

LOCATION

The Factory is located at the corner of S Main St. and Rogers Rd., Wake Forest, NC. South of historic downtown Wake Forest.

AVAILABILITY

\$18.00 PSF NNN

+/- 121 SF **SUITE 116** +/- 2.182 SF 122 KIOSK KIOSK - A **SUITE 134** +/- 1,922 SF +/- 155 SF KIOSK - B **SUITE 136** +/- 1,800 SF +/- 121 SF **SUITE 340** +/- 3.400 SF **SUITE 348** +/- 4.500 SF **SUITE 374** +/- 3.341 SF **SUITE 400** +/- 3.253 SF OP2 +/- 7,500 SF *call for additional details

FEATURES

- Eat, Shop, and Play at the Factory, a one-of-a-kind regional sports and recreation destination draws kids and adults from across the state
- Home of the Carolina Hurricanes-sponsored Raleigh Youth Hockey Assocation Hockey, Basketball, Baseball, Soccer, Volleyball, Indoor Lacrosse,
- 02 Fitness, Skatepark, Cymnastics, Martial Arts and Epic Axe
- Wake Forest and Wakfield boast the strongest income demographics in the Triangle (\$150k+household incomes)
- Prime location on main Street and Rogers Road sees roughly 40,000 cars per day
- Local favorite restaurants include Village Deli, Gonza Tacos y Tequila, and NC brewery company
 Lonerider's Taproom The Hideout



TENANT LIST

| 100 | So You Boutique | 4,312 SF |
|-------------|---|-----------|
| 112 | Slices and Ices Bakery | 824 SF |
| 116 | AVAILABLE | 2,182 SF |
| 120 | Five Hole Sports | 2,296 SF |
| 130 | Leased | 1,000 SF |
| 134 | AVAILABLE | 1,922 SF |
| 136 | AVAILABLE | 1,800 SF |
| 138 | Slices and Ices Pizza | 1,890 SF |
| 140 | The Hemp Source | 390 SF |
| 200 | The Village Deli & Grill | 3,844 SF |
| 250 | 02 Fitness | 21,500 SI |
| 310 | Epic Axe | 5,000 SF |
| 320 | Tan Elegance | 1,635 SF |
| 340 | AVAILABLE | 3,400 SF |
| 348 | AVAILABLE | 4,500 SF |
| 350 | Capital Sportsplex | 20,000 S |
| 360 | MVP Sports | 18,796 SI |
| 370 | Prime Time Hockey | 2,296 SF |
| 374 | AVAILABLE | 3,341 SF |
| 378 | Leased | 975 SF |
| 390 | The Tumble Cym | 3,375 SF |
| 122 - KIOSK | AVAILABLE | 121 SF |
| KIOSK - A | AVAILABLE | 115 SF |
| KIOSK - B | AVAILABLE | 121 SF |
| 100 - B | Gonza Tacos and Tequila | 3,713 SF |
| 200 - B | The Village Deli & Grill | 3,844 SF |
| OP 1 | NC Inspections Station | 3,000 SF |
| OP 2 | The Factory Skatepark | 7,500 SF |
| OP 3 | The Hideout - Lonerider Brewing Company | |
| OP | The Factory Ballpark | |
| | | |





WAKE FOREST

"Wake Forest is the 9th fastest growing municipality in North Carolina projecting a 218% population growth since 2000"

"\$760 million private investment in commercial and residential buildings over the past 5 years and \$72,183,799 invested in greenways, roads and sidewalks" "The Research Triangle
Region is regularly cited as
one of the best places to do
business in the nation. NC
has a corporate income tax
rate of 3%, the lowest in the
Southeast"

"Wake Forest is home to The Wireless Research Center of North Carolina, which has launched over 20 start-ups"

"PowerHouse Row, Stockbury Manor, Franklin Street Townes, and The Retreat of Renaissance will create more than 164 new living units in Downtown to compliment 245 existing" "The Renaissance Plan,"
updated in 2016, has a
focus on market readiness,
housing infill, strategies to
attract new retail, restaurant, office and housing,
timing and funding"

DOWNTOWN

Anchored by a pictureseque downtown, the heart of Wake Forest is a vibrant area full of charm and character. A mix of restaurants, independent retailers, and businesses line Wake Forest's preserved historic district. White Street Brewery is an award-winning brewery in the heart of downtown. On Saturdays, a thriving farmers market offers fresh and locally grown products.

More than 200 acres in the Renaissance Area are in the midst of revitalization, guided by a strategic and professionally designed Renaissance Master Plan. The town has invested over \$20 million in downtown improvements. Some of these include the Wake Forest Street Scape Enhancement Project (sidewalks, streetlamps, trees, etc.) and the Wake Forest Wayfinding Project (directional & information signs). These updates have helped to bolster the recent growth of downtown Wake Forest.

-Barker Realty and Allen Ventures





