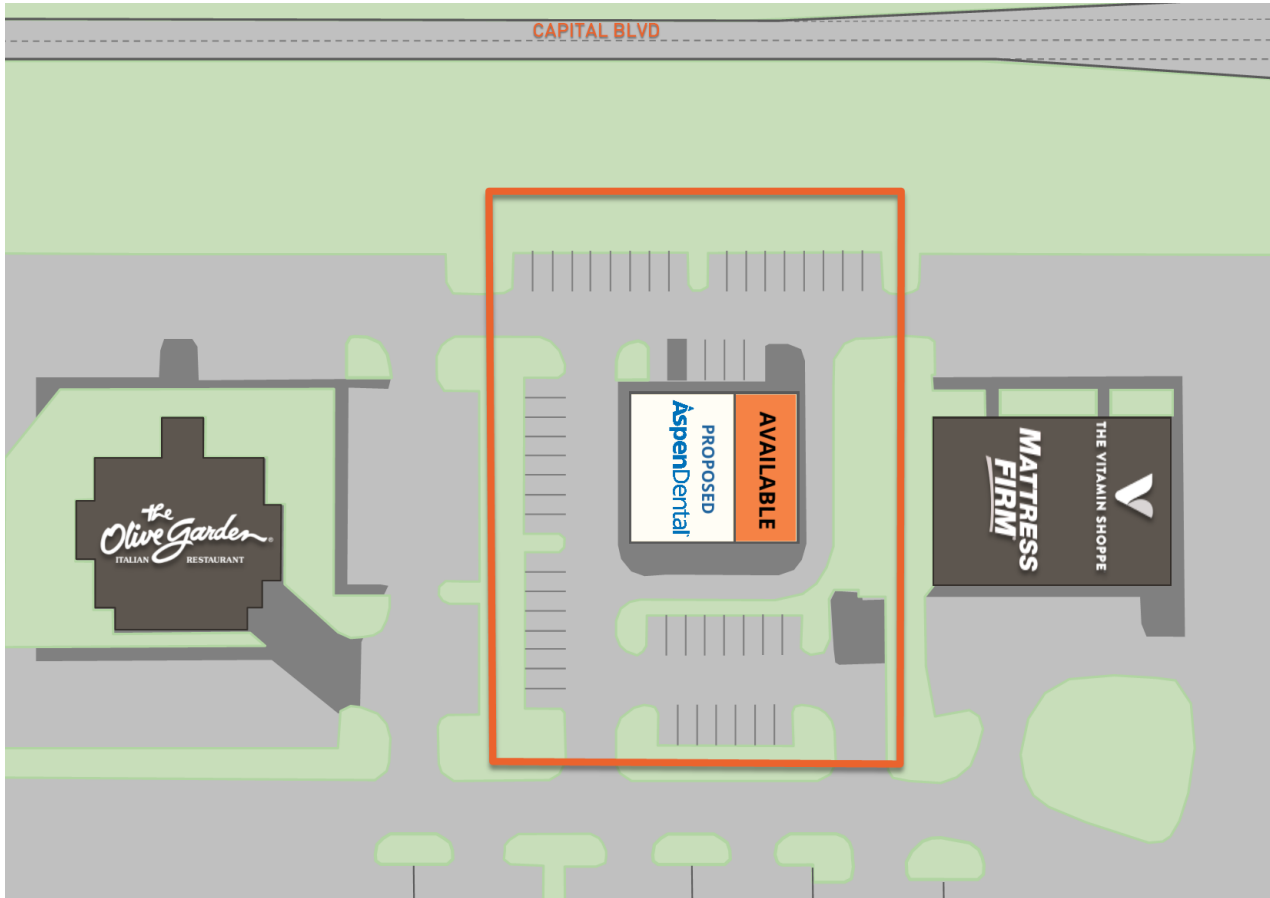
JEFF NIMMER, CCIM • jeff.nimmer@tscg.com • 919.380.8041
 TYLER QUINN • tyler.quinn@tscg.com • 919.380.8041
 TAYLOR DROUILLARD • taylor.drouillard@tscg.com • 919.380.8041



NEW SPACE AVAILABLE (OPENING Q2 OF 2020) ANCHORED BY ASPEN DENTAL

Stadium Drive & Capital Boulevard, Wake Forest, NC 27587

SITE PLAN A



SUITE	TENANT NAME	SPACE SIZE
1	Proposed Aspen Dental	3,500 SF
2	Available	2,500 SF

EXCLUSIVE AGENT(S)

JEFF NIMMER, CCIM • jeff.nimmer@tscg.com • 919.380.8041

TYLER QUINN • tyler.quinn@tscg.com • 919.380.8041

TAYLOR DROUILLARD • taylor.drouillard@tscg.com • 919.380.8041

