

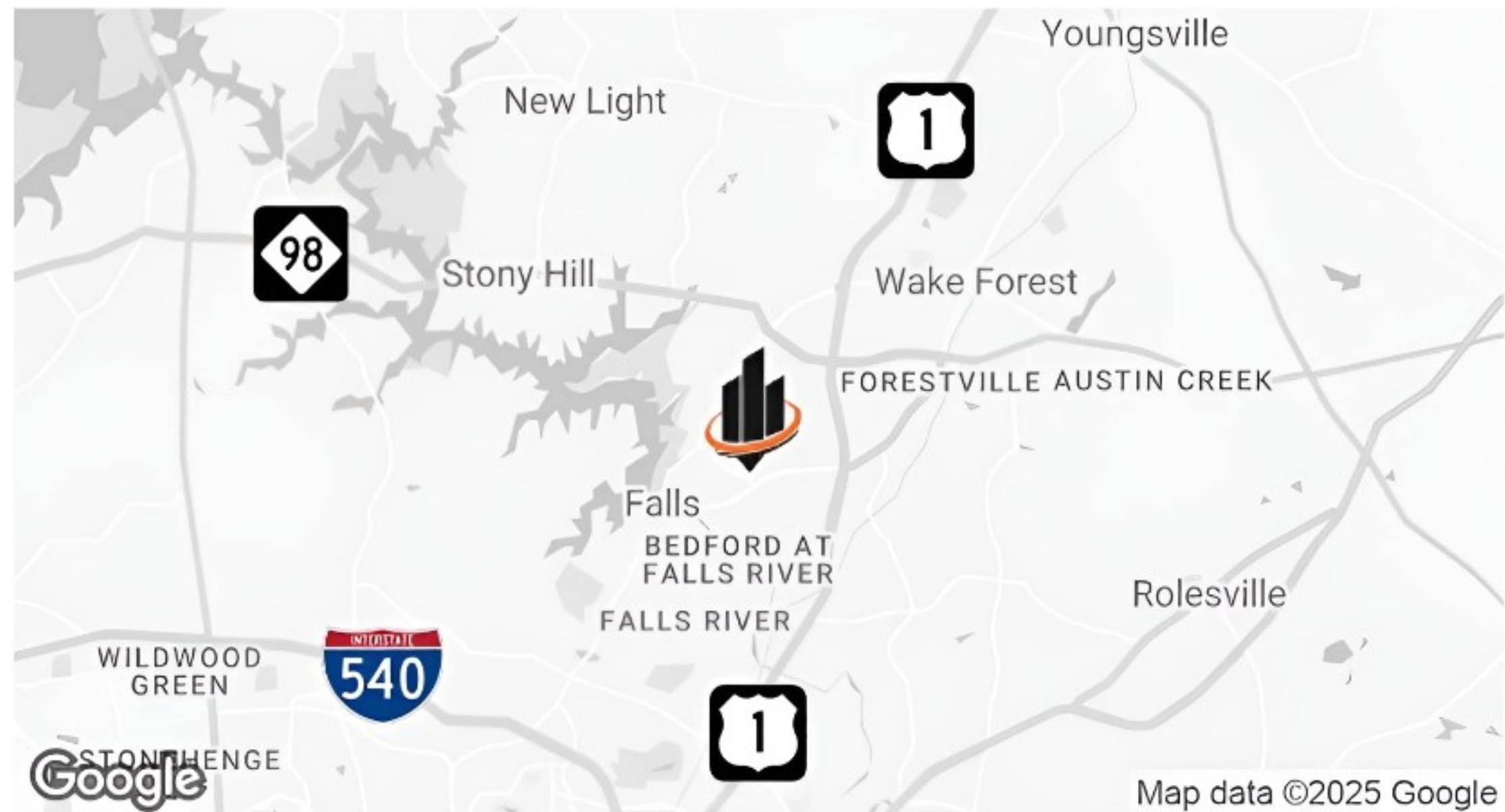


FOR LEASE

WAKEFIELD CROSSING

13200 FALLS OF NEUSE ROAD | RALEIGH, NC 27614

PROPERTY SUMMARY



OFFERING SUMMARY

TOTAL SIZE:	±75,927 SF
AVAILABLE SUITES:	Two (107 & 113)
AVAILABLE SF:	±1,180 - 5,960 SF
LOT SIZE:	±9.91 Acres
ZONING:	CX-3
YEAR BUILT:	2001
COUNTY:	Wake

PROPERTY OVERVIEW

Wakefield Crossing is a **well-positioned retail shopping center in Raleigh, NC**, featuring a diverse tenant mix that includes grocery, dining, personal services, and medical offices. **Located just minutes from Wake Forest (population 56,000+)**, the center offers convenient access to major highways like US 1 (±1 mile) and surrounding residential neighborhoods.

With a strong local economy and an affluent customer base, **Wakefield Crossing presents an excellent opportunity for retail businesses seeking to establish or expand** their presence in a growing market.

PROPERTY HIGHLIGHTS

- Food Lion-anchored center ensures steady customer traffic
- Strong neighborhood demographics and established retail co-tenancy
- Prime visibility (±26,000 VPD), convenient access, and ample surface parking for customers

JOHNNY WEHMANN

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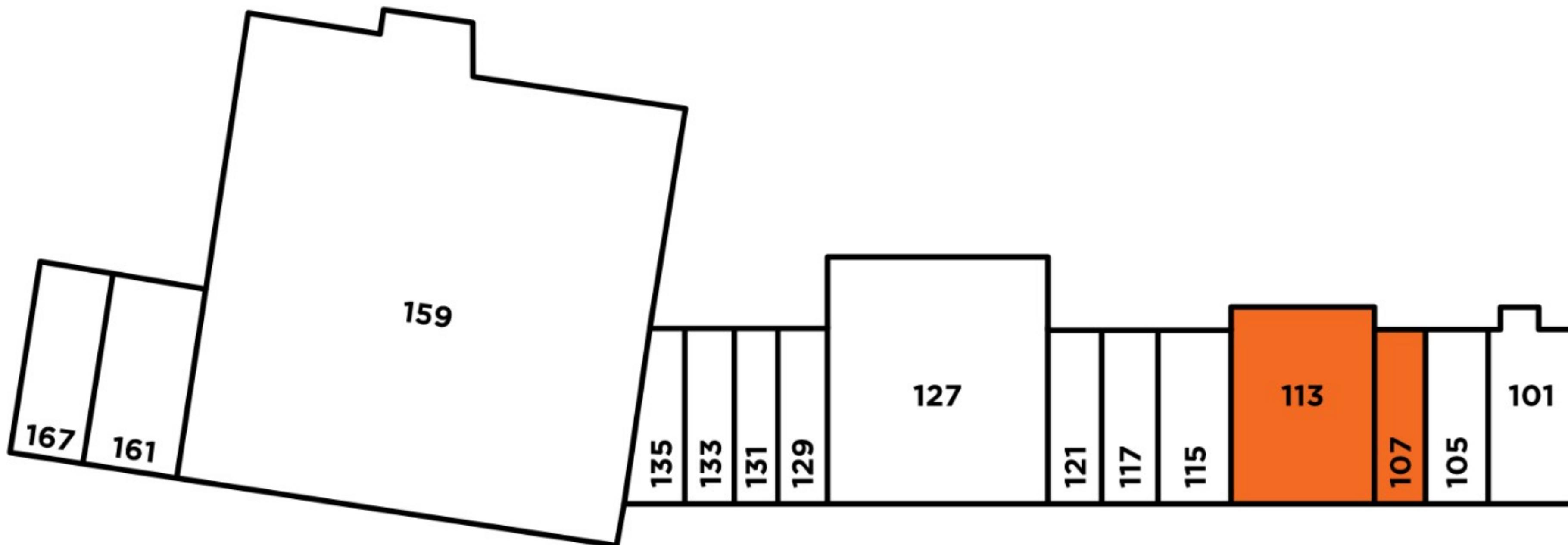
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ALEX ZAJDEL

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SITE PLAN



UNIT	TENANT	SF	UNIT	TENANT	SF
101	Wakefield Tavern	3,171	127	Salons By JC	9,797
105	Hayashi Japanese	2,100	129	Subway	1,400
107	AVAILABLE	1,180	131	Bangkok Thai	1,400
113	AVAILABLE	4,780	133	Mr. Dong Yaxi Tea	1,400
115	D's Bottle Shop	2,100	135	Amy Nails	1,648
117	Dante's Italiano	2,100	159	Food Lion	37,985
121	Jumbo China	1,400	161	Corbett's Burgers	2,752
			167	El Tapatio Mexican	2,714

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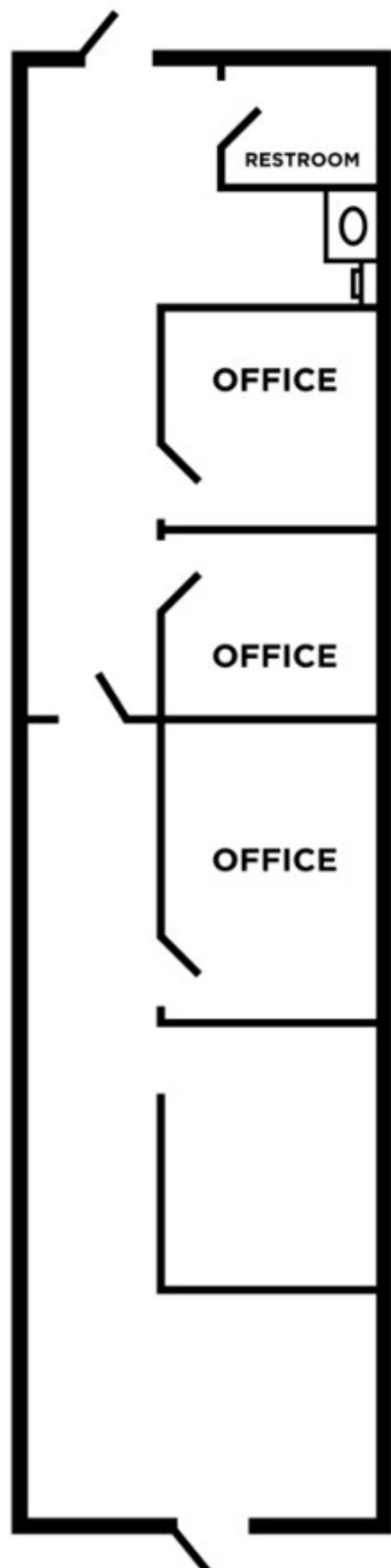
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SUITE 107 OVERVIEW



SUITE DESCRIPTION

A versatile and functional space featuring an **open lobby with built-in reception**, a **dedicated conference room**, and two **private offices** - designed to accommodate a range of professional needs.

The suite also includes a **private restroom** and a rear break area complete with a **kitchenette** for added convenience.

Ideal for medical, office, or service-based users seeking a clean and efficient layout in a professional setting. The tenant is responsible for rent + utilities.

There is also an **option to combine both Suite 107 and 113, taking the total SF to ±5,960**. Contact Johnny Wehmann for more information.

SUMMARY

TOTAL SF: ±1,180 SF (Up to 5,960 SF)

AVAILABLE: Immediately

TICAM: \$6.00/SF

LEASE TYPE: NNN

LEASE RATE: Negotiable

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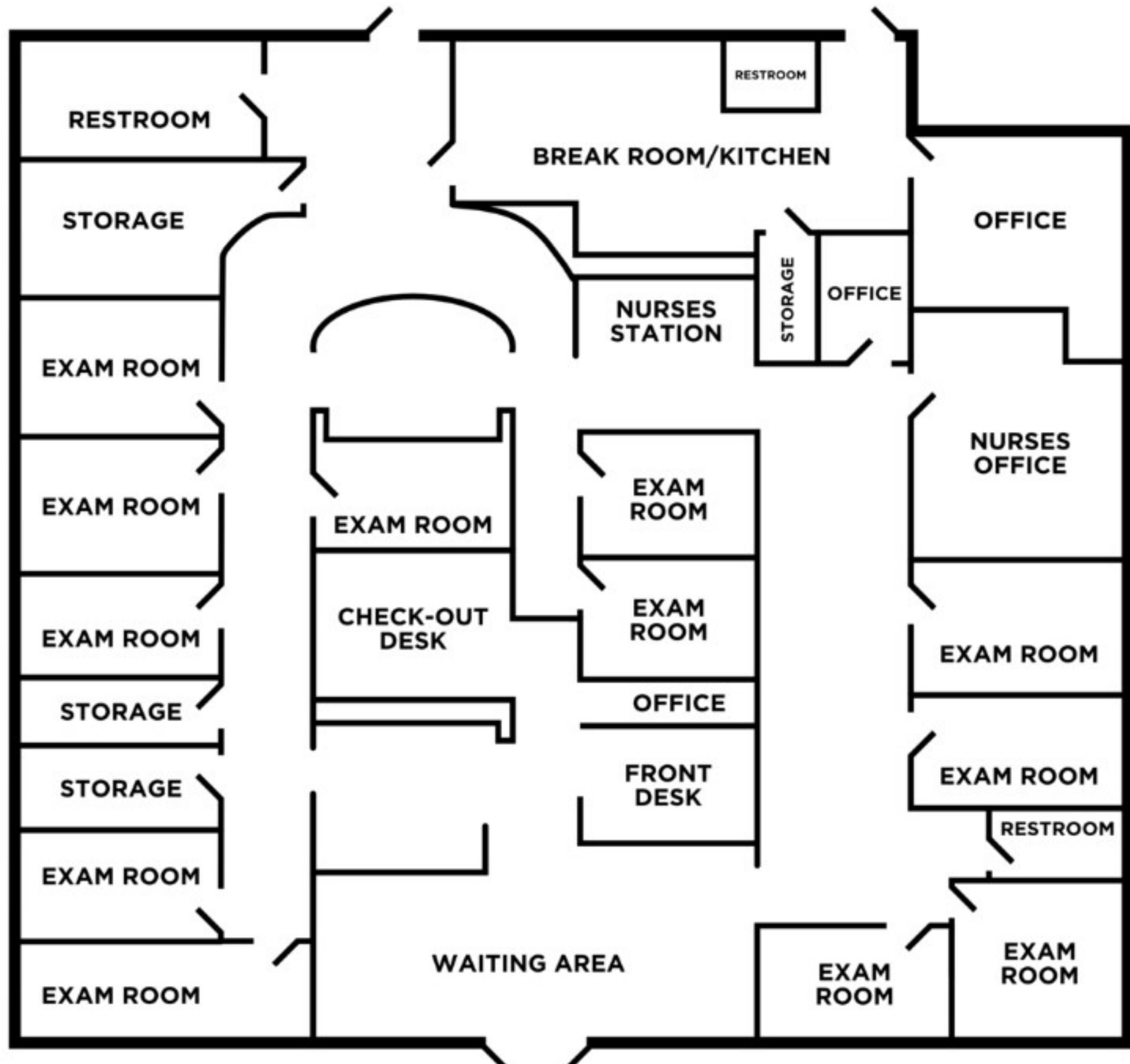
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SUITE 113 OVERVIEW



SUITE DESCRIPTION

Former medical office space available for lease **offering ±4,780 SF, ideal for medical, wellness, or service-based businesses.**

The layout includes **plumbing in most rooms, multiple restrooms (one with a shower), and a functional floor plan** that supports a range of uses.

Whether you're another medical provider or seeking a custom buildout, **the space offers flexibility and existing infrastructure to streamline your setup.** The tenant is currently moving out, with showings available during the transition.

There is also an **option to combine both Suite 107 and 113, taking the total SF to ±5,960.** Contact Johnny Wehmann for more information.

SUMMARY

TOTAL SF:	±4,780 SF (Up to 5,960 SF)
AVAILABLE:	Immediately
TICAM:	\$6.00/SF
LEASE TYPE:	NNN
LEASE RATE:	Negotiable

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SUITE 113 PHOTOS



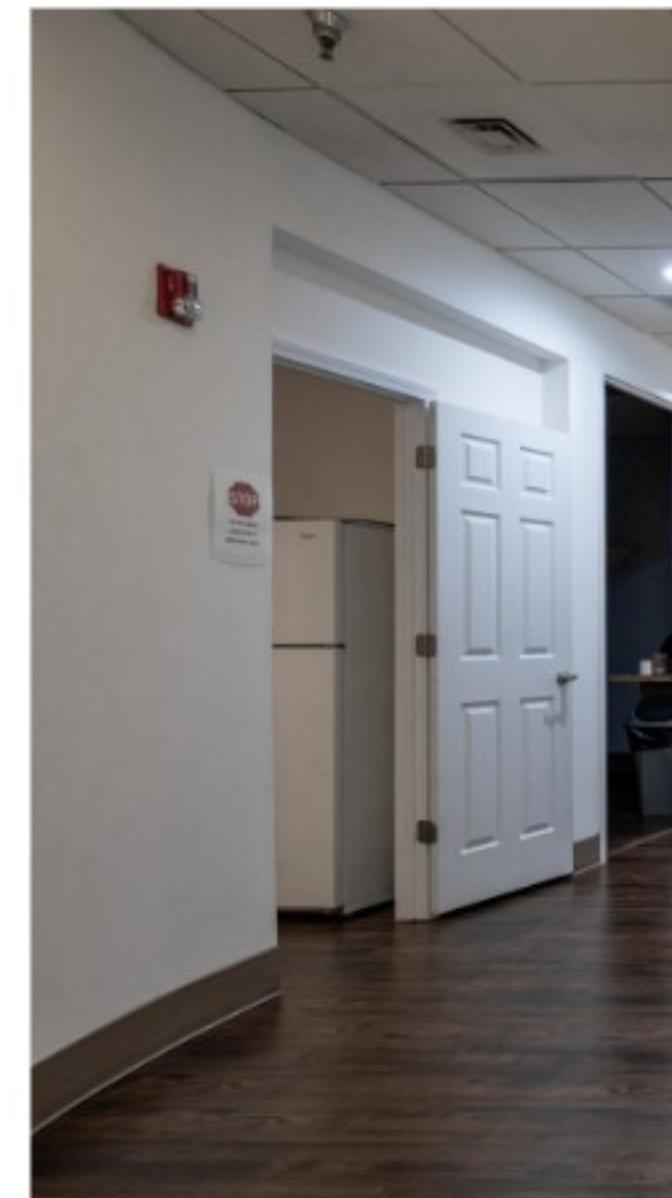
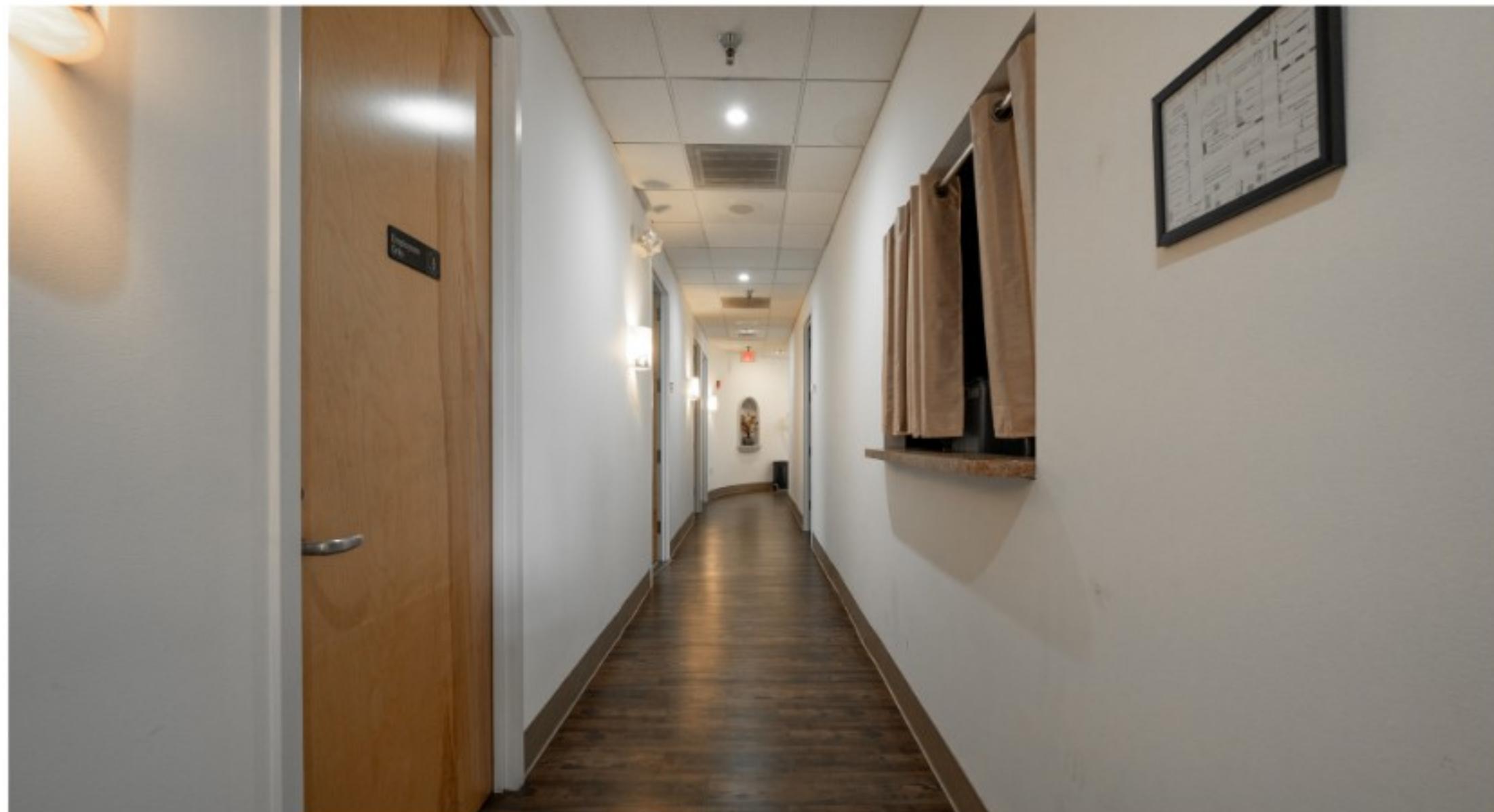
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SVN
REAL ESTATE ASSOCIATES

SUITE 113 PHOTOS



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RETAILER MAP



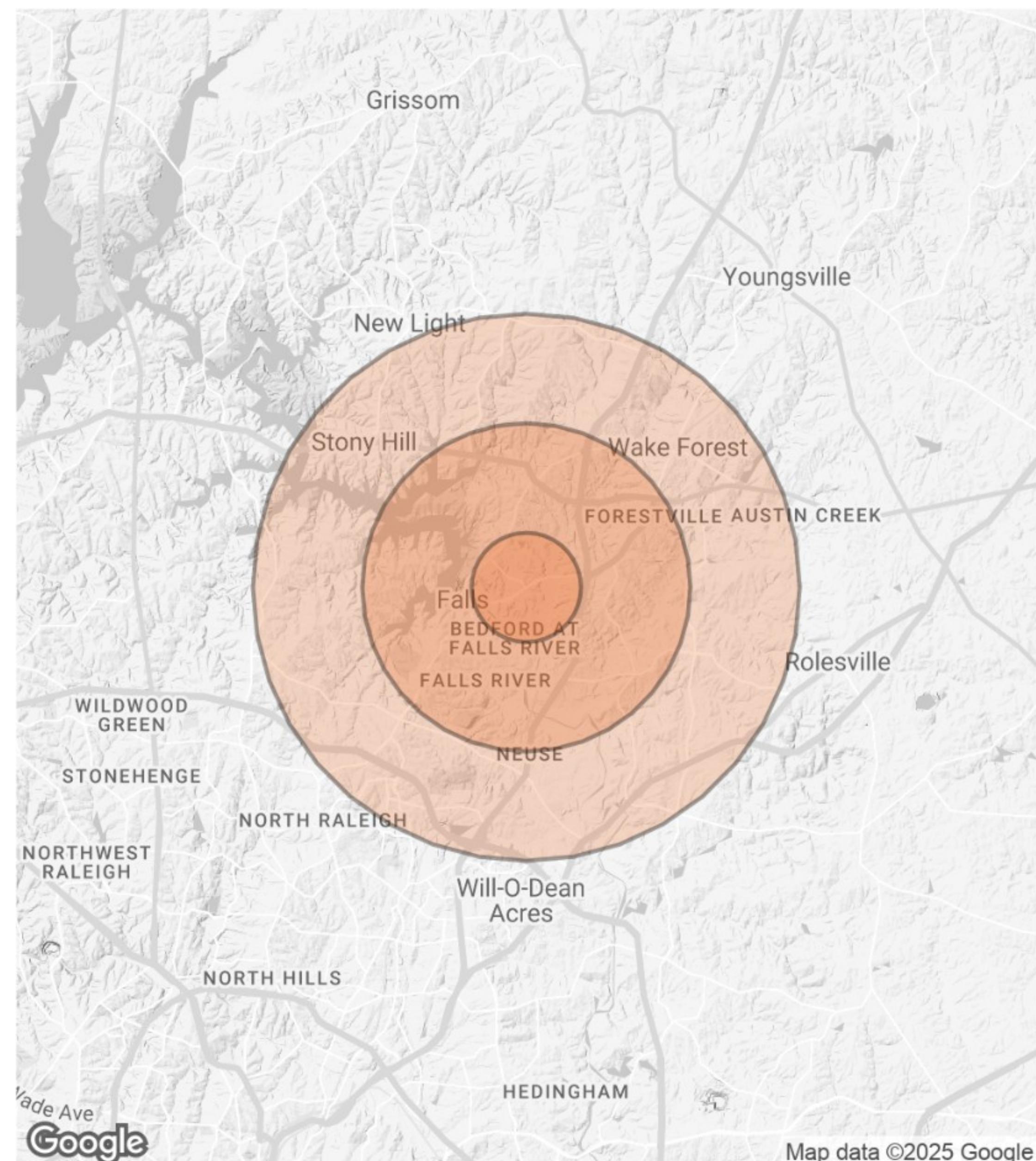
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,887	49,185	129,241
AVERAGE AGE	41	40	40
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	43	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,236	19,064	48,148
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$150,410	\$150,884	\$146,884
AVERAGE HOUSE VALUE	\$571,642	\$517,075	\$499,217

Demographics data derived from AlphaMap



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