



# Wake Forest Exchange

Star Road

Wake Forest, NC 27587



NAIOP  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
NATIONAL  
DEVELOPER  
OF THE YEAR  
— 2018 —

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## About Wake Forest Exchange

- ▶ New 30-acre business community located along Star Road (US 1) near South Main Street (New Falls of Neuse Road)
- ▶ Flexible suite sizes ranging from 2,400 square feet up to 59,760 square-feet with full-building opportunities
- ▶ Conveniently located near a variety of business amenities, shopping, entertainment and restaurants, as well as a diverse residential area featuring both mature and new communities
- ▶ Just 13 miles north of downtown Raleigh with quick convenient connections to surrounding communities
- ▶ Access top talent from North Carolina's Research Triangle – located less than 30 minutes from North

### Traffic Count (MDOT)

Star Road at Burlington Mills Road: 55,920 vehicles/day

### Demographics

	1 Miles	3 Miles	5 Miles
Population	1,965	44,547	102,086
Avg. Household Income	\$87,090	\$110,608	\$103,762

### Flex/R&D Buildings

Building A	59,760 SF	FUTURE
Building B	35,280 SF	FUTURE
Building C	24,000 SF	FUTURE

### Flex/R&D Specifications

Suite Sizes	2,400 up to 59,760 SF
Ceiling Height	
Buildings A & B	18 ft. clear minimum
Building C	16 ft. clear minimum
Loading	Dock or drive-in
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Zoning	HB

### Single-Story Office Building

Building A	25,600 SF	FUTURE
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### Single-Story Office Specifications

Suite Sizes	2,560 up to 25,600 SF
Ceiling Height	10 ft. clear minimum
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Zoning	HB

### Retail Buildings

Building A	10,725 SF	FUTURE
Building B	9,425 SF	FUTURE





# Wake Forest Exchange | Site Plan



CAPITAL BOULEVARD

STAR ROAD

VIA FORTUNATA PLAZA



FOREST  
CONSERVATION  
AREA



*\*For illustrative purposes only*



- ◀ 22 MILES TO DURHAM, NC
- ◀ 34 MILES TO CHAPEL HILL, NC
- ▼ 14 MILES TO RALEIGH, NC

**55,920 VEHICLES/DAY**

**Distances to:**

- Chapel Hill, NC ..... 34 miles
- Durham, NC ..... 22 miles
- Raleigh, NC ..... 13 miles
- Raleigh-Durham International Airport ..... 20 miles

# Contact Us

For additional leasing information or to schedule a tour, contact:

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