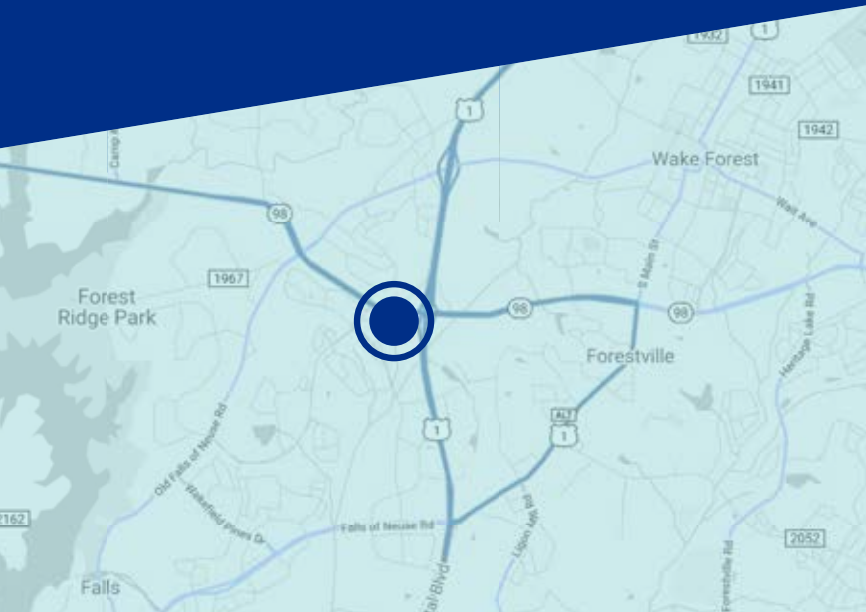


**11670
NORTHPARK DRIVE
WAKE FOREST, NC 27587**

**2.9 ACRES OF LAND
FOR SALE OR LEASE**



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OVERVIEW

- Property consists of 2.9 acres, available for sale or lease
- Zoned HB which allows for many commercial uses
 - There is a deed restriction from PDQ on Food users
 - No chicken concepts, approval is needed for other food users
- Preliminary site plan includes 2,500 SF convenience store, 864 SF car wash, and gas station with a 10-pump canopy

LOCATION

- Subject property is located at the Southwest corner of NC-98 / US-1 intersection
- 48,500 VPD along US-1
- 33,000 VPD along NC-98
- Signalized intersection at NC-98 & Northpark Drive
- Adjacent businesses include PDQ, Panera Bread, Carolina Ale House, Duke Primary Care, Wake Forest family physicians, and Life Storage
- Located southwest of Downtown Wake Forest
- 0.5 miles from the Wegmans at Grove 98, a 300,000 SF mixed-use project



SALES PRICE
\$800,000

LEASE RATE
\$80,000/year

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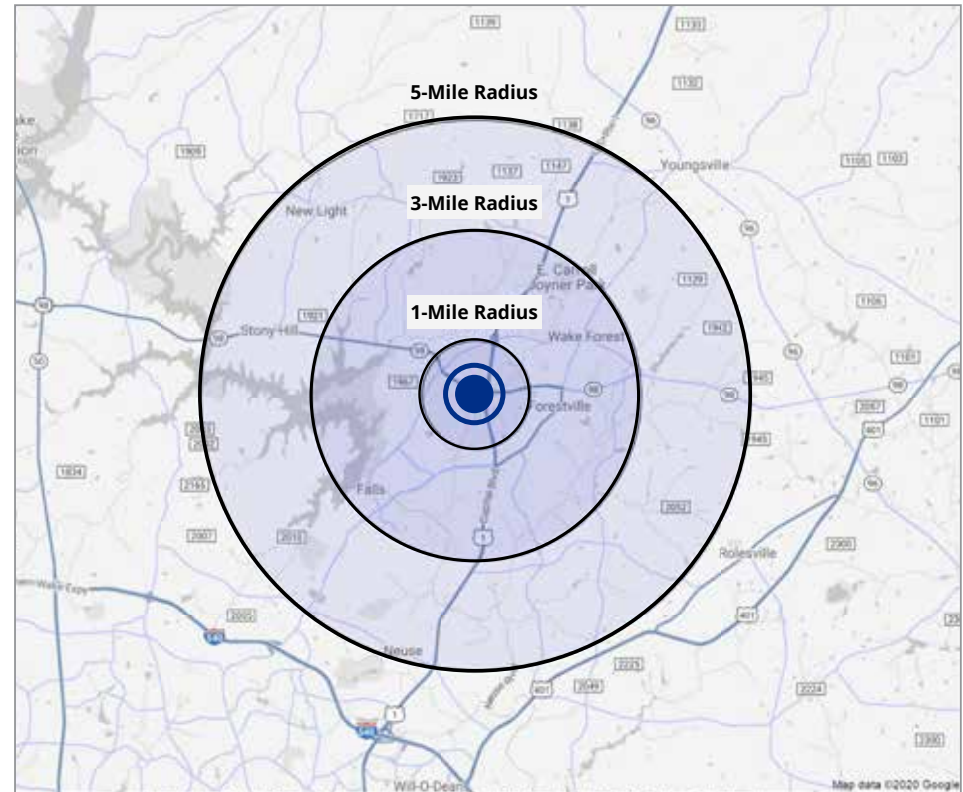
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DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
POPULATION			
2020 Estimated Population	10,322	46,003	104,333
2025 Projected Population	11,271	50,369	114,511
HOUSEHOLDS			
2020 Estimated Households	3,947	17,382	38,707
2025 Projected Households	4,352	19,248	42,826
INCOME			
2020 Estimated Average Household Income	\$135,896	\$123,568	\$127,885



Source: Sites USA November 2020

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TOPOGRAPHY MAP



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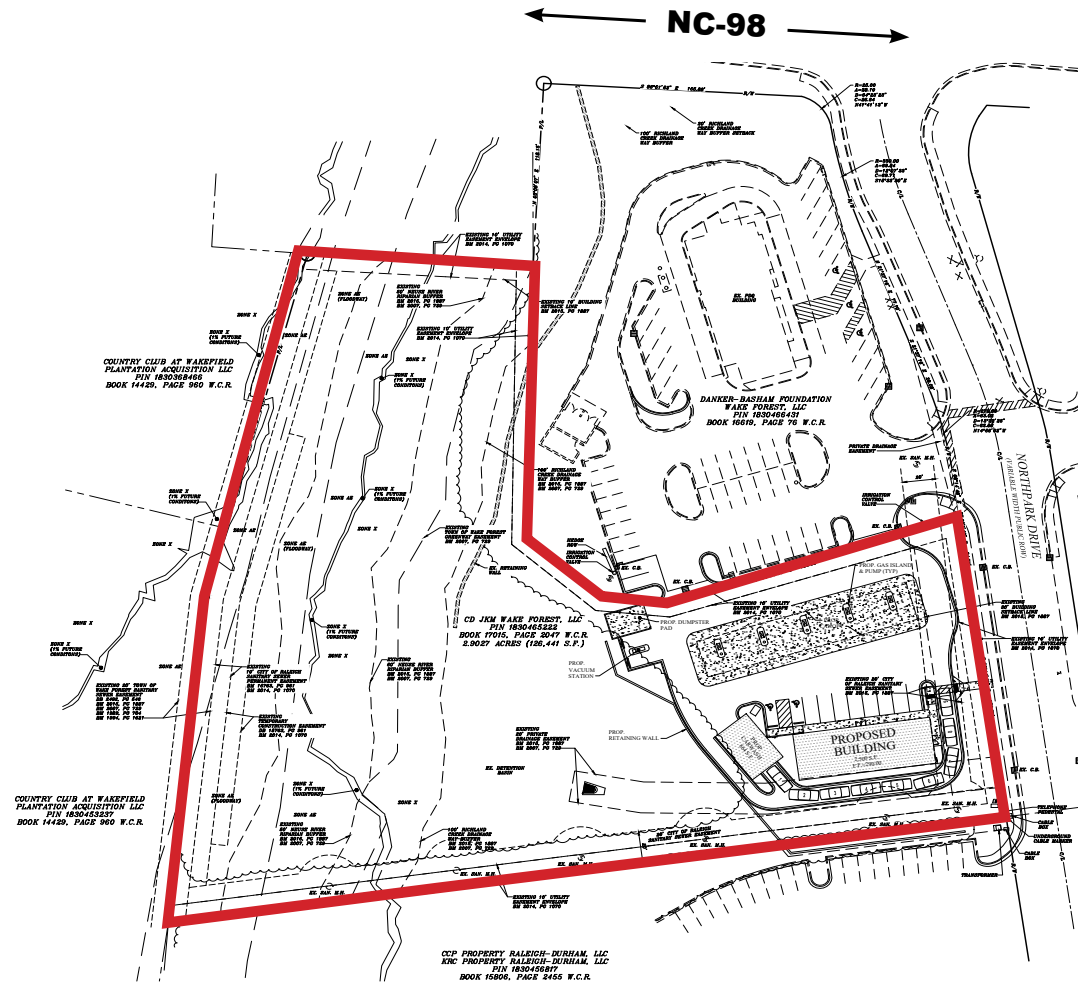


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PRELIMINARY SITE PLAN



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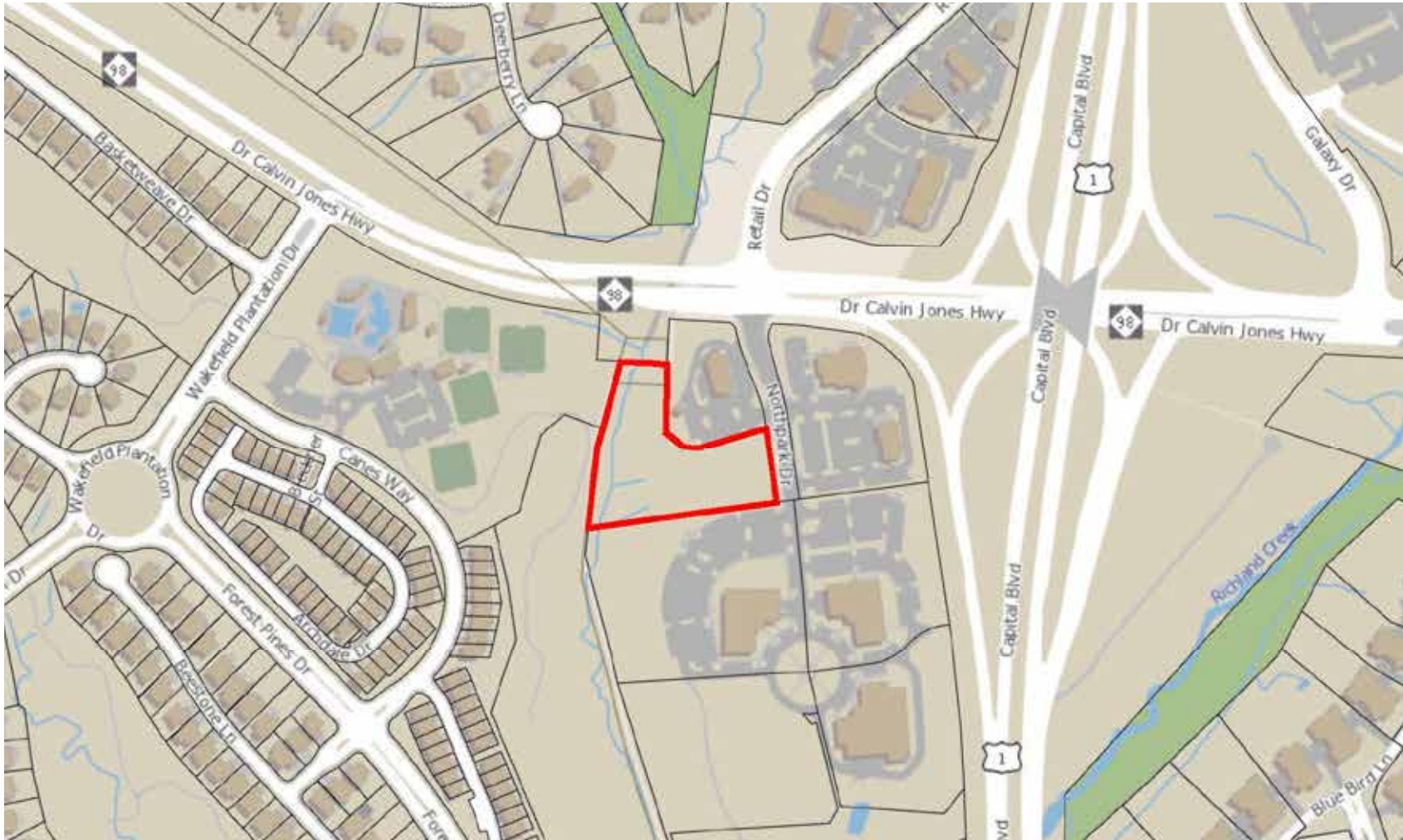
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PARCEL MAP



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NEARBY RETAIL



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