



1001 STADIUM DR.

WAKE FOREST, NC 27587

**LEASE
OR
SALE**

**2,962 SF
MEDICAL
CONDO**

LISTING BROKER:

AMY E. CARROLL

919.227.5518 (O) | 919.606.8992 (M)

ACARROLL@TRADEMARKPROPERTIES.COM



**TRADEMARK
PROPERTIES**

**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552**

**1001 STADIUM DRIVE
WAKE FOREST, NC 27587**



PROPERTY HIGHLIGHTS



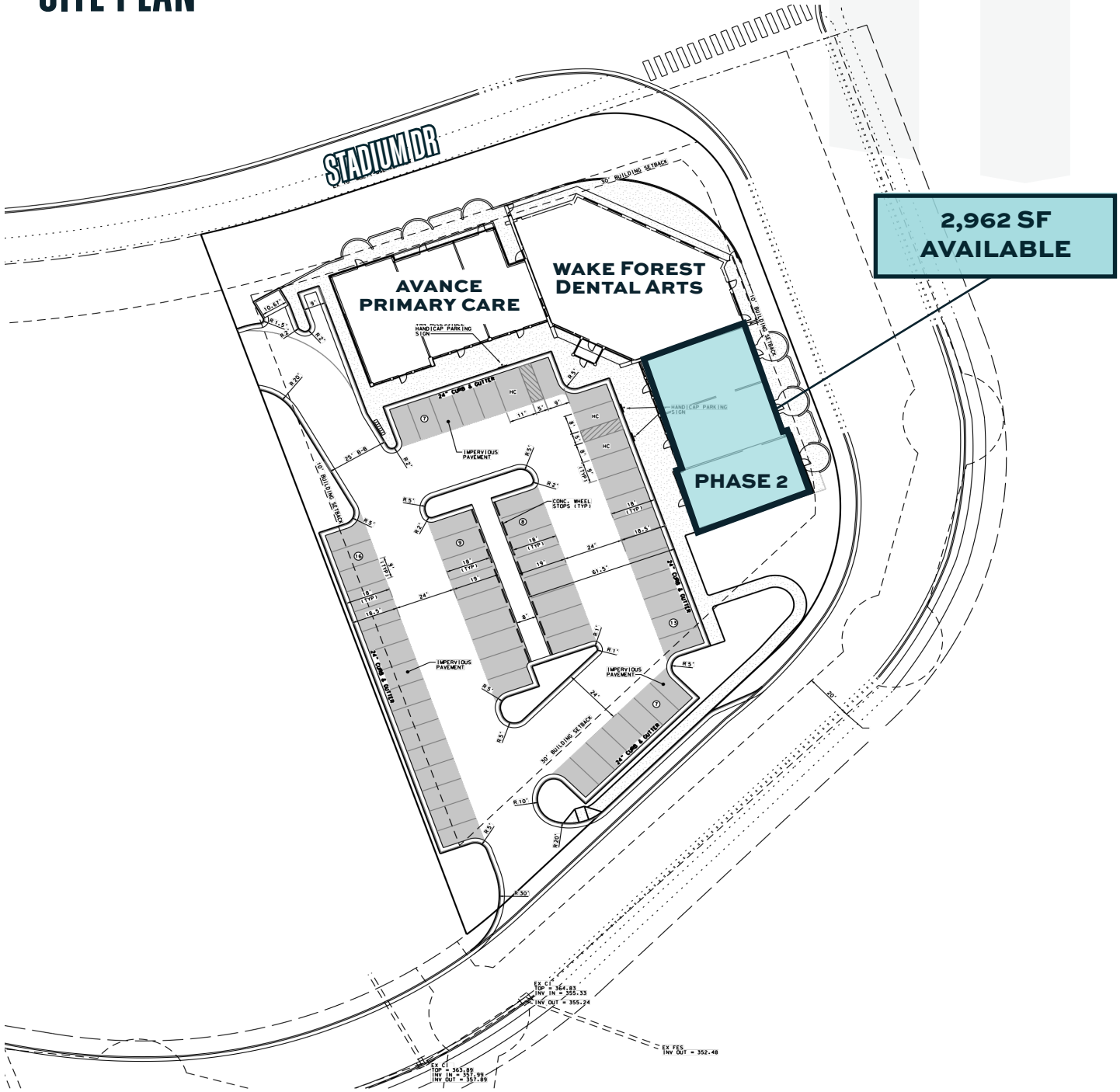
- » Condo Pad Site for Lease or Sale
- » 10,192 SF building space/condo pad
- » 2,962 SF
- » Approved shell plans in hand
- » Ready to build
- » Customizable floor plan
- » Class A medical office
- » Parking ratio: 5.5:1,000 SF
- » TI available for credit tenant
- » Current businesses include Wake Forest Dental Arts and Avance Primary Care
- » Located near the intersection of Capital Blvd and Stadium Dr
- » Adjacent to Wake Forest Crossing shopping center

**LEASE: \$25.00/SF
(SHELL DELIVERY)**

**SALE: \$250.00/SF
(PAD ONLY)**

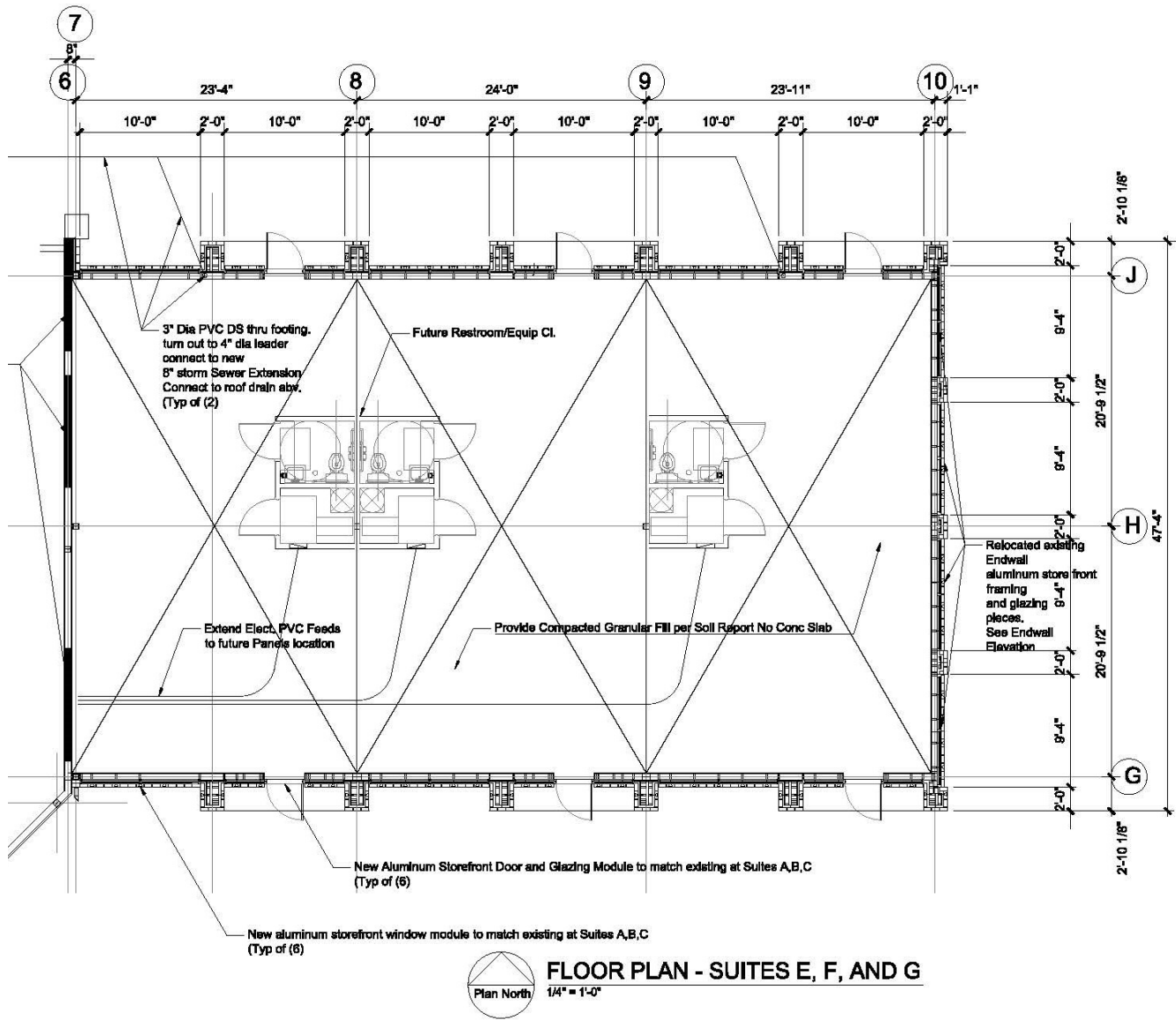
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SITE PLAN



**2,962 SF
AVAILABLE**

SHELL SPACE FLOOR PLAN



FLOOR PLAN - SUITES E, F, AND G

1/4" = 1'-0"

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RETAIL MAP



AMY E. CARROLL
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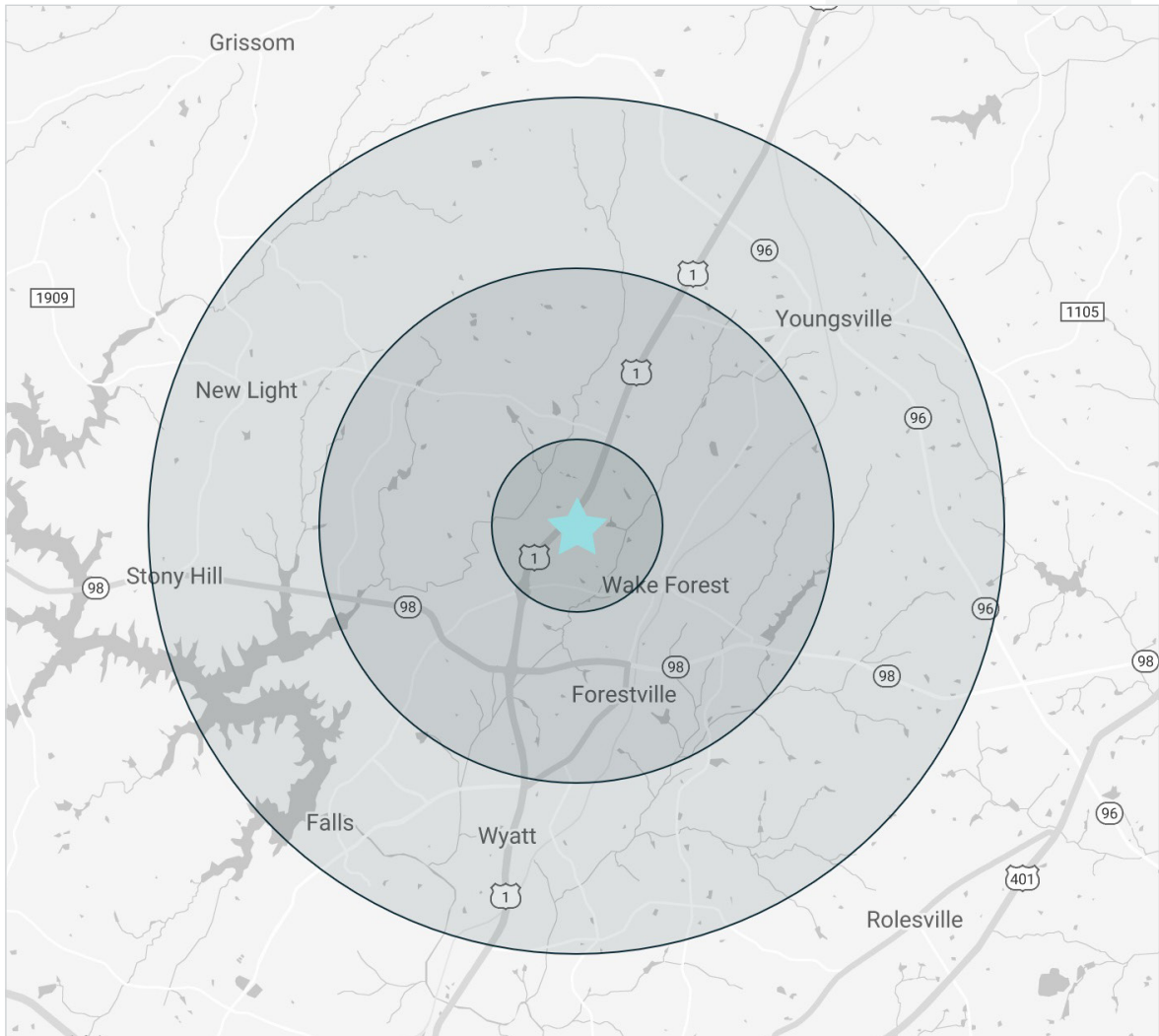


RETAIL MAP



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DEMOGRAPHICS



	1 MILE		3 MILE		5 MILE	
	2023 (Estimated)	2028 (Projected)	2023 (Estimated)	2028 (Projected)	2023 (Estimated)	2028 (Projected)
POPULATION	2,988	3,236	44,877	48,520	89,920	97,940
AVERAGE HOUSEHOLD INCOME	\$110,303	\$103,858	\$146,320	\$138,188	\$155,276	\$145,853

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