

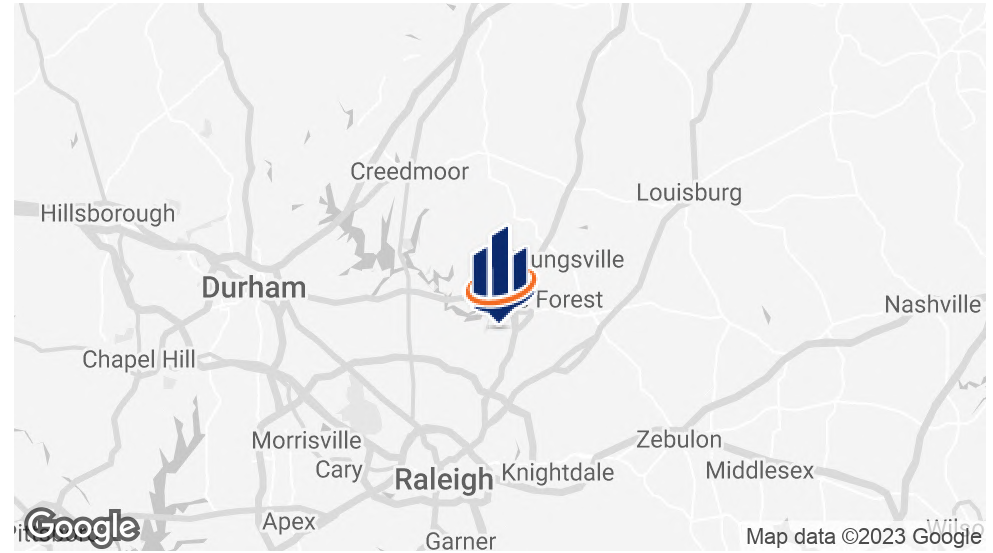


FOR LEASE

WAKEFIELD CROSSING
13200 FALLS OF NEUSE ROAD
RALEIGH, NC 27614



PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±75,927 SF
AVAILABLE SF:	±1,180 - 9,797
LOT SIZE:	±9.91 Acres
ZONING:	CX-3
APN:	0299777
YEAR BUILT:	2001
VIDEO:	View Here

PROPERTY OVERVIEW

Wakefield Crossing is a retail shopping center located in Raleigh, NC. The shopping center has a diverse mix of tenants, including grocery, restaurants, personal services, and medical offices. Located just minutes from Wake Forest (population 54,000+), the center features easy access to major highways/residential neighborhoods.

Overall, Wakefield Crossing is an attractive location for retail businesses looking to establish a presence in a growing, affluent market. With a variety of existing tenants and two available spaces, the shopping center offers an excellent opportunity for retail businesses to tap into the strong local economy.

PROPERTY HIGHLIGHTS

- Prime location with high visibility and foot traffic
- Traffic count on Falls of Neuse Road is 26,000 vehicles per day
- Experienced leasing and property management team

JOHNNY WEHMANN

O: 919.287.3218

johnny.wehmann@svn.com

WAKEFIELD CROSSING | 13200 Falls Of Neuse Road Raleigh, NC 27614



SITE PLAN



JOHNNY WEHMANN

O: 919.287.3218

johnny.wehmann@svn.com

WAKEFIELD CROSSING | 13200 Falls Of Neuse Road Raleigh, NC 27614



AERIAL SITE PHOTOS



JOHNNY WEHMANN
O: 919.287.3218
johnny.wehmann@svn.com

WAKEFIELD CROSSING | 13200 Falls Of Neuse Road Raleigh, NC 27614



SITE PHOTOS



JOHNNY WEHMANN

O: 919.287.3218

johnny.wehmann@svn.com

WAKEFIELD CROSSING | 13200 Falls Of Neuse Road Raleigh, NC 27614

SVN
REAL ESTATE ASSOCIATES

SITE PHOTOS



JOHNNY WEHMANN

O: 919.287.3218

johnny.wehmann@svn.com

WAKEFIELD CROSSING | 13200 Falls Of Neuse Road Raleigh, NC 27614



LOCATION OVERVIEW

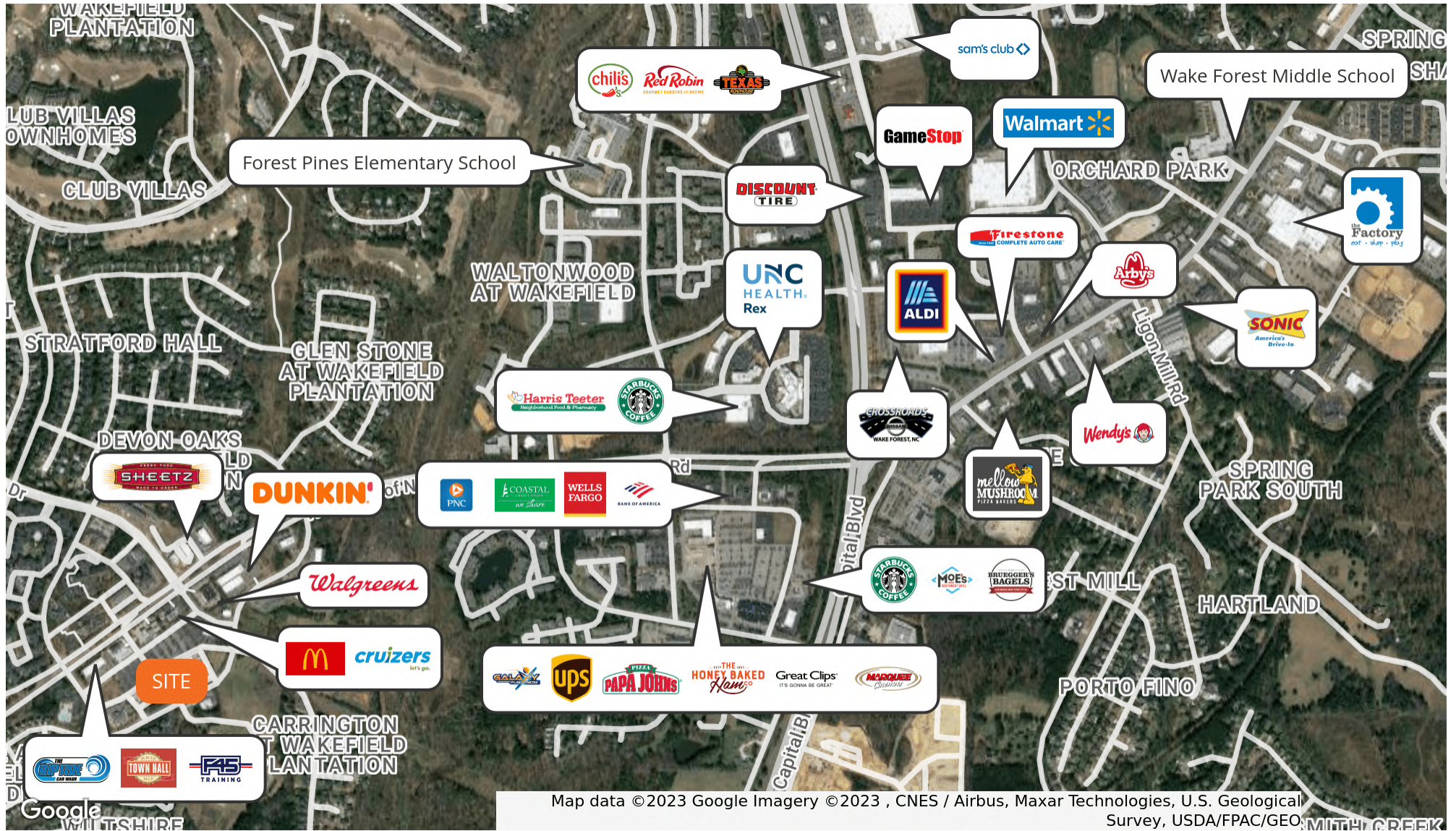


JOHNNY WEHMANN
O: 919.287.3218
johnny.wehmann@svn.com

WAKEFIELD CROSSING | 13200 Falls Of Neuse Road Raleigh, NC 27614



RETAILER MAP



Map data © 2023 Google Imagery © 2023, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEOINT, MITHI, CREEK

JOHNNY WEHMANN

Phone: 919.287.3218

Email: johnny.wehmann@svn.com

WAKEFIELD CROSSING | 13200 Falls Of Neuse Road Raleigh, NC 27614



DEMOGRAPHICS MAP & REPORT

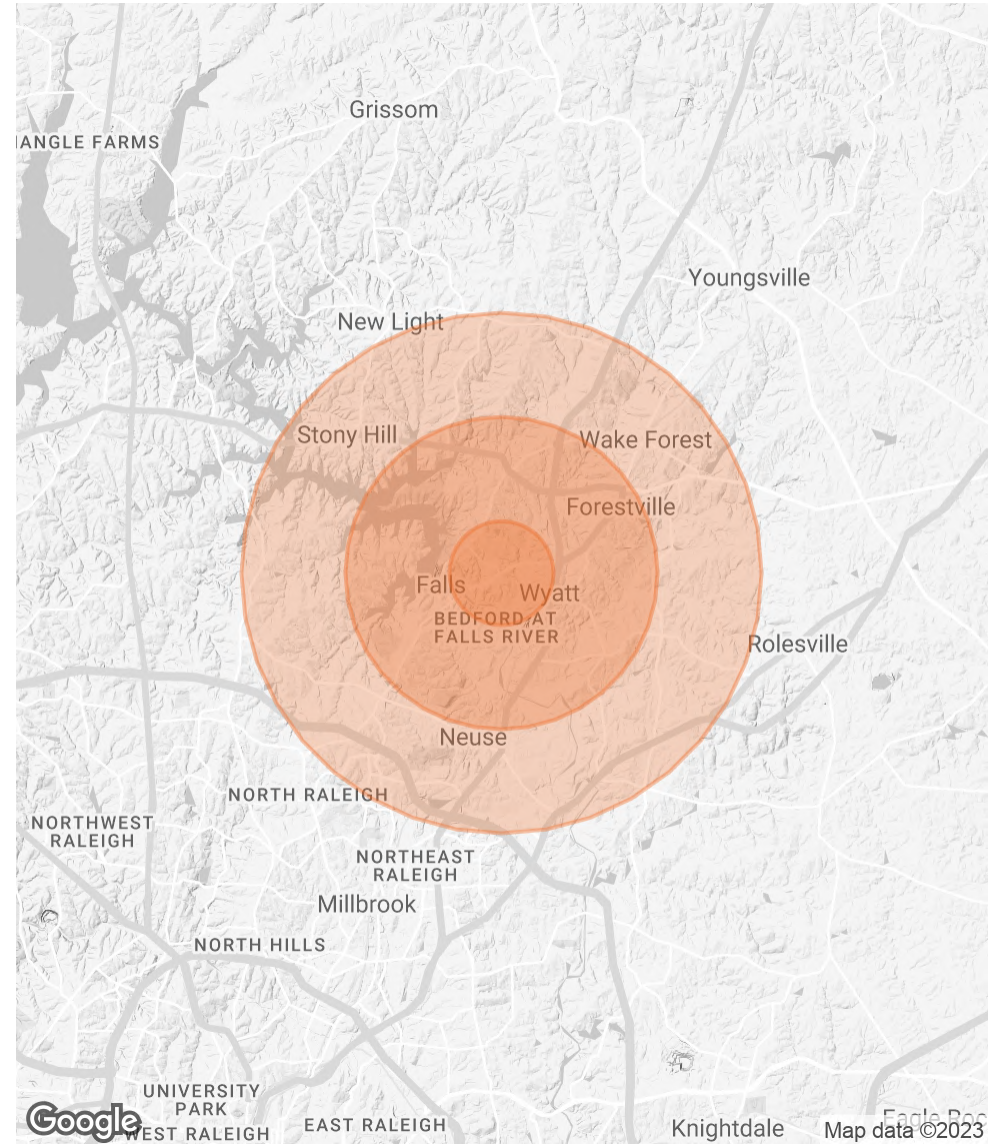
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,623	43,404	115,781
AVERAGE AGE	45.0	40.8	39.4
AVERAGE AGE (MALE)	43.1	38.3	37.8
AVERAGE AGE (FEMALE)	45.7	43.1	40.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,145	18,474	45,725
# OF PERSONS PER HH	2.1	2.3	2.5
AVERAGE HH INCOME	\$111,683	\$116,430	\$115,056
AVERAGE HOUSE VALUE	\$330,065	\$320,083	\$317,109

* Demographic data derived from 2020 ACS - US Census



JOHNNY WEHMANN

O: 919.287.3218

johnny.wehmann@svn.com

WAKEFIELD CROSSING | 13200 Falls Of Neuse Road Raleigh, NC 27614



ADVISOR BIO



JOHNNY WEHMANN

Senior Advisor

johnny.wehmann@svn.com

Direct: **919.287.3218** | Cell: **919.259.3618**

PROFESSIONAL BACKGROUND

Johnny brings a 16-year background of diverse real estate experience to SVN | REA. While he practices commercial brokerage throughout the Triangle, Johnny has found a niche working in Chatham, Durham and Orange Counties. Before joining SVN | REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management with a focus on retail and office properties. Johnny also spent several years as a Property Manager/Broker-in-Charge focusing on Multi-Family housing with Ticon Properties. Outside of work, Johnny can regularly be found at local music venues and sporting events. He especially loves outdoor adventures with his wife Catherine, daughters Laney and Cora, and their two dogs, Dash and Emmie.

EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders
- Volunteer, Mental Health Association of the Triangle

JOHNNY WEHMANN

O: 919.287.3218

johnny.wehmann@svn.com

WAKEFIELD CROSSING | 13200 Falls Of Neuse Road Raleigh, NC 27614