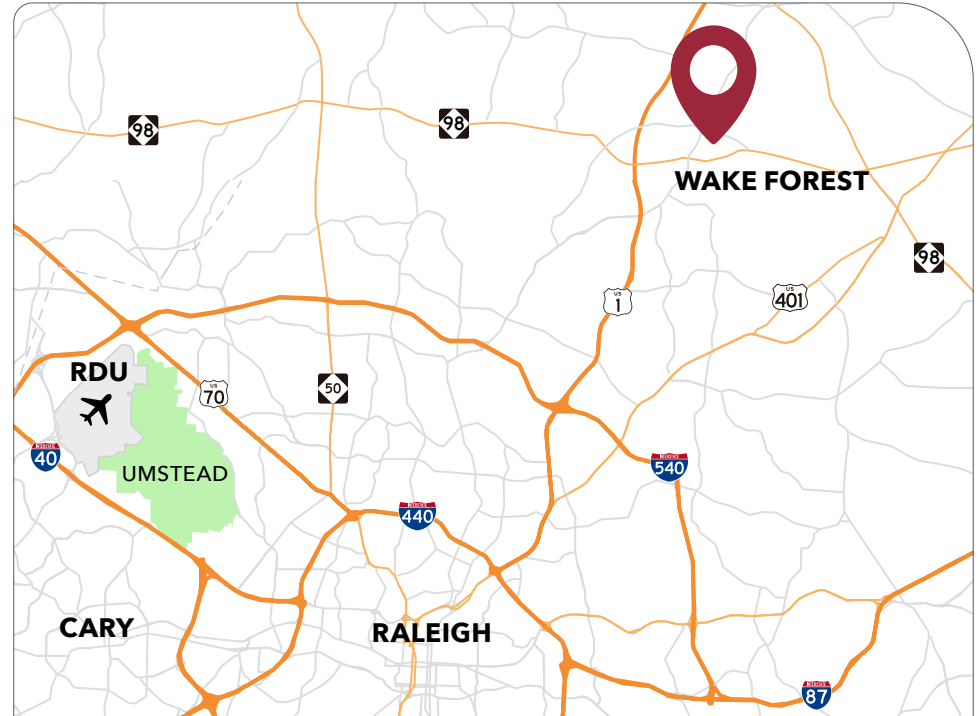


# PROPERTY

## HIGHLIGHTS

- **Approved Site Plan** - 23,438 SF former assisted living care center with approved site plan for up to 31 beds for 62 & over (100% of the dwelling units must be designated for residents 62 years & older)
- 2.75 acres located in the heart of downtown Wake Forest with easy access to highways and direct access to Raleigh via US 1/ Capital Boulevard
- Zoning - Residential Mixed-Use Conditional District (RMX-CD) - single-story building offering easy access for all resident rooms on the main floor
- Property offers easy parking and access to front door as well as several other entrance points around the building and numerous amenities and services nearby
- [Older Adult Population is Projected to Expand Most in NC Counties](#) by the Office of State Budget and Management
- Sale Price: \$1,500,000 (Seller-financing available)

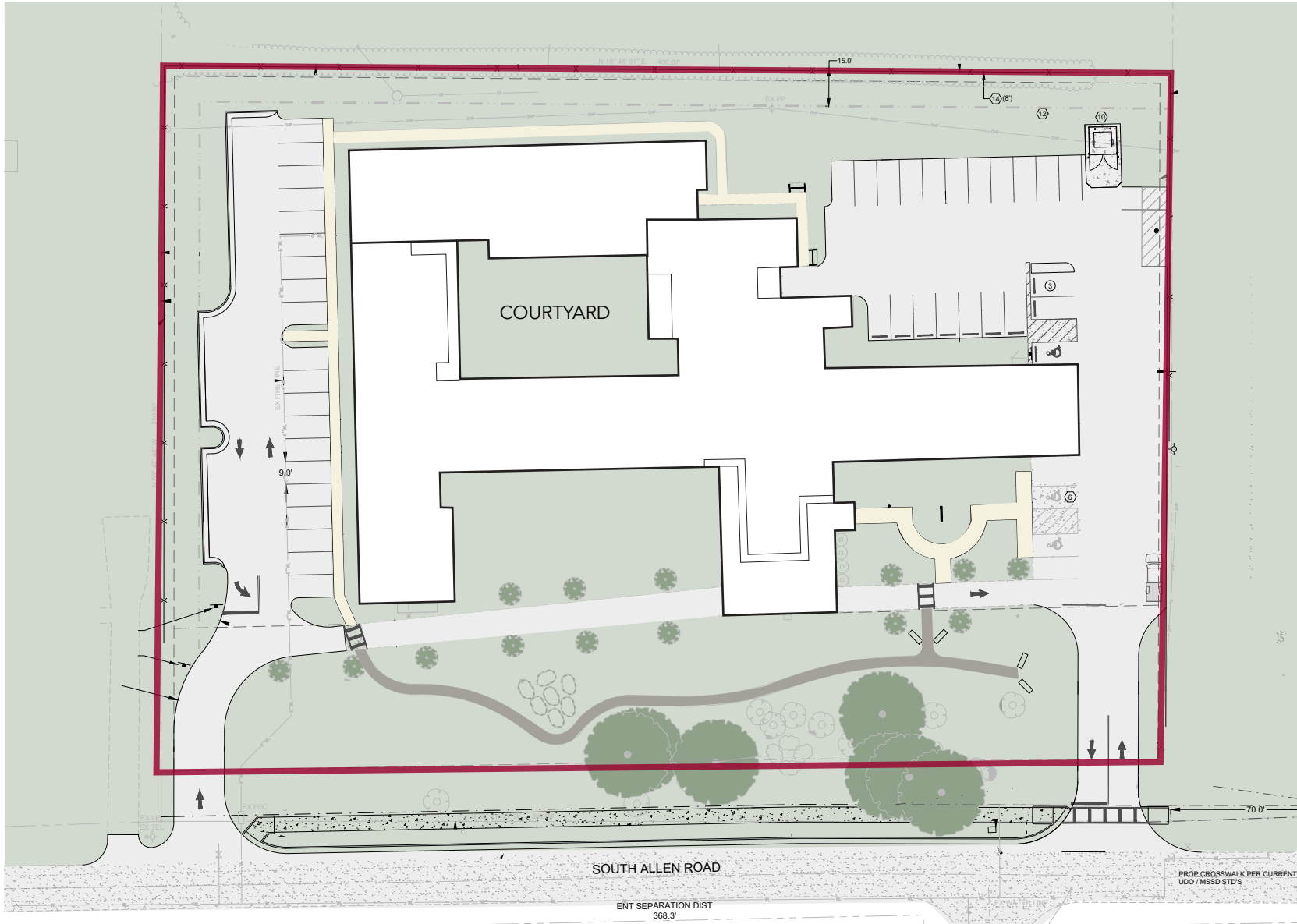


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population (2024)	8,441	59,511	106,199
Median HH Income	\$98,329	\$116,376	\$120,337
Median Age	40.1	38.5	39.4
Bachelor's Degree or Higher	52.9	60.6	59.4
Daytime Population	8,784	54,279	91,155



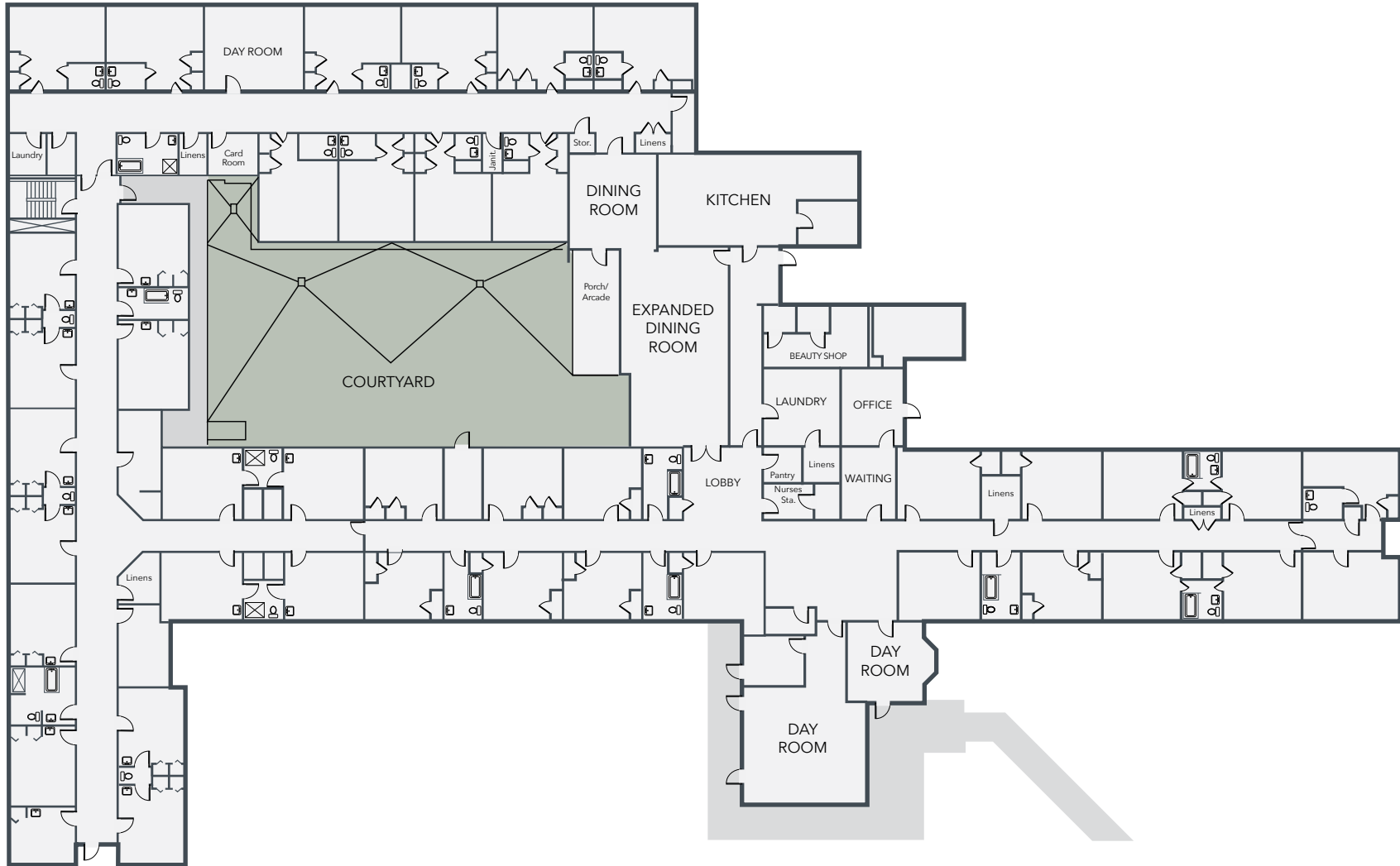
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MASTER PLAN





FLOOR PLAN





