

POWERHOUSE ROW

404 S WHITE ST, WAKE FOREST, NC 27587

Retail Space for Lease



york
BARKER
REALTY, INC

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SITE DETAILS

Located at 404 South White Street, in the heart of downtown Wake Forest on the corner of White Street and Elm Avenue.

The project will consist of two mixed-use buildings that will face South White Street and will extend Downtown's main street activity. Each building will have ground-level retail with apartments above.

The name PowerHouse Row was chosen to pay tribute to the importance of electricity to the Wake Forest community and its growth and quality of life. It also honors the Town of Wake Forest as a public power community with links to the old town powerhouse which was located just west of the site. Additionally, it recognizes the original location of the Wright family Electric Motor Shop which has continued as a major local family-owned business. Wake Forest provides the unique opportunity to enjoy small town living (including lower crime rates & taxes), while still enjoying all of the employment opportunities and amenities provided by the larger cities nearby. This pleasing blend of small town and big city life has made Wake Forest a very popular choice for homebuyers and retailers. Wake Forest's population has doubled in the last 10 years. The good schools, mild climate, and recreational facilities continue to draw families and retirees to the area.

▶ AVAILABILITY

Multiple suites
from 1,162 to 3,500 SF

▶ RATE

\$25.00/PSF/NNN

▶ TICAM

Approx. \$3.50 psf

york

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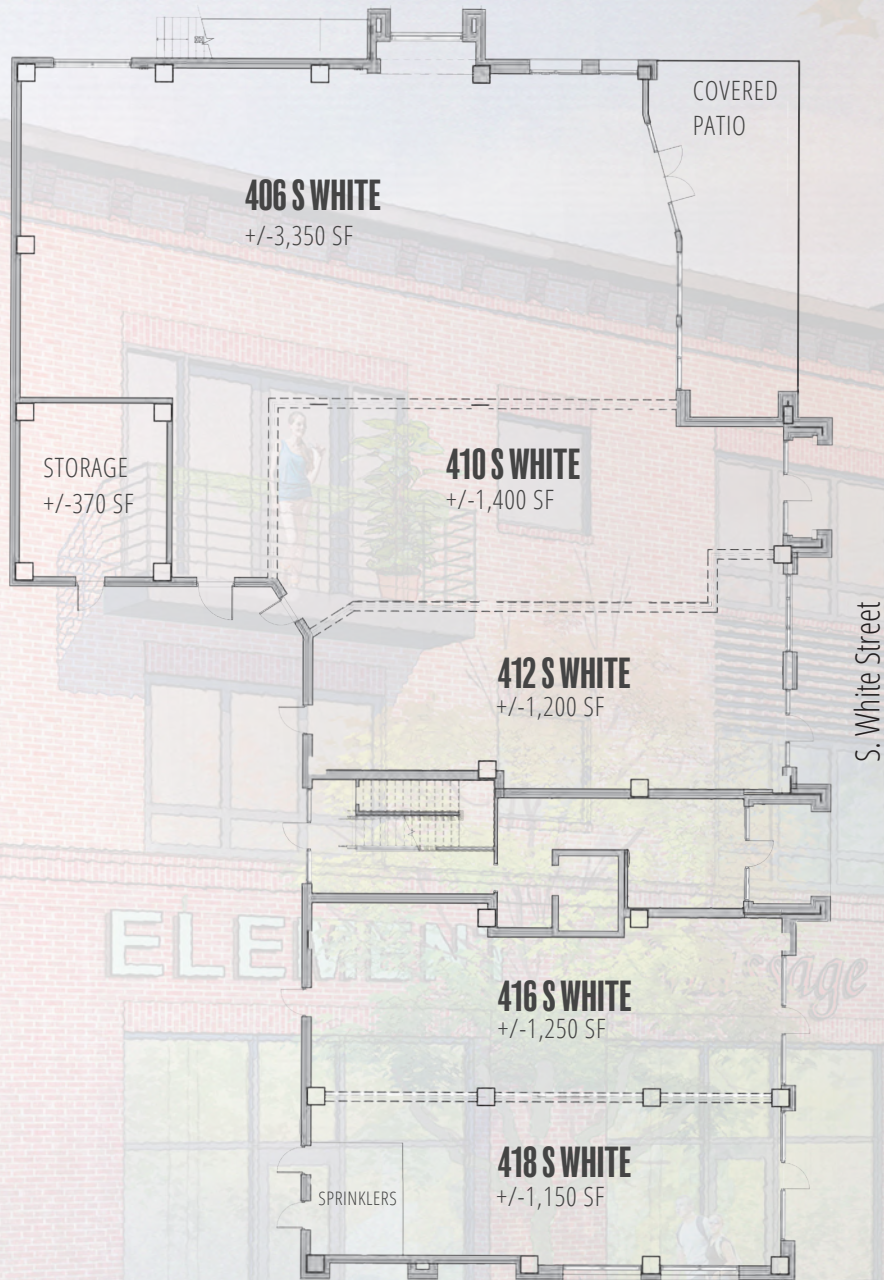
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MACHINOS

RETAIL SPECIFICATIONS

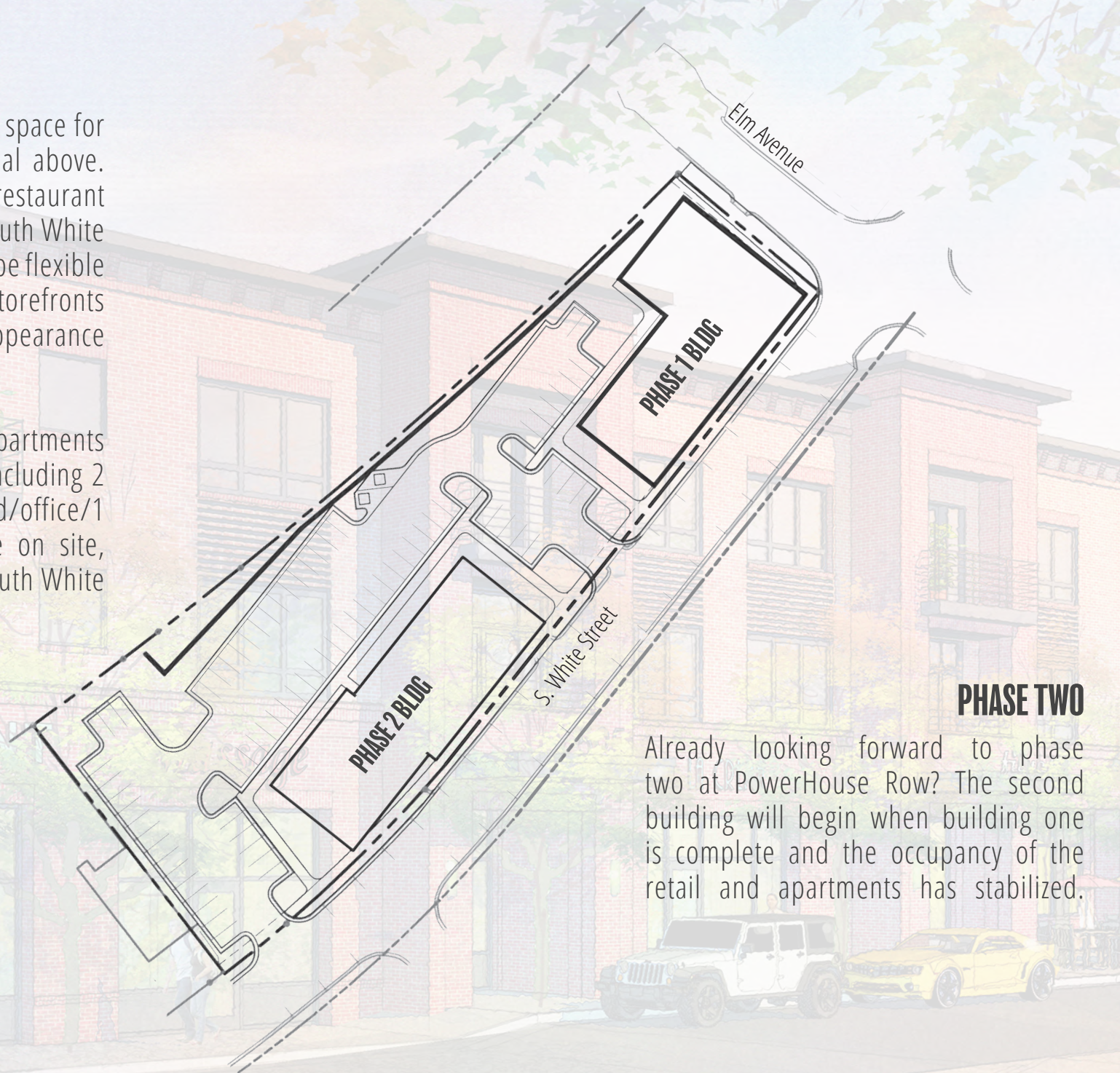
- ▶ Space 406 S White - Signature Restaurant Space with large patio space facing downtown Wake Forest
*Will be delivered with 600amp electrical service, but no pre-designed HVAC
- ▶ PowerHouse is seeking a world-class restaurant concept to put this project on the map and anchor the south end of Historic White St.
- ▶ Rare, small shop space available, perfect for retail or creative office
- ▶ Spaces to be delivered with:
 - Finished concrete slab
 - Single user tenant restroom
 - Domestic water and sewer service
 - 200 Amp electrical service
 - 3 Ton HVAC system
 - Finished acoustical ceiling
 - Sprinkler system
- ▶ Urban downtown feel surrounded by the highest income demographics in Wake County



PHASE ONE

Phase 1 includes 9,800 sf of retail space for lease and two levels of residential above. We hope to secure an anchor restaurant tenant at the corner of Elm and South White Streets. Remaining retail bays will be flexible from +/-1,112 sf to +/- 2,442 sf. The storefronts will be glass with industrial appearance awnings.

The residential floors consist of 9 apartments per floor for a total of 18 units including 2 bed/2 bath; 1 bed/1 bath; 1 bed/office/1 bath, and studio. Parking will be on site, with parallel public parking on South White Street.



PHASE TWO

Already looking forward to phase two at PowerHouse Row? The second building will begin when building one is complete and the occupancy of the retail and apartments has stabilized.

SHORTY'S FAMOUS HOTGODS

WHITE STREET BREWING COMPANY

THE COTTON COMPANY
OVER 20 BOUTIQUES
AND 10 ARTISTS' STUDIOS

WAKE FOREST CHAMBER OF COMMERCE

BRIGHT FUNERAL HOME

404 S WHITE STREET

DOWNTOWN DINING:

- ▶ Sugar Magnolia Cafe
- ▶ Bodega Tapas
- ▶ Las Margaritas Mexican
- ▶ Forks Cafeteria
- ▶ Over the Falls Restaurant
- ▶ Pizza Amore
- ▶ Black and White Coffee Roasters
- ▶ Domino's Pizza
- ▶ Hardee's

WAKE FOREST TOWN HALL

TOWN PUBLIC PARKING

RENAISSANCE PLACE

RETREAT AT RENAISSANCE
NEW TOWNHOMES
UNDER CONSTRUCTION

WAKE FOREST POLICE DEPARTMENT
105 EMPLOYEES

FORKS CAFETERIA & CATERING

DOLLAR GENERAL

WAKE ELECTRIC

WAKE FOREST RENAISSANCE CENTRE

BROOKS STREET BOWLING
158 BOOKS

DESTINY DANCE INSTITUTE

OVER THE FALLS

MILLER PARK

7,595 CPD

S. MAIN ST

S. WHITE ST

BROAD ST

BROAD ST

WAIT AVE

S. FRANKLIN ST

ELM AVE

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 picturesque 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

