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**ESTEEM**  
PROPERTIES

FOR ALL REAL ESTATE NEEDS

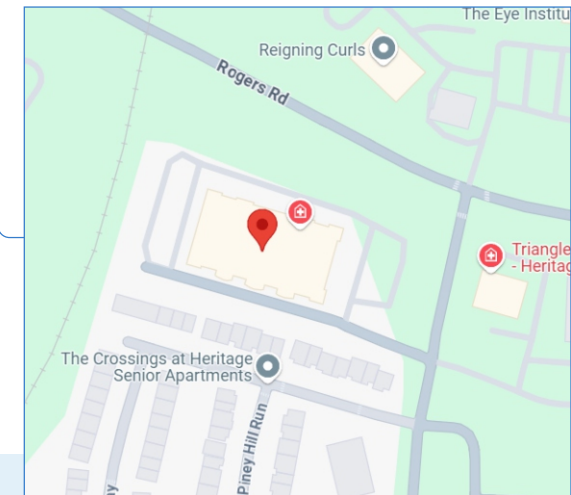
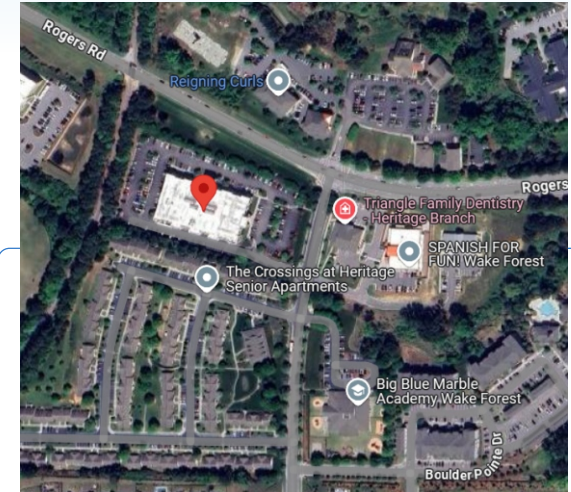


OFFICE FOR SALE | PRIME INVESTMENT OPPORTUNITY

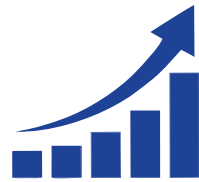
## PROPERTY HIGHLIGHTS

### 6,042 SF OFFICE/MEDICAL UNIT FOR SALE (UNIT #216)

- List Price **\$2,050,000**
- **5.7%** Cap Rate
- 3% Annual Escalation Leased till 05/30/2030
- Current Tenant - BreakThrough Physical Therapy - 25 Locations in NC
- Total Building Size **77,640 Sq ft** (100% Leased), Building on 4.57 acres lot
- Prime Wake Forest location
- Class A office/medical space with elevator access on the second floor



Prime Investment  
Development Opportunity



High growth area



Located in the  
RTP/I-540 Corridor



Close proximity of  
major businesses

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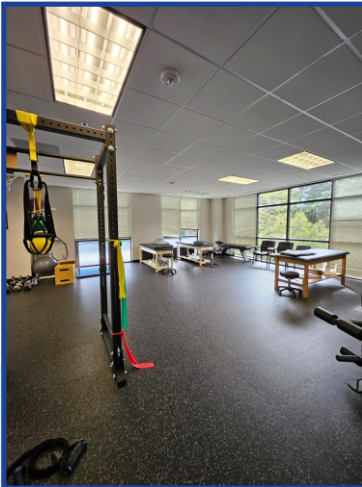
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# DEMOGRAPHICS

**75k+**

Total population within  
ten-mile radius

**5.5k+**

Total business within  
ten-mile radius

**50k+**

Total employees within  
ten-mile radius

**50k+**

Households within  
ten-mile radius

**\$97k+**

Avg. hh income within  
ten-mile radius

**\$450k+**

Avg. house value within  
ten-mile radius

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# Wake Forest, NC

## PROPERTY OVERVIEW

Class A office/medical space with elevator access on the second floor. Perfect for professional or medical services. Eighty percent of the building's occupants are medical users. Completed and prepared for occupancy.

● Atrium ● Signage ● Kitchen ● Reception ● Balcony

## PROPERTY FACTS

Building Type : Office

Year Built : 2008

LoopNet Rating : 4 Star

Building Height : 2 Stories

Building Actual Size : 77,640 Sq ft

Building Class : A

Parking : 257 Surface Parking Spaces ,  
60 Covered Parking Spaces

## TRANSPORTATION

### AIRPORT

- Raleigh-Durham International – 30 min drive, 19.8 mi

### COMMUTER RAIL

- Raleigh Union Station – 27 min drive, 16.1 mi27 min drive16.1 mi
- Cary Station – 38 min drive, 23.3 mi38 min drive23.3 mi
- Durham Amtrak Station – 40 min drive, 23.6 mi
- Selma – 59 min drive, 38.0 mi

## Major employers

Channel Advisor	Oracle
Fujifilm Diosynth Biotechnologies	Spectrum
LabCorp	UNC REX Healthcare
Lenovo	Worldwide Clinical Trials
NetApp	Pfizer
Apple	Vinfast
Fidelity	WolfSpeed
Biogen	UBS/Credit Suisse
Humacyte	Google
United Therapeutics	Facebook
Lilly	Epic Games

## Major industries

Technology
Life sciences
Cleantech
Fintech
Bio Pharma
EV manufacturing
Semi Conductor

## Major Universities

Duke University
UNC Chapel Hill
NC State University

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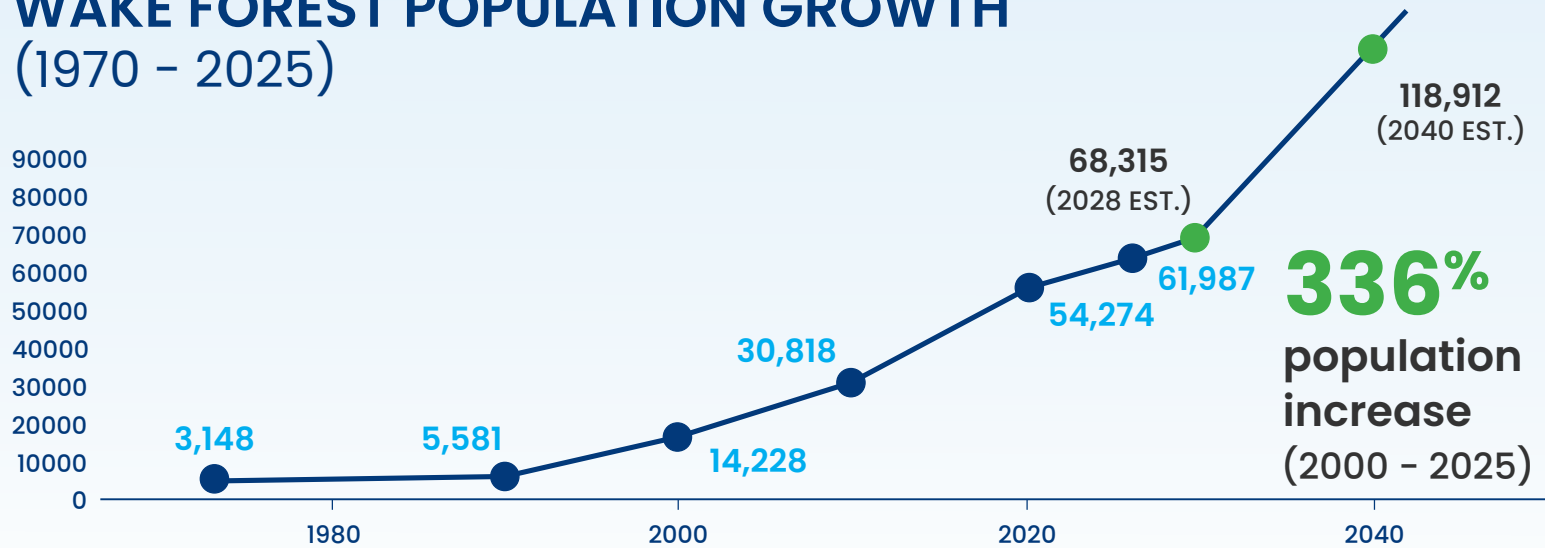
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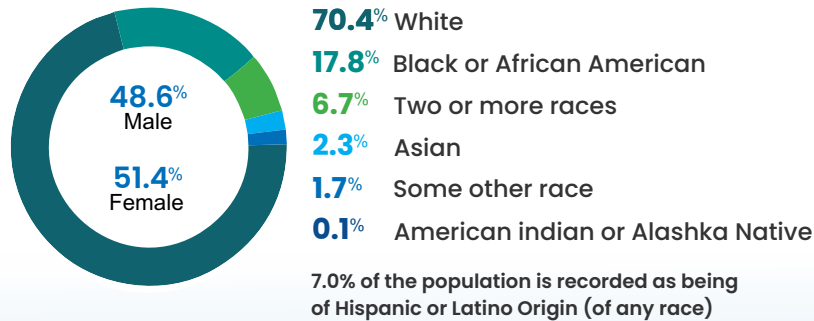
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## WAKE FOREST POPULATION GROWTH (1970 - 2025)



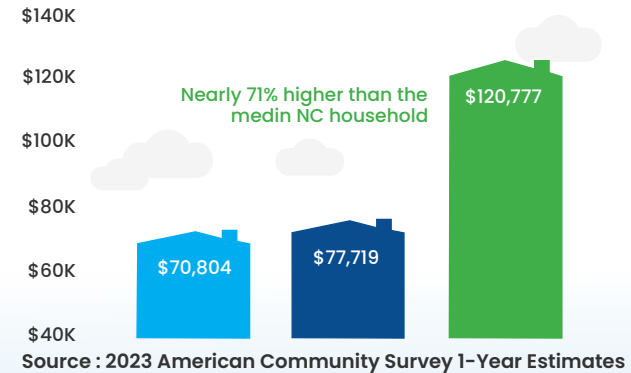
Source : Office of State Budget and Management, US Census and Wake Forest Planning Department

## GENDER & ETHNICITY



Source : 2022 American Community Survey 5-Year Estimates

## MEDIAN HOUSEHOLD INCOME



Source : 2023 American Community Survey 1-Year Estimates

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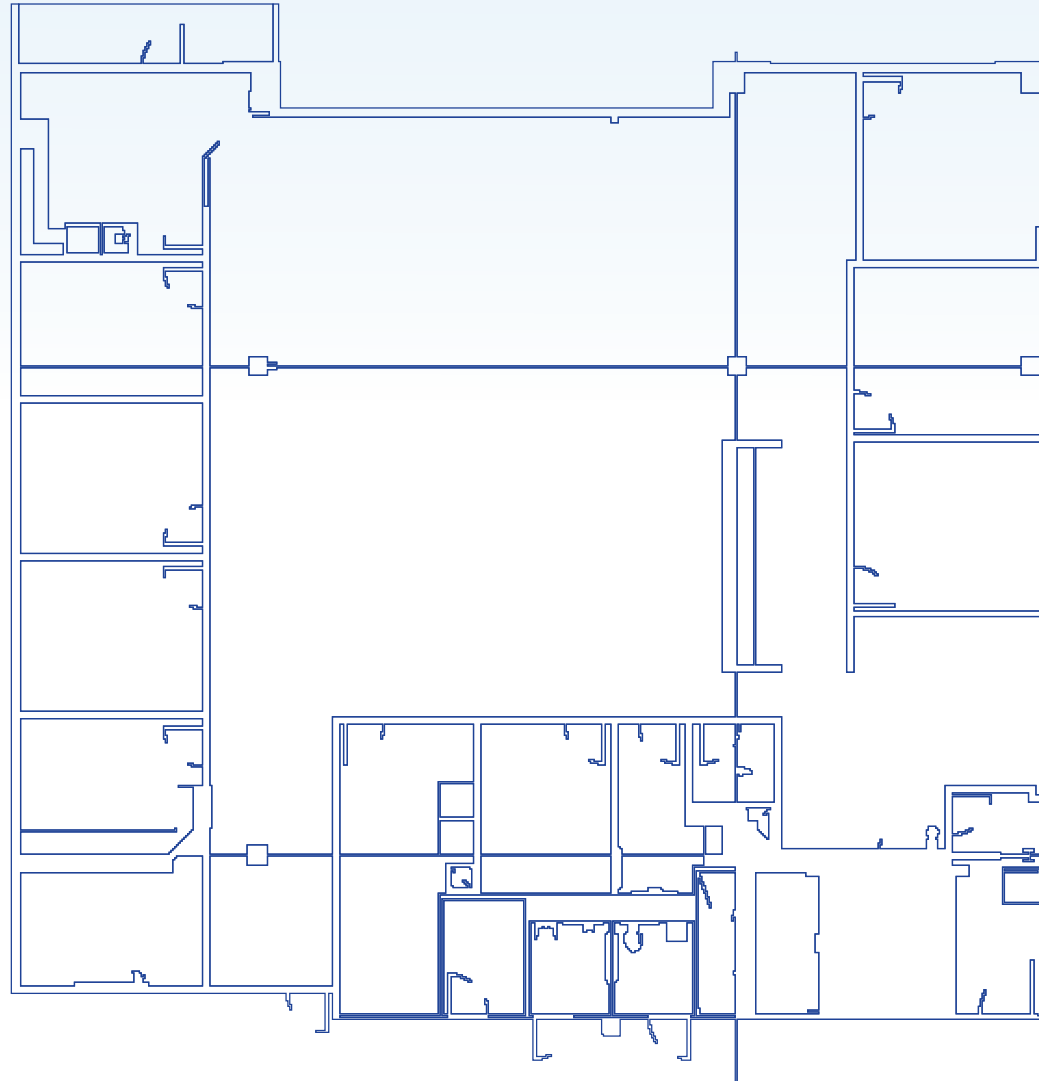
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# MAP



**Where opportunity is as abundant as community**

# FLOOR PLAN





# DISCLOSURES

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## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Esteem Properties- Raleigh Durham in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice..

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