

# THE FACTORY

1839 S MAIN STREET  
WAKE FOREST, NC 27587



**york**

JAMES TROXLER

919.645.2771

JAMESTROXLER@YORKPROPERTIES.COM

# 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

SUITE 116	+/- 2,182 SF	122 KIOSK	+/- 121 SF
SUITE 134	+/- 1,922 SF	KIOSK - A	+/- 155 SF
SUITE 136	+/- 1,800 SF	KIOSK - B	+/- 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 Association  
Hockey, Basketball, Baseball, Soccer, Volleyball, Indoor Lacrosse,
- 02 Fitness, Skatepark, Gymnastics, 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



## 2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,932	57,156	116,336
HOUSEHOLDS	3,543	21,333	43,142
AVERAGE HOUSEHOLD INCOME	\$95,657	\$117,849	\$119,732
DAYTIME POPULATION	6,554	19,084	30,372

# TENANT LIST

100	So You Boutique	4,312 SF
112	Slices and Ices Bakery	824 SF
116	<b>AVAILABLE</b>	<b>2,182 SF</b>
120	Five Hole Sports	2,296 SF
130	Leased	1,000 SF
134	<b>AVAILABLE</b>	<b>1,922 SF</b>
136	<b>AVAILABLE</b>	<b>1,800 SF</b>
138	Slices and Ices Pizza	1,890 SF
140	The Hemp Source	390 SF
200	The Village Deli & Grill	3,844 SF
250	O2 Fitness	21,500 SF
310	Epic Axe	5,000 SF
320	Tan Elegance	1,635 SF
340	<b>AVAILABLE</b>	<b>3,400 SF</b>
348	<b>AVAILABLE</b>	<b>4,500 SF</b>
350	Capital Sportsplex	20,000 SF
360	MVP Sports	18,796 SF
370	Prime Time Hockey	2,296 SF
374	<b>AVAILABLE</b>	<b>3,341 SF</b>
378	Leased	975 SF
390	The Tumble Gym	3,375 SF
122 - KIOSK	<b>AVAILABLE</b>	<b>121 SF</b>
KIOSK - A	<b>AVAILABLE</b>	<b>115 SF</b>
KIOSK - B	<b>AVAILABLE</b>	<b>121 SF</b>
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	





HERITAGE HIGH SCHOOL

HERITAGE MIDDLE SCHOOL

Family First Primary Care

SHUCKERS OYSTERS BAR & GRILL

Thales Academy

CULVERS

Duke Health Heritage

Wake Forest Middle School

WALMART

ALDI

1839 S. MAIN STREET

**WAKEFIELD COMMONS**  
MARQUEE CINEMAS  
THE MAC HOUSE  
MILTON'S PIZZA & PASTA  
HONEY BAKED HAM  
BANK OF AMERICA  
STARBUCKS  
THE UPS STORE  
PAPA JOHNS  
COASTAL CREDIT UNION

HARTLAND

HOME GARDEN

GREEN ACRES

SPRING VALLEY

WINDSOR PARK

PEMBERLEY

CIMARRON FOREST POINT



