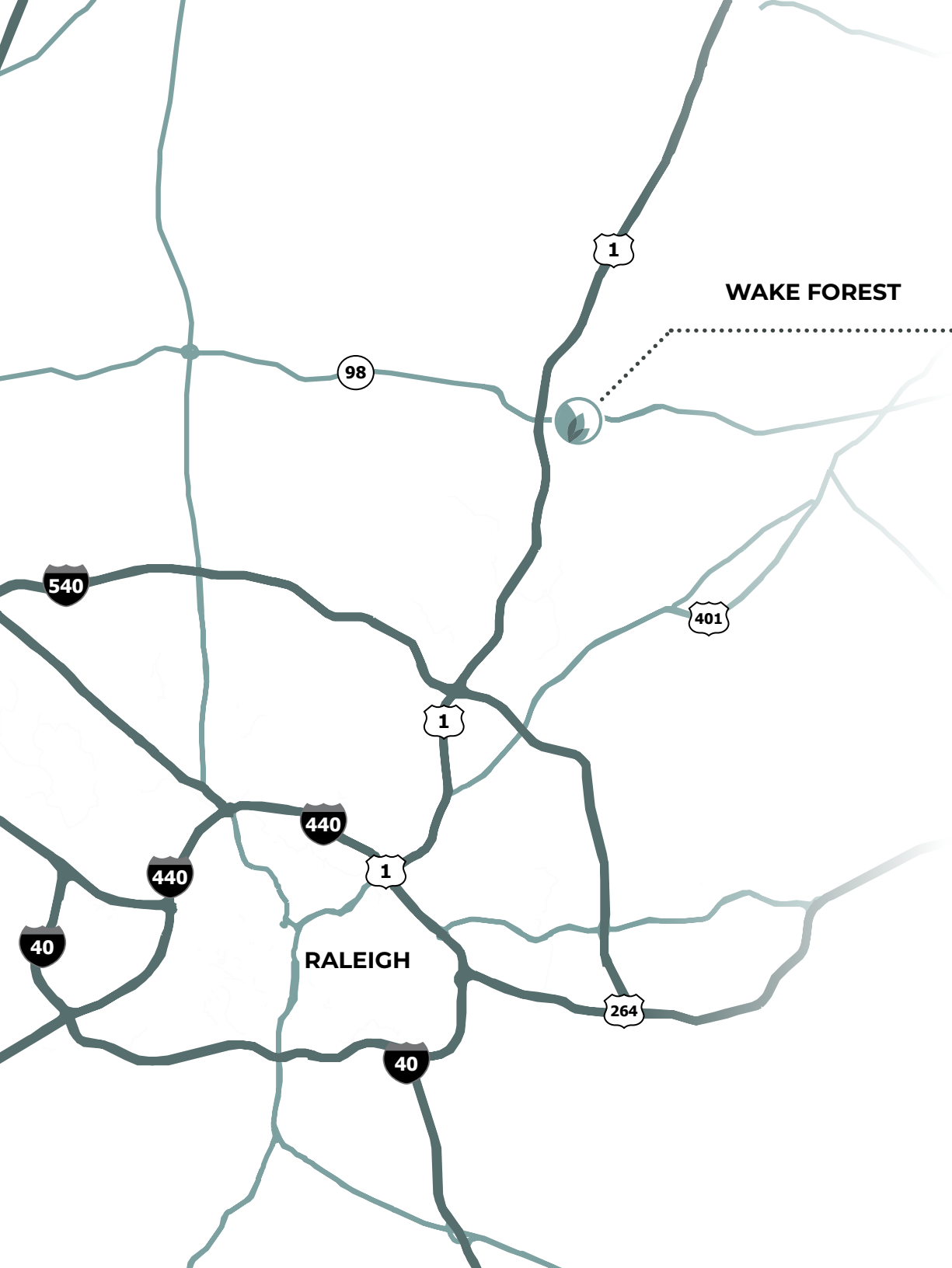




# G R O V E

N I N E T Y - E I G H T

HIGHWAY 98 AND CAPITAL BOULEVARD  
WAKE FOREST | NORTH CAROLINA  
**ONE SPACE REMAINING**



## LOCATION

- Wegmans anchored mixed-use development fronting Highway 98 bypass just off Capital Boulevard/US 1
- Excellent access and visibility
- Ligon Mill Road has been extended to Highway 98 bypass and through the project with a future connection north to Stadium Drive in Wake Forest

# AREA DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
2025 ESTIMATED POPULATION	7,663	56,664	114,369
2030 PROJECTED POPULATION	8,390	61,962	124,838
2025 ESTIMATED HOUSEHOLDS	3,397	22,558	43,642
2030 PROJECTED HOUSEHOLDS	3,806	25,255	48,682
AVERAGE HH INCOME	\$131,031	\$153,369	\$166,965
MEDIAN HH INCOME	\$107,540	\$121,806	\$134,532

# AREA RETAIL

**THE MARKET AT WAKE FOREST**

BIG LOTS! Habitat for Humanity ReStore  
 Goodwill ACE DQ

**WAKE FOREST CROSSING**

KOHL'S TJ-MAXX Michaels  
 ROSS DRESS FOR LESS Lowes DOLLAR TREE  
 petco KIRKLAND'S SONIC  
 ME Massage Envy RACK ROOM SHOES Olive Garden Smithfield's CHICKEN 'N BAKED

**CAPITAL PLAZA**

MATTRESS FIRM Great Clips  
 STAPLES PET SMART



Starbucks Dunkin' Donuts Chick-fil-A Freddy's  
 Vasa Pizzeria CASHMONEY MATTRESS Warehouse  
 Panera Bread

CAPITAL BOULEVARD

LIGON MILL ROAD EXTENSION



**GROVE NINETY-EIGHT**

THE COUNTRY CLUB AT WAKEFIELD PLANTATION

CAPITAL BOULEVARD

SOUTH MAIN STREET

**WAKEFIELD COMMONS**

BRUNO MAGLI GALAXY Starbucks  
 BRUNO'S BAGELS MOE's JORDAN MITTS SUBS

Mellow Mushroom ALDI  
 Wendy's Arby's Advance Auto Parts



Starbucks MOD  
 Walgreens Culver's crumbl



**THE SHOPPES AT HERITAGE VILLAGE**

Publix Chick-fil-A

ROGERS ROAD  
 FORESTVILLE ROAD

**GATEWAY COMMONS**

Lowes DOLLAR TREE  
 edible Pep Boys Auto Service & Tires

HERITAGE GOLF COURSE

**HERITAGE STATION**

Harris Teeter Walgreens McDonald's WELLS FARGO

98

98

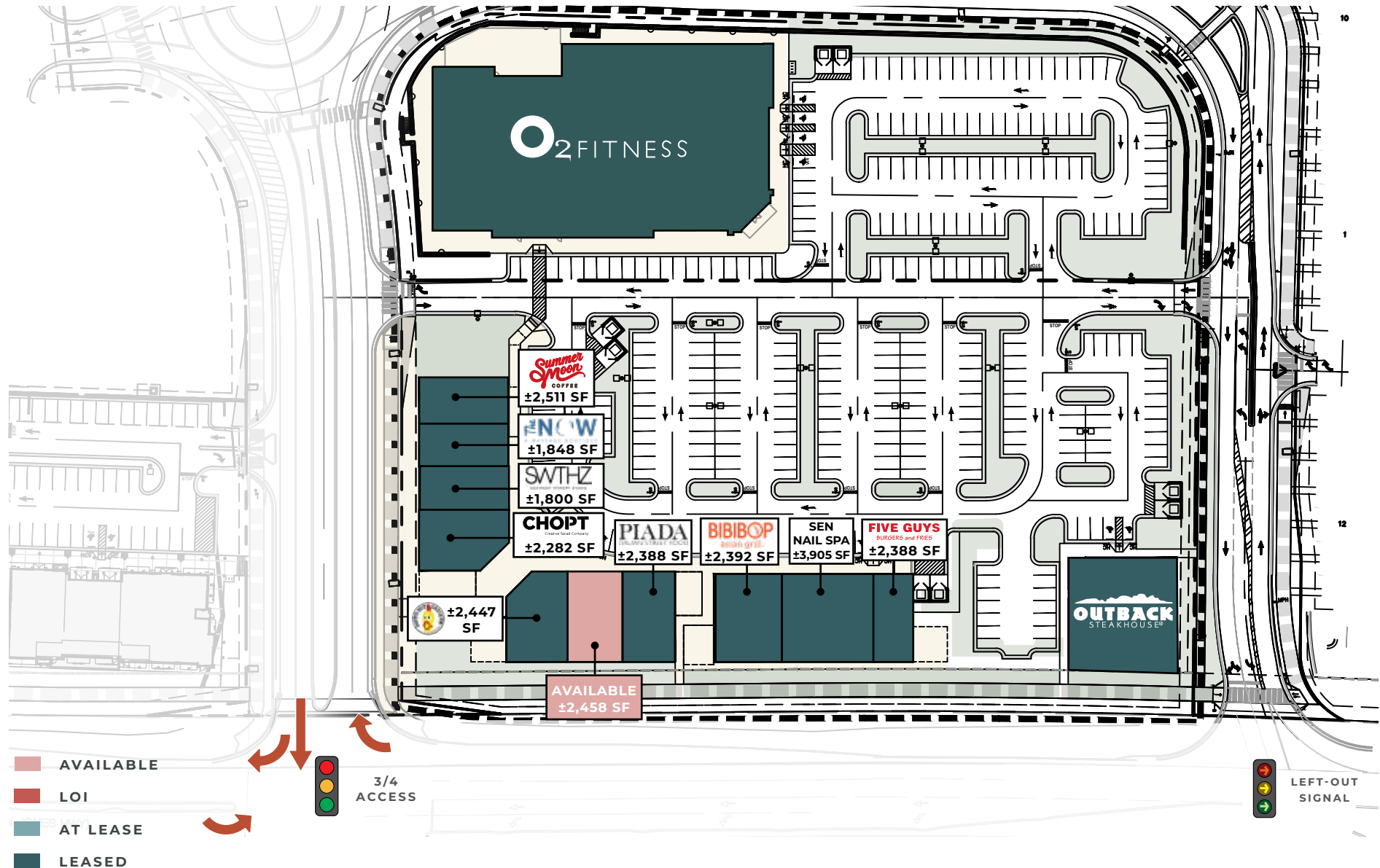
98

# LOCATION & ACCESS



# RETAIL SITE PLAN | NORTHEAST QUADRANT

±2,458 SF AVAILABLE



# RETAIL SITE PLAN | NORTHWEST QUADRANT

FULLY LEASED



# PROPERTY PHOTOS

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# G R O V E

N I N E T Y - E I G H T

FOR MORE INFORMATION, PLEASE CONTACT:

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**STILES**  
Invest-Build-Manage

