

0 Wrigley Drive

±6.05-Acre Commercial/Self Storage Development Opportunity in Wake Forest, NC



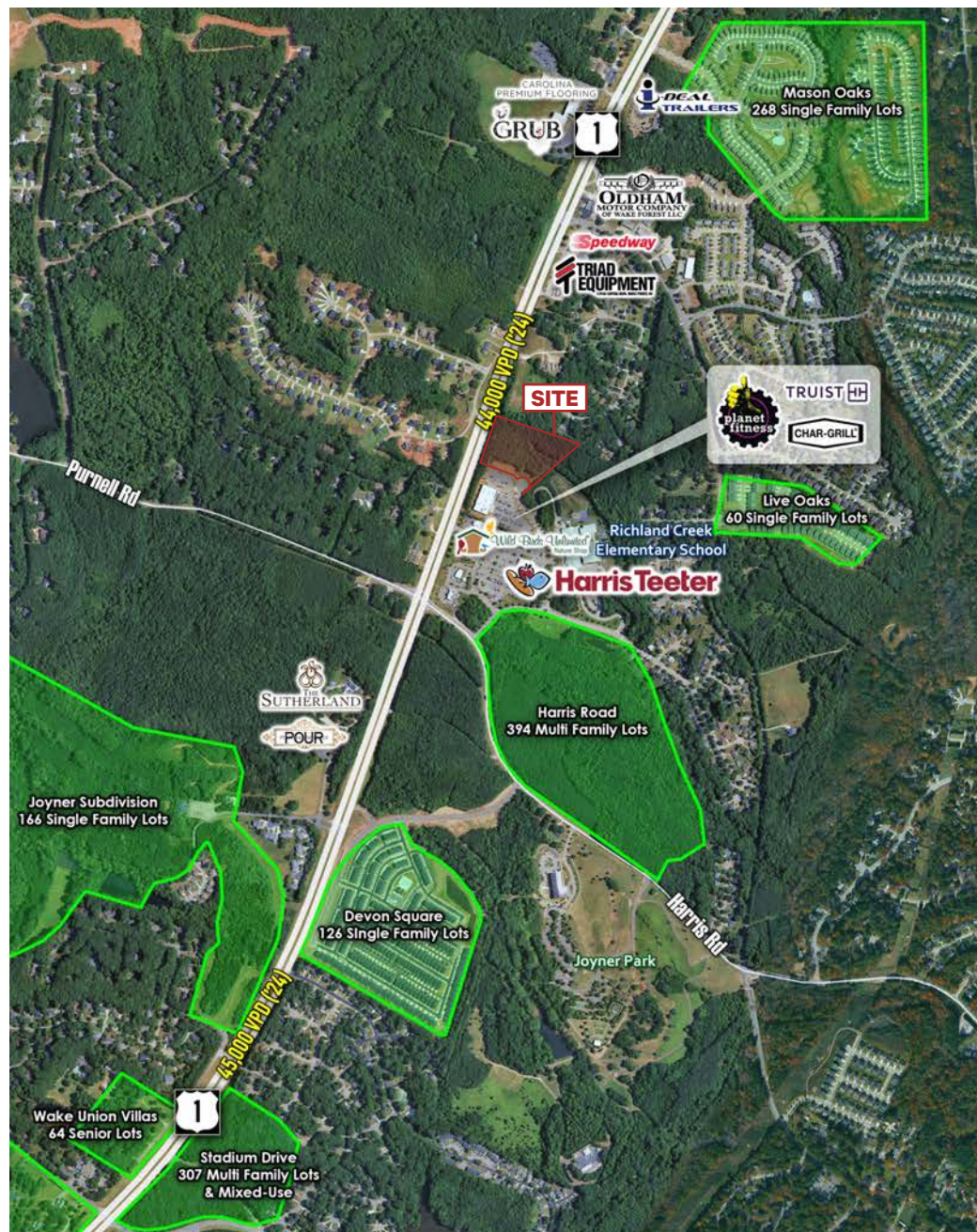
Property Highlights

CBRE is pleased to present a ±6.05-acre commercial/self-storage development opportunity located along the Capital Boulevard Corridor (45,000 VPD) within the Raleigh MSA. The property is directly adjacent to Harris Crossing, a 65,000-square-foot grocery anchored-shopping center, and surrounded by numerous new developments. Currently zoned Conditional Use Highway Business, the site accommodates a wide range of auto-oriented commercial uses, including self-storage, banks, medical clinics, restaurants, bars, hotels, etc. A preliminary site plan shows the potential for a two-story, 10,000-square-foot medical office building with a minimum of 40 parking spaces.

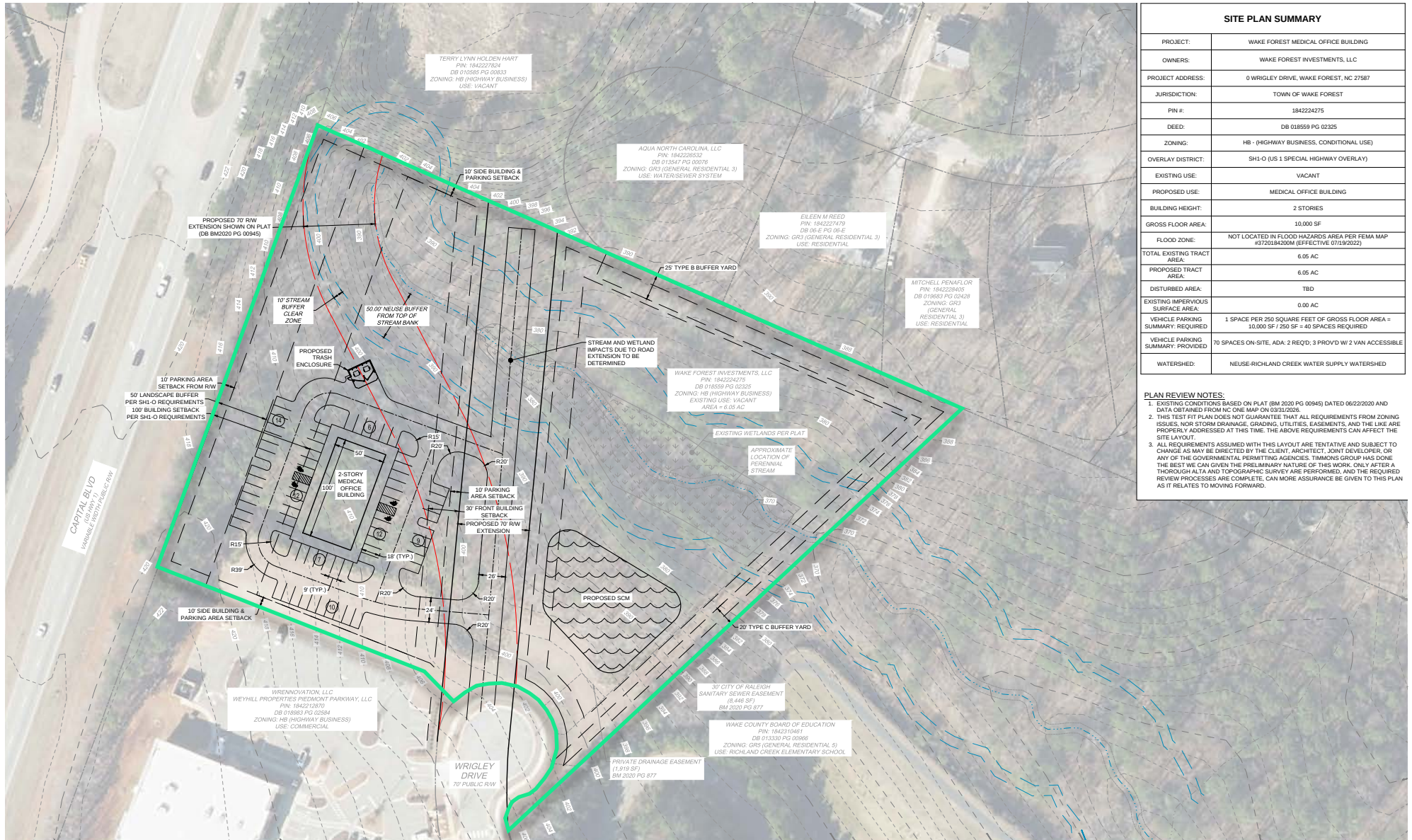
Site Size	±6.05 acres
Current Zoning	Conditional Use Highway Business (Town of Wake Forest ETJ)
Future Land Use	Corridor Commercial (Town of Wake Forest ETJ)
Utilities	Municipal water and sewer
Access Extension	Via Wrigley Drive
PIN	1842224275
Sales Price	\$800,000

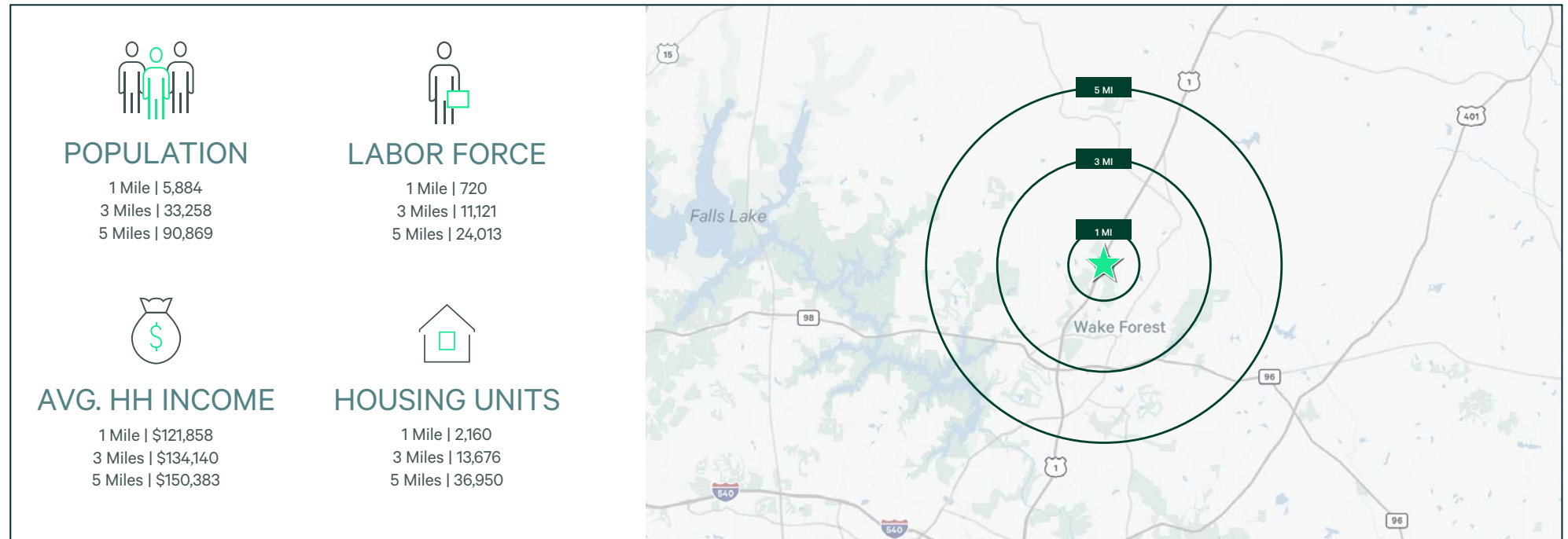
[Click Here](#) for Available Due Diligence

- Zoning Approval Letter
- Phase I ESA
- Preliminary Geotechnical Engineering Report
- Concept Layout
- ALTA Survey



Preliminary Medical Office Building Layout





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