



**1001 STADIUM DR.**

**WAKE FOREST, NC 27587**

**LEASE  
OR  
SALE**

**2,962 SF  
MEDICAL  
CONDO**

**LISTING BROKER:**

**DAN MCCLOY**

**919.227.5524 DIRECT | 919.270.9587 MOBILE**

**DMCCLOY@TRADEMARKPROPERTIES.COM**



**TRADEMARK  
PROPERTIES**

**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM | 919-782-5552**

**1001 STADIUM DRIVE  
WAKE FOREST, NC 27587**



## PROPERTY HIGHLIGHTS



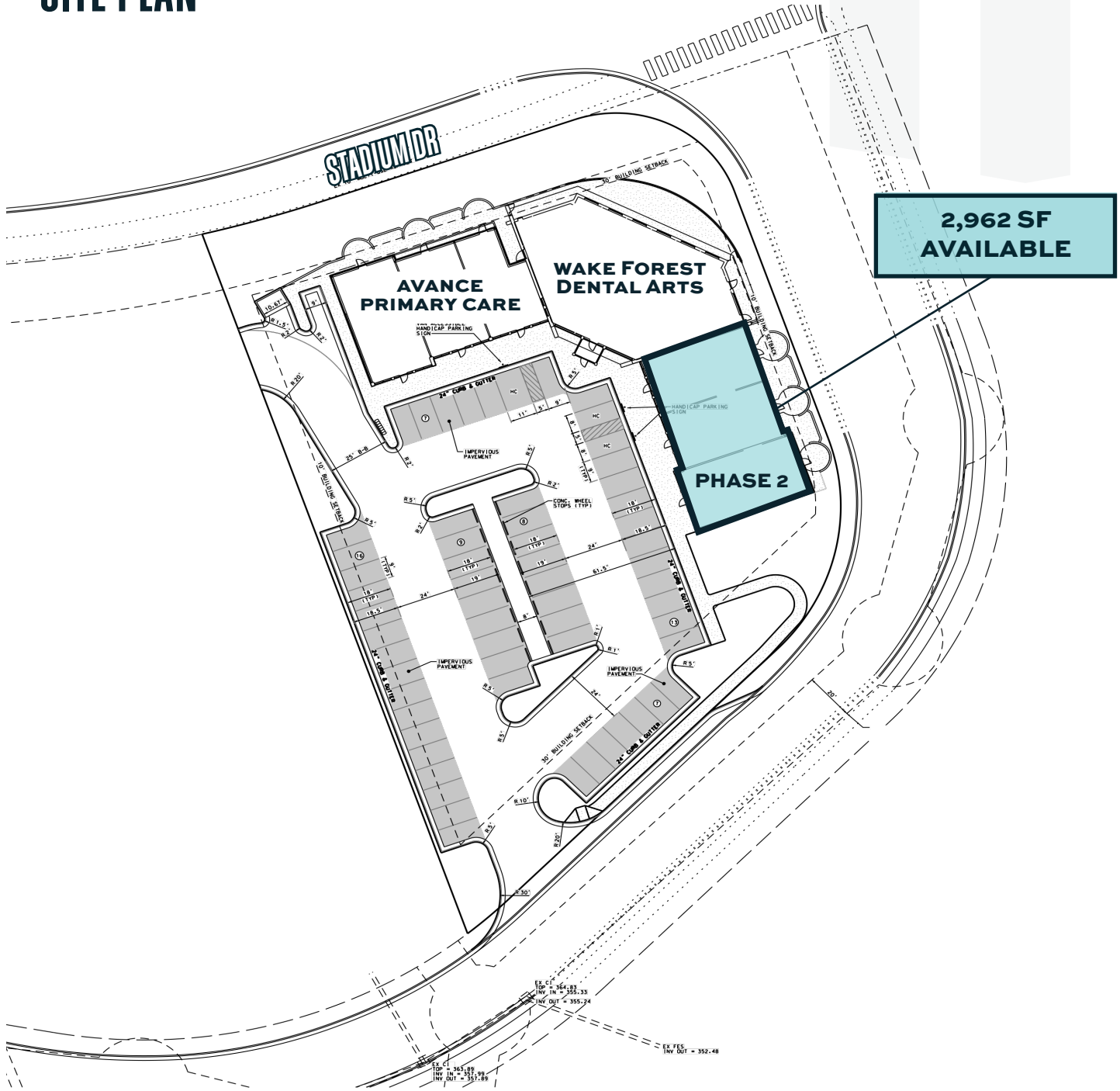
- » Condo Pad Site for Lease or Sale
- » 10,192 SF building space/condo pad
- » 2,962 SF
- » Approved shell plans in hand
- » Ready to build
- » Customizable floor plan
- » Class A medical office
- » Parking ratio: 5.5:1,000 SF
- » TI available for credit tenant
- » Current businesses include Wake Forest Dental Arts and Avance Primary Care
- » Located near the intersection of Capital Blvd and Stadium Dr
- » Adjacent to Wake Forest Crossing shopping center

**LEASE: \$25.00/SF  
(SHELL DELIVERY)**

**SALE: \$250.00/SF  
(PAD ONLY)**

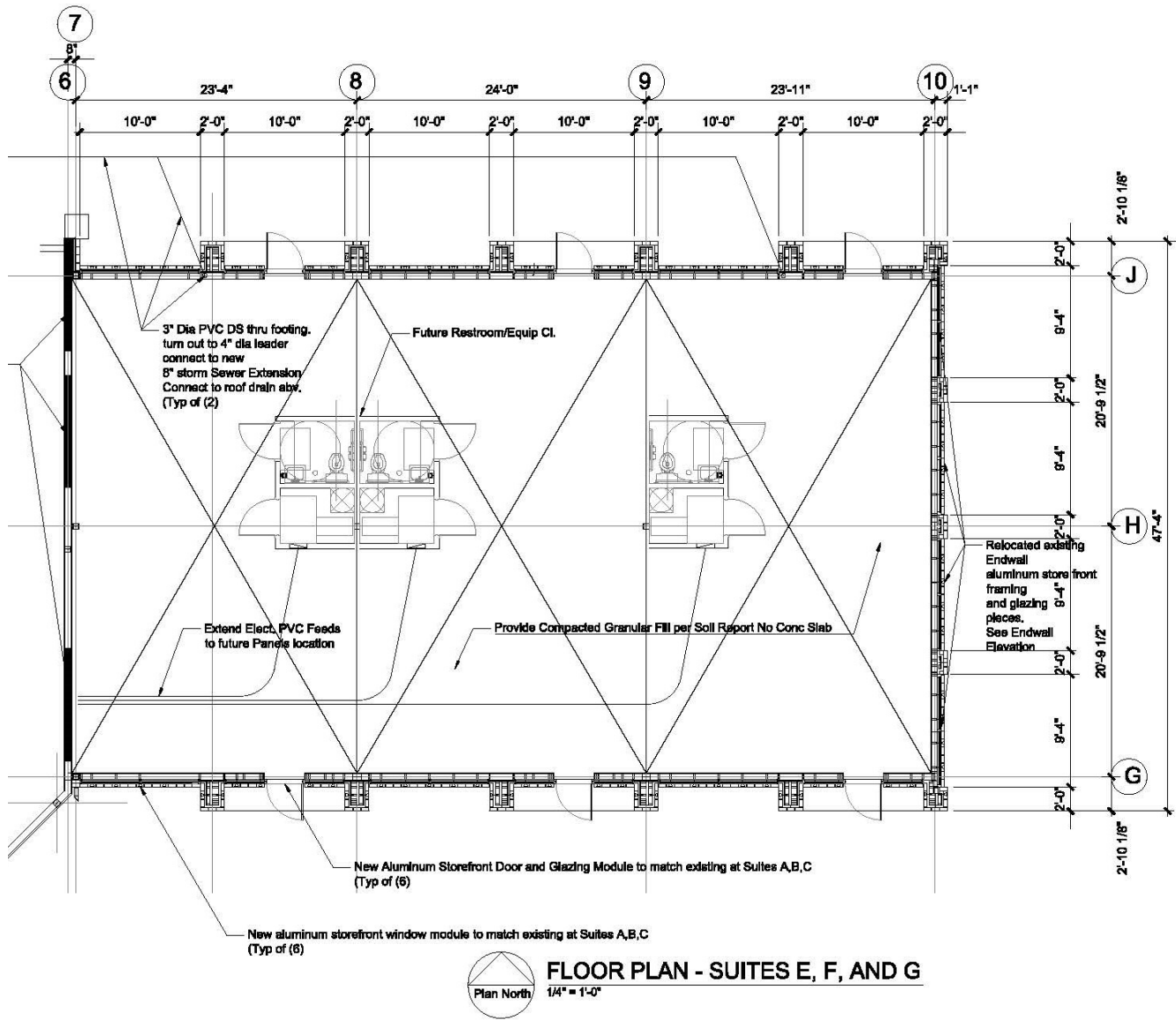
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# SITE PLAN



**2,962 SF  
AVAILABLE**

# SHELL SPACE FLOOR PLAN



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## RETAIL MAP



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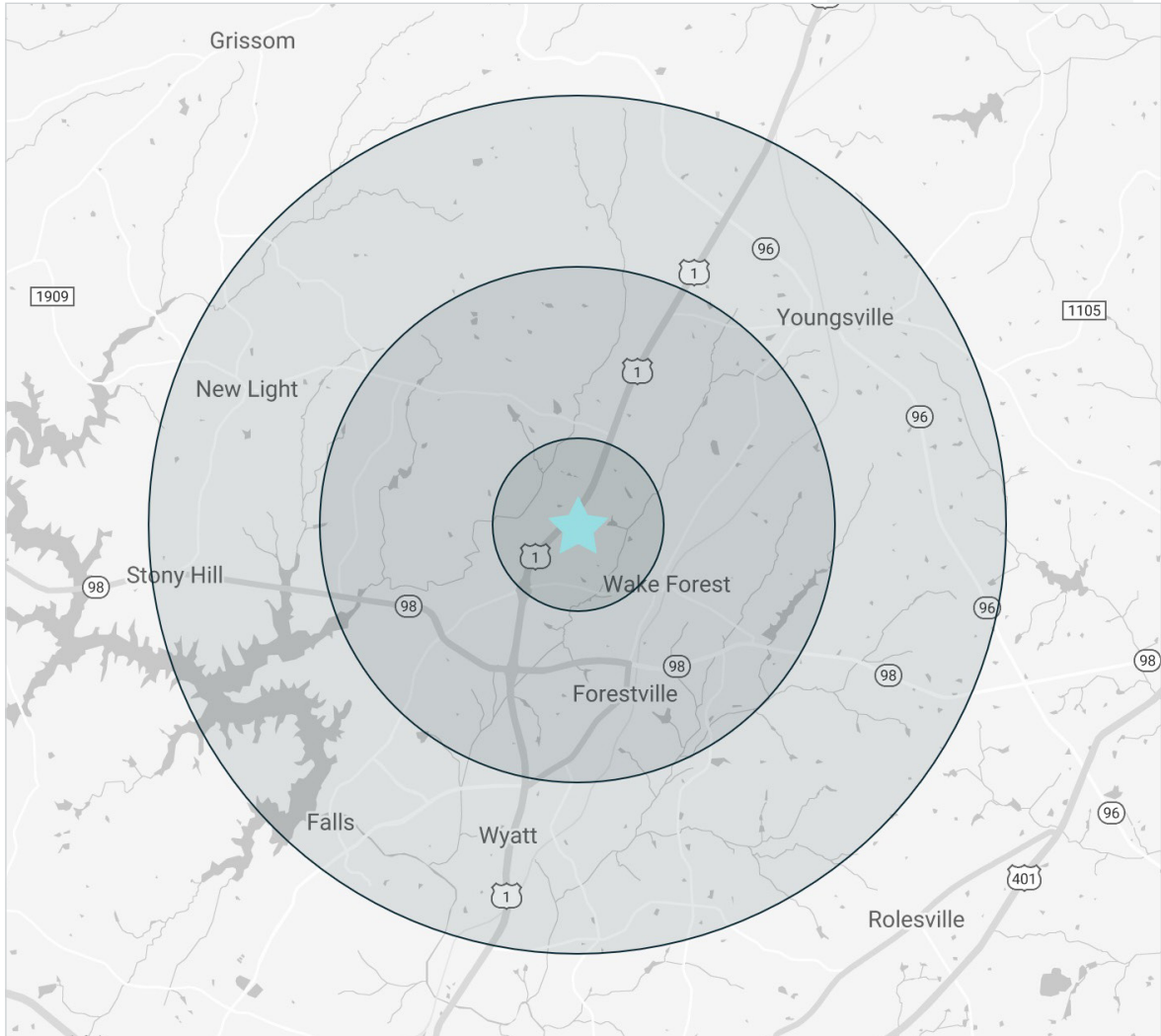


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# DEMOGRAPHICS



	1 MILE		3 MILE		5 MILE	
	2023 <i>(Estimated)</i>	2028 <i>(Projected)</i>	2023 <i>(Estimated)</i>	2028 <i>(Projected)</i>	2023 <i>(Estimated)</i>	2028 <i>(Projected)</i>
<b>POPULATION</b>	2,988	3,236	44,877	48,520	89,920	97,940
<b>AVERAGE HOUSEHOLD INCOME</b>	\$110,303	\$103,858	\$146,320	\$138,188	\$155,276	\$145,853

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