

CRENSHAW CORNERS

WAKE FOREST, NC 27587

FOR LEASE

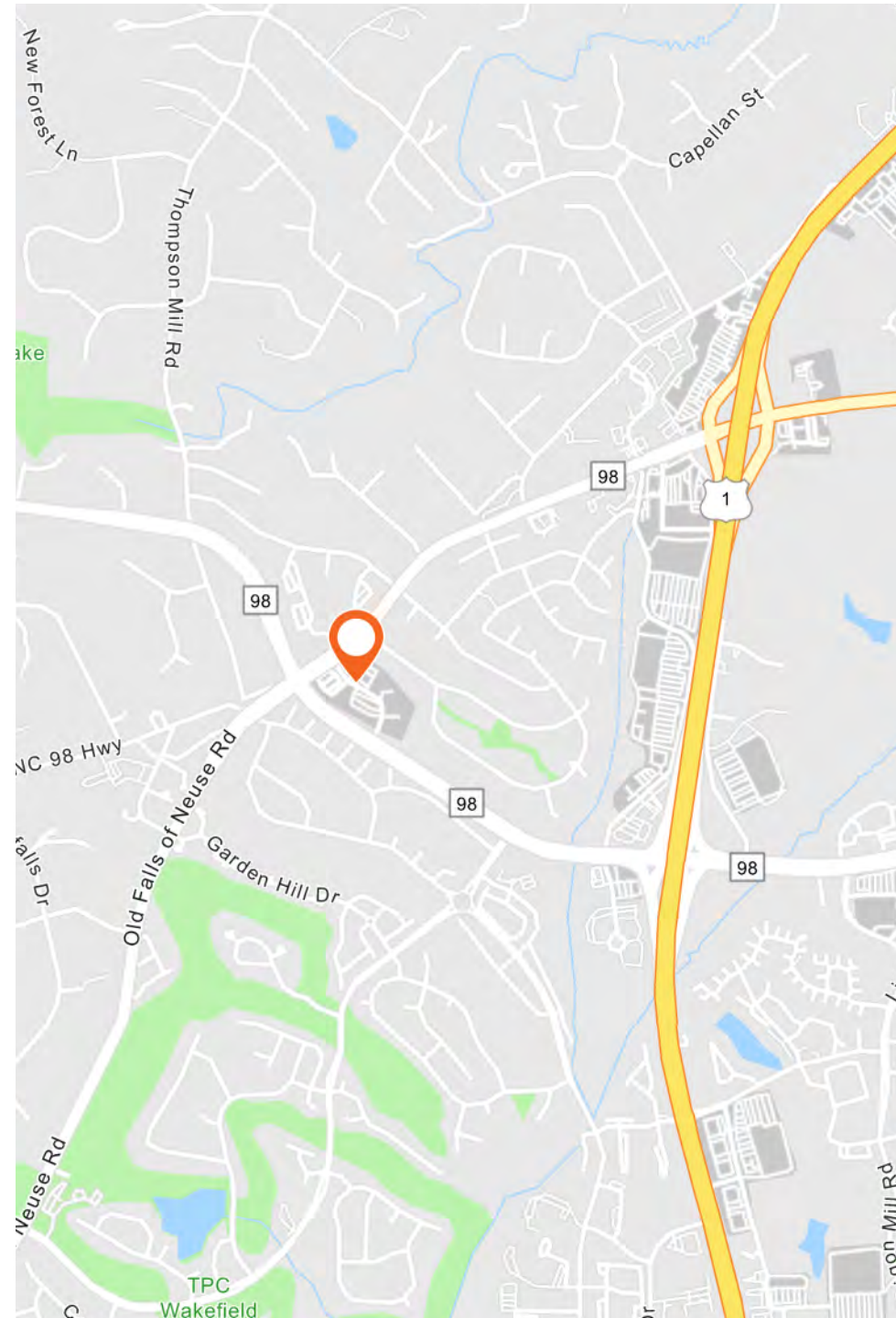


PROPERTY OVERVIEW

Prime outparcel opportunity located off Hwy 98 and Durham Rd in Wake Forest. The site offers A+ road frontage and visibility, plus has close proximity to US 1/Capital Blvd

PROPERTY HIGHLIGHTS

- Parcel Size: 1 Acre
- Grocery anchored outparcel
- 22,500 AADT on NC-98 | 16,500 AADT on Old Falls of Neuse Rd | 13,500 AADT on Durham Rd
- Median Household Income: 1 mile, \$127,059
- Area Retailers include:





MARKET OF WAKE FOREST

- 9 products
- BIG LOTS!
- KFC
- Pizza Hut
- DQ
- BURGER KING
- myeyeDR

- Great Clips
- tropical CAFE
- Showmars
- Jersey Mike's SUBS
- PIVOT PHYSICAL THERAPY
- UBREAKIFIX

WAKE FOREST CROSSING

- ME Massage Envy
- AspenDental
- MATTRESS FIRM
- RACK ROOM SHOES
- Lowes
- MUSIC & ARTS
- FedEx Office
- AspenDental
- EAST COAST WINGS & ROLL
- petco
- TJ-maxx
- Michael's
- DN KN
- vetco
- DOLLAR TREE
- Kirklands
- cricket wireless
- TJ-maxx
- KOHL'S
- THE VITAMIN SHOPPE
- SUPERCUTS
- CATO
- ROSS DRESS FOR LESS

- MATTRESS FIRM
- Banfield PET HOSPITAL
- SportClips HAIRCUTS
- PET SMART
- Staples

- verizon
- eyecarecenter
- Chick-fil-A
- Freddy's STEAKBURGERS
- Marcos PIZZA
- at&t
- FIREHOUSE SUBS
- Papa Murphy's
- Wendy's
- Wendy's
- Starbucks

AREA OVERVIEW



ACCESS POINTS

CRENSHAW CORNERS | WAKE FOREST, NC

DEMOGRAPHIC COMPARISON

	5 MIN	10 MIN	15 MIN
 2024 Population Density	11,755	61,294	165,100
 2024 Daytime Population	11,445	58,385	140,662
 2024 Daytime Worker Population	6,139	30,058	65,772
 2024 Households	4,617	23,508	60,878
 2024 Median HH Income	\$128,242	\$121,442	120,109
 2024 Average HH Income	\$165,679	\$160,775	\$157,439

DEMOGRAPHICS

RETAIL BUILDING OPTION - SITE PLAN



AVAILABLE PARCEL

DRIVE THRU OPTION - SITE PLAN



**AVAILABLE
PARCEL**



EXCLUSIVE AGENT(S):

JEFF NIMMER, CCIM

jeff.nimmer@tscg.com
919.380.8041

TAYLOR DROUILLARD

taylor.drouillard@tscg.com
919.380.8041

JACOB MULL

jacob.mull@tscg.com
919.380.8041

4601 SIX FORKS RD
SUITE 405
919.380.8041
TSCG.COM