

3133 Burlington Mills Road

Wake Forest, NC 27587

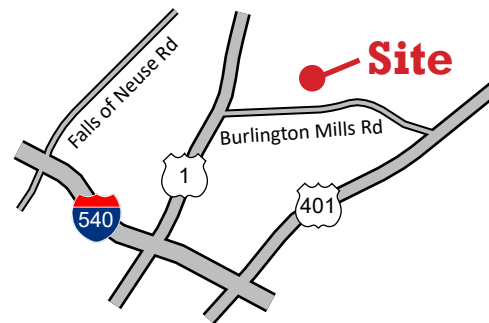
FOR
LEASE



23,500 SF Commercial Space Available for Lease in Wake Forest

Features

- Property includes one large patio between the two buildings and one smaller patio
- Great location at the corner of Burlington Mills Rd and Ligon Mill Rd, convenient to Hwy 1 (1.5 Miles), Hwy 401 (2 Miles) and I-540 (4 Miles)
- 3 miles from the new proposed WakeMed Healthplex
- 144 +/- Apartments planned behind the site with cross access and 315 homes in the adjacent Kitchin Farms neighborhood
- Delivery: Fall 2026
- Call broker for pricing



For more information,
please contact:

Rikky Goswami

919.606.1531

rikky@
insightpropertygroup.com

Insight Property Group

209 W. Millbrook Road
Raleigh, NC 27609
919.833.2200

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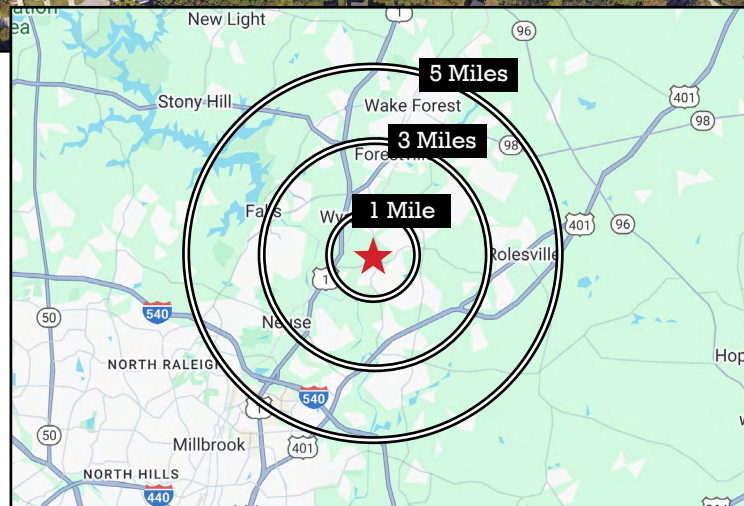
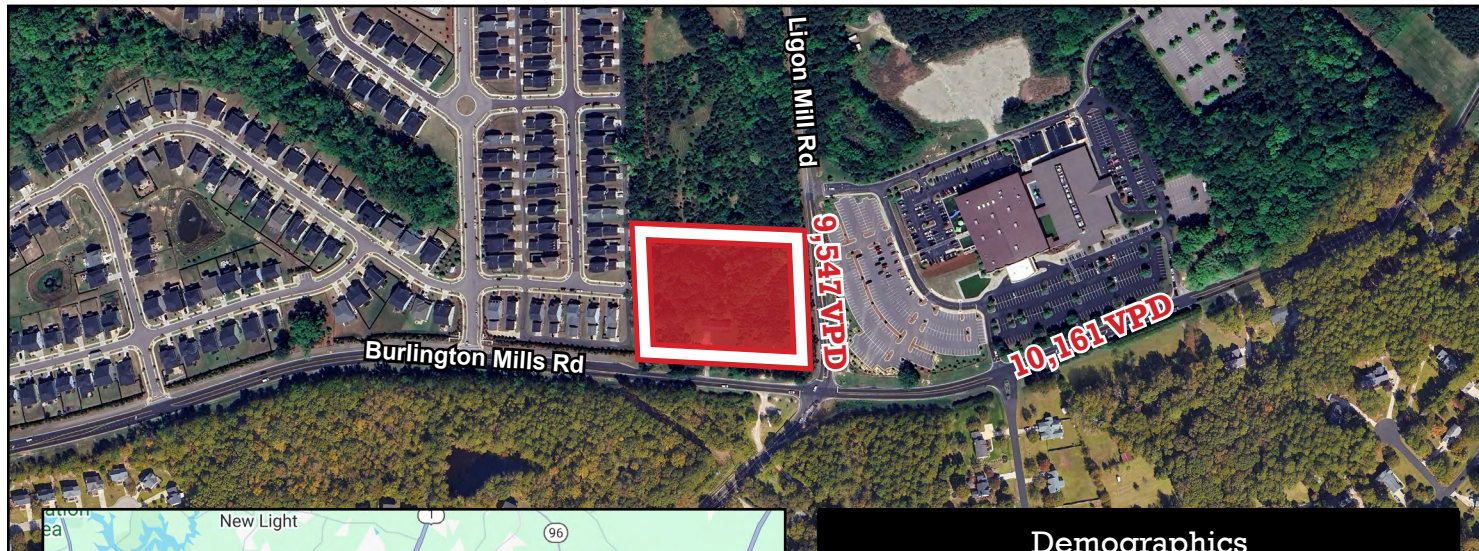
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Demographics

	1 Mile	3 Miles	5 Miles
2023 Total Population	5,581	63,675	139,516
2028 Population Projections	5,876	67,717	147,758
Pop Growth 2019-2024	5.29%	6.35%	5.91%
Average Age	37.80	37.30	37.40
2023 Total Households	1,864	22,772	50,700
HH Growth 2023-2028	5.69%	6.39%	5.93%
Median Household Income	\$118,872	\$98,288	\$93,687
Ave Household Size	3.00	2.80	2.70
Median Home Value	\$334,139	\$324,740	\$318,061

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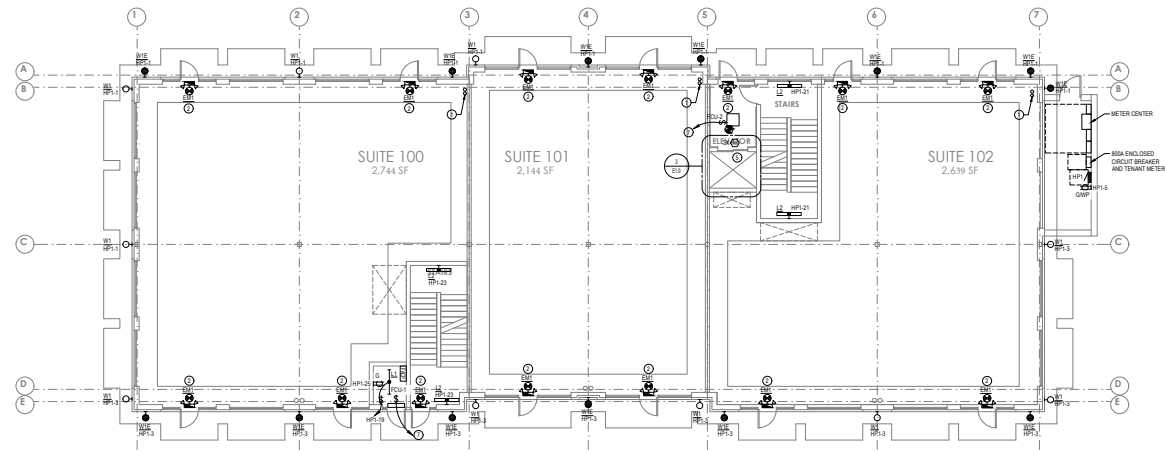
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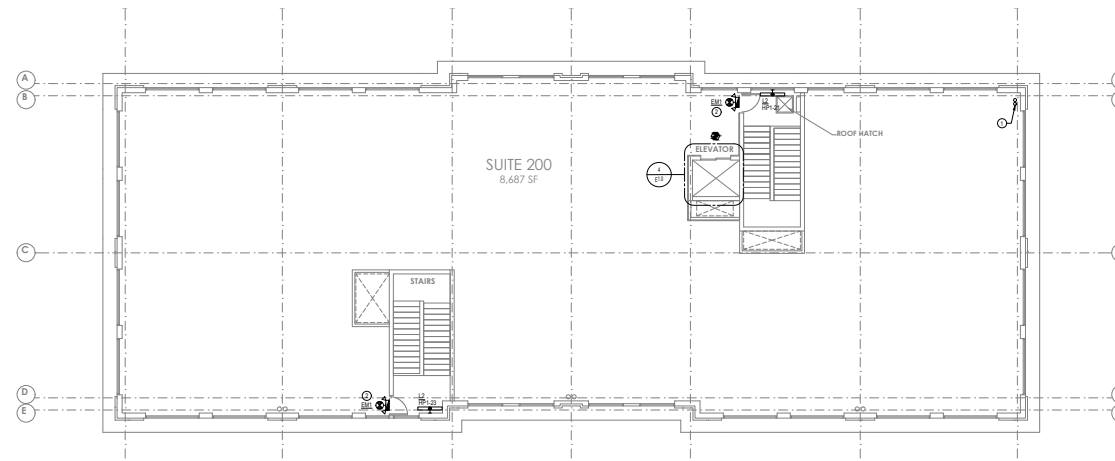
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Building 1



First Floor



Second Floor

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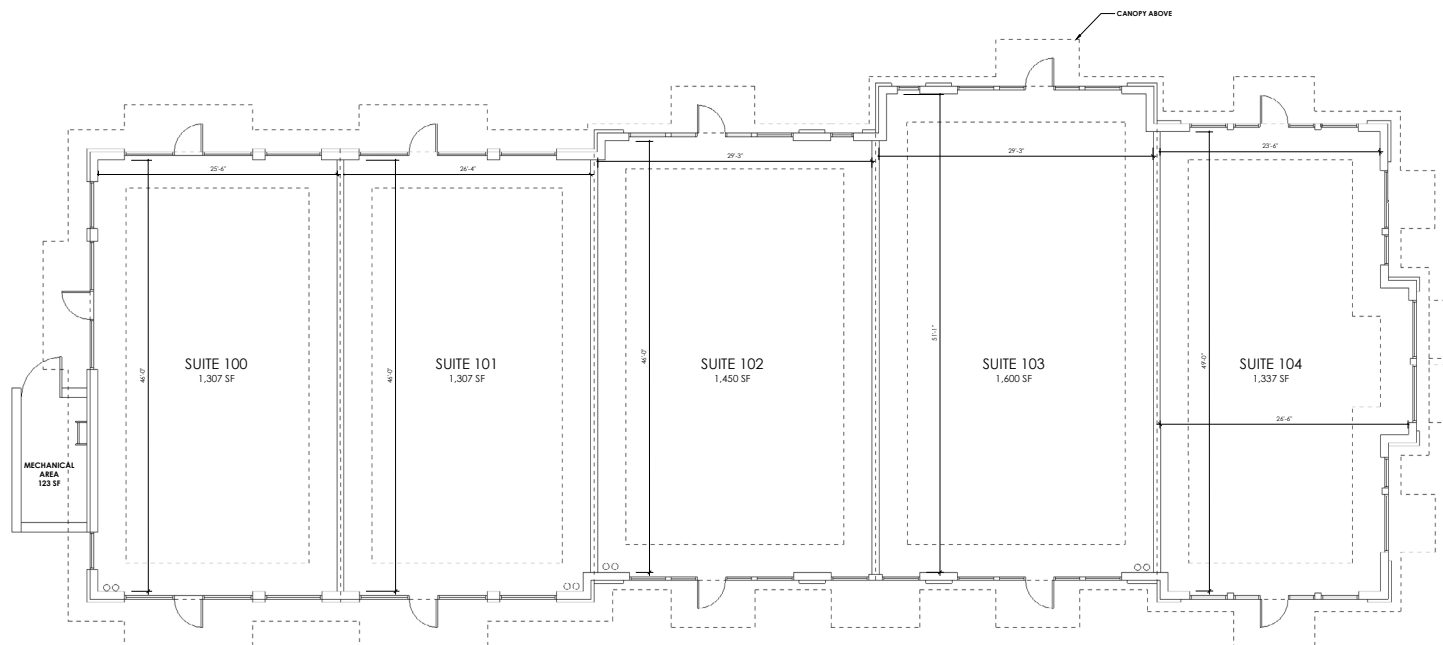
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Building 2



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