

# TURN KEY SALON SUITES

*Suites Available for Value Add Income*

**FOR SALE**



238 So. Allen Rd.  
 Wake Forest, NC 27587



## ABOUT THE PROPERTY

Located in the heart of one of North Carolina's most consistent growth corridors, 238 South Allen Road offers a premier turnkey opportunity within Wake Forest's flexible NMX (Neighborhood Mixed-Use) zoning. This meticulously maintained 2-story building is engineered for high-capacity service operations, featuring up to 15 ready-made salon suites that allow for immediate occupancy and revenue generation. The interior infrastructure is thoughtfully designed for both practitioner comfort and operational efficiency, boasting a full kitchen, four restrooms, and dedicated storage and laundry facilities. Beyond the interior, the property addresses the most critical "pain point" of downtown-adjacent real estate by providing 12 onsite parking spots and seamless ADA accessibility via integrated ramps, ensuring a premium experience for every client who walks through the door.

## PROPERTY FEATURES

- Lots Size: 0.42 AC
- Zone: NMX
- Size: 3900 SF
- Suites: 15
- ADA Ramps for Accessibility
- Market: Wake Forest
- Tenants: In Place
- Kitchen & Laundry

**PURCHASE PRICE**  
**\$1,200,000**

**kw RALEIGH**  
 KELLERWILLIAMS, REALTY

### Video Tour



### More Info



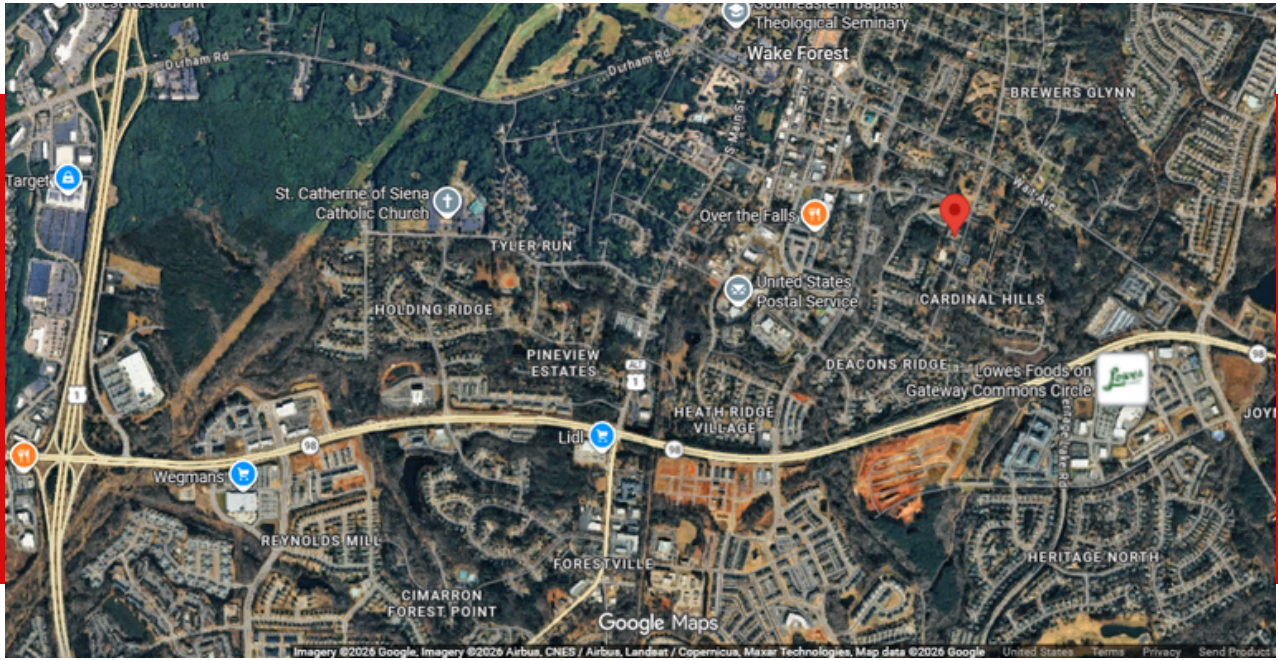
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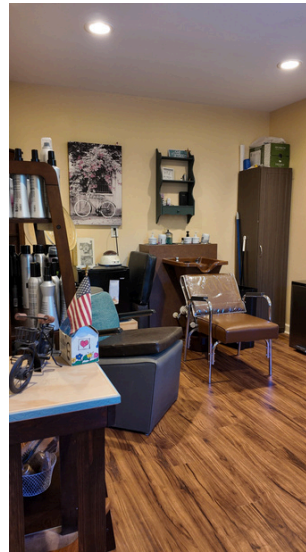


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## LOCATION OVERVIEW

Strategically positioned just blocks from the energetic Historic Downtown Wake Forest district, this property sits at the nexus of small-town charm and high-intensity commercial growth. It is located less than 0.6 miles from the NC-98 (Dr. Calvin Jones Highway) corridor and a mere 1.3 miles from US-1 (Capital Blvd), providing effortless connectivity for clients commuting from across the Triangle. For regional accessibility, the property is situated approx. 9 miles from I-540 interchange, placing it within a 15-minute drive of the Triangle Town Center. This location ensures that the salon is perfectly positioned to serve the high-income residents of nearby master-planned communities like Heritage and Traditions, while remaining a staple for the local academic population at the Southeastern Baptist Theological Seminary, located just a half-mile away.

The surrounding area is a powerhouse of retail and professional activity, anchored by several premier business and shopping districts. Within a 2-mile radius, there is access to Wake Forest Crossing and Gateway Commons, featuring major national anchors such as Lowes Foods, TJ Maxx, Wegmans, and Kohl's; the Shoppes at Heritage Village provides a high-end lifestyle destination with a high-volume Publix and numerous boutique dining options. This dense concentration of commercial infrastructure, combined with the property's NMX zoning, creates a "live-work-play" synergy. By anchoring your business at 238 South Allen Road, you are capturing a sophisticated demographic that values the convenience of modern shopping districts and the walkability of a historic commercial center.



**Video Tour**



**More Info**



**Schedule A Tour!!**

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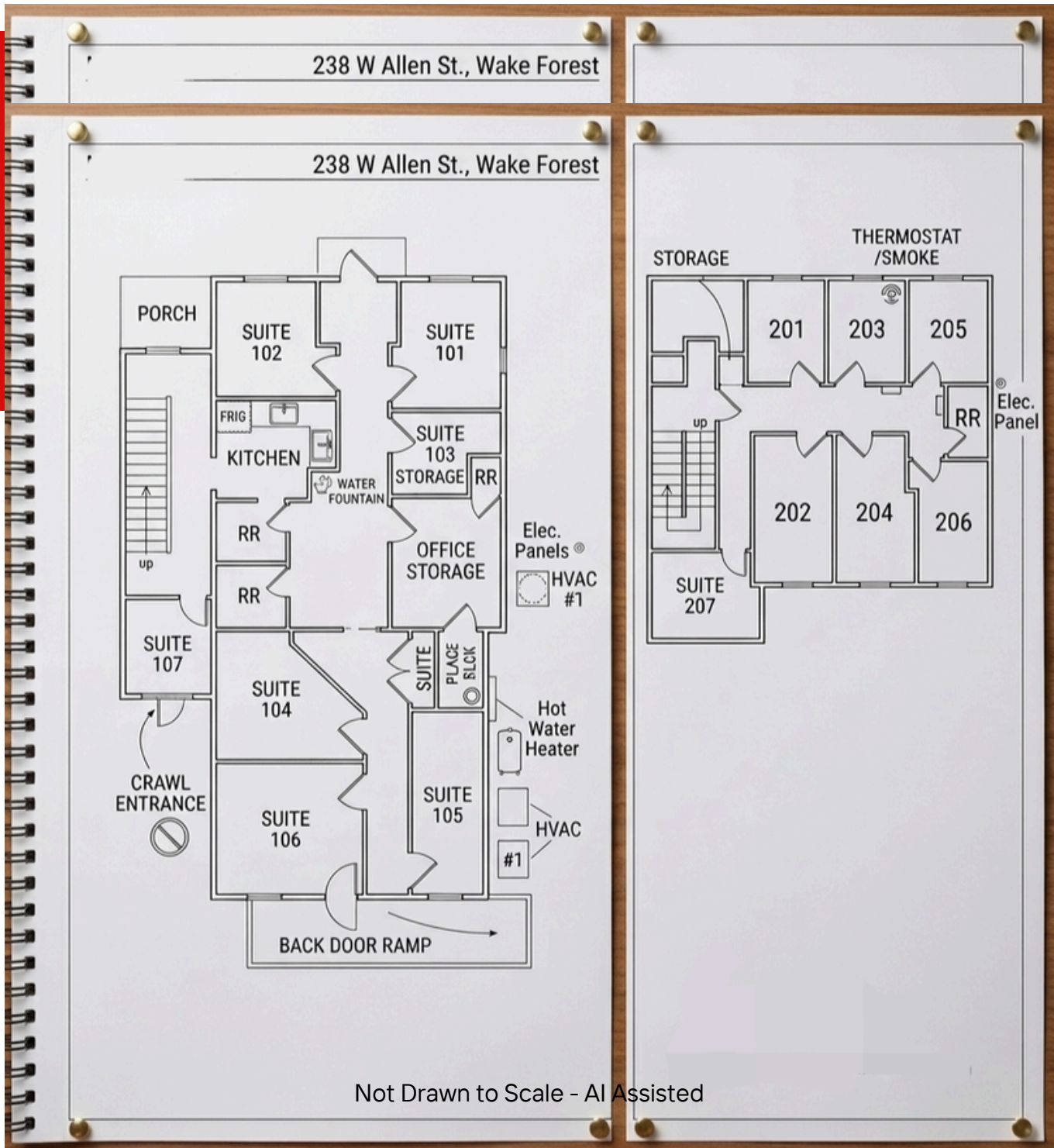
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First Floor

Second Floor

**FLOOR PLAN**



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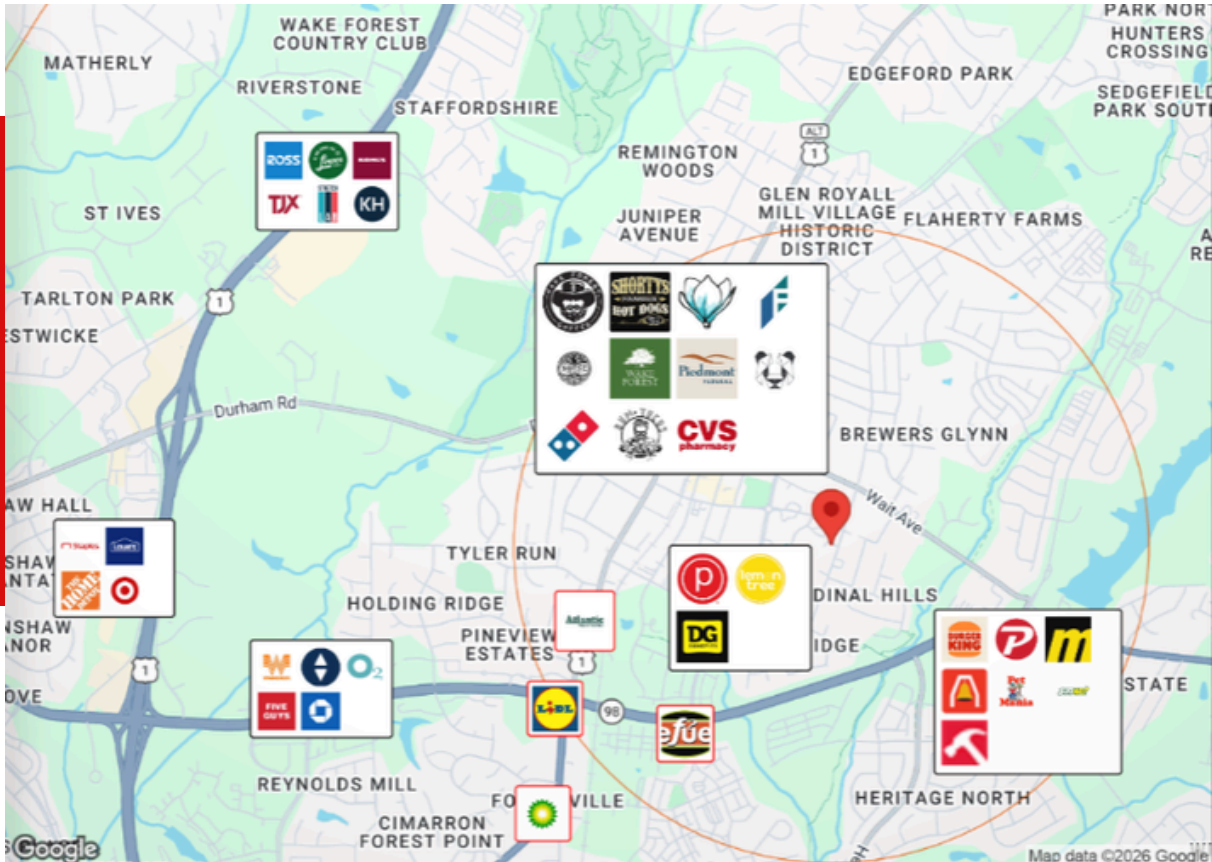
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**NEARBY BUSINESSES**



**DEMOGRAPHICS**

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,390	28,352	49,628
	Female	4,727	30,197	52,914
	Total Population	9,118	58,550	102,541
Race / Ethnicity	White	5,639	37,841	65,626
	Black	1,957	10,557	18,611
	Am In/AK Nat	14	64	103
	Hawaiian	3	12	21
	Hispanic	782	5,275	9,290
	Asian	413	3,150	6,009
	Multiracial	288	1,540	2,697
	Other	24	105	174
Housing	Total Units	4,024	24,577	42,321
	Occupied	3,650	22,517	38,835
	Owner Occupied	2,504	15,774	28,470
	Renter Occupied	1,146	6,743	10,365
	Vacant	373	2,061	3,486
Age	Ages 0 - 14	1,791	11,478	19,870
	Ages 15 - 24	1,119	7,547	12,988
	Ages 25 - 54	3,440	23,653	41,369
	Ages 55 - 64	1,034	6,502	12,289
	Ages 65+	1,733	9,371	16,026
Income	Median	\$111,517	\$124,579	\$127,538
	Under \$15k	111	492	1,378
	\$15k - \$25k	173	766	1,171
	\$25k - \$35k	150	1,010	1,469
	\$35k - \$50k	289	1,328	2,401
	\$50k - \$75k	635	3,031	4,670
	\$75k - \$100k	314	2,241	4,020
	\$100k - \$150k	587	4,378	7,323
	\$150k - \$200k	568	3,650	6,203
	Over \$200k	823	5,621	10,200

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