



FOUNDRY
COMMERCIAL

10,500 VPD

98

DURHAM ROAD

CRENSHAW CHASE
SENIOR LIVING
COMMUNITY

Fairfield

Walmart

Bojangles

NORTH WAKE
COLLEGE & CAREER
ACADEMY

CANDLEWOOD
SUITES

WARMOVEN STREET

RETAIL DRIVE

target

49,000 VPD

1

RETAIL DRIVE &
WARMOVEN STREET

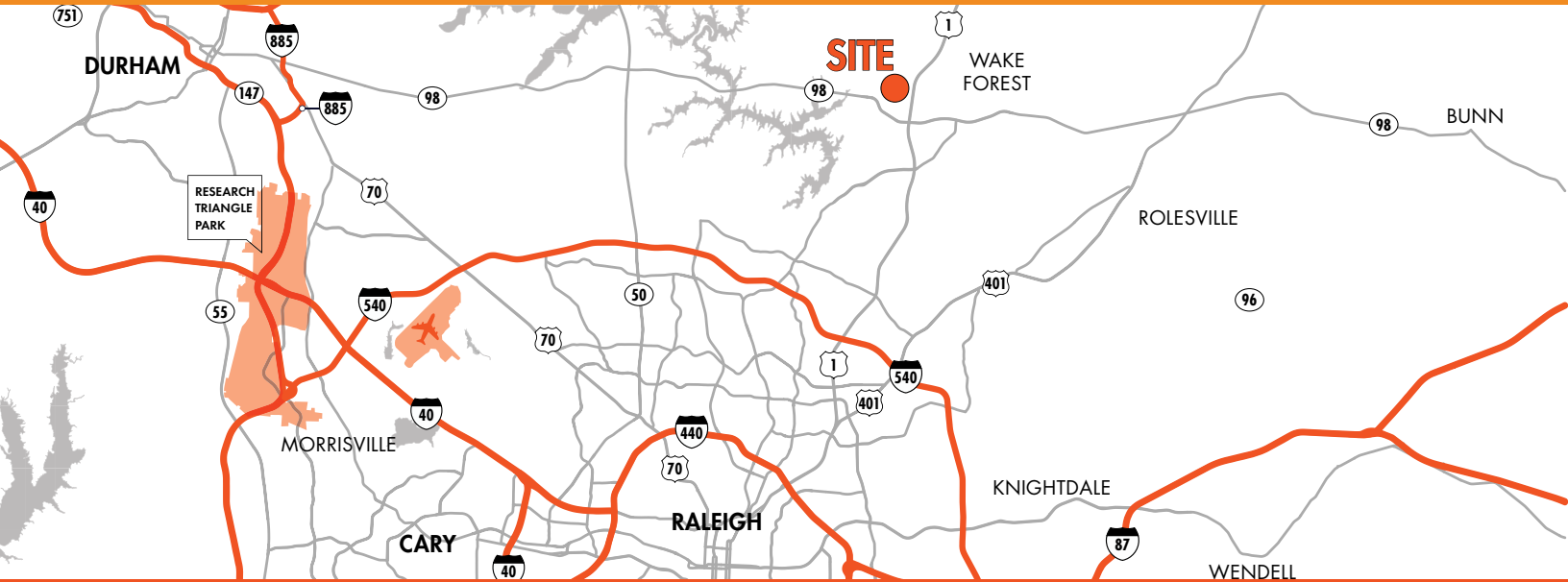
WAKE FOREST, NORTH CAROLINA 27587

RETAIL/COMMERCIAL OUTPARCEL
SHADOW-ANCHORED BY TARGET

±1.56 ACRES

RETAIL DRIVE & WARMOVEN STREET

RETAIL/COMMERCIAL OUTPARCEL FOR SALE



PROPERTY OVERVIEW

Foundry Commercial is pleased to present approximately 1.56 acres of commercial land located off the Old NC Highway 98/Durham Road at the corner of Retail Drive and Warmoven Street in Wake Forest (Raleigh-Durham), North Carolina. The property features strong demographics and is located in close proximity to many national retailers and amenities. The site is adjacent to the Target-anchored Capital Plaza Shopping Center, less than a mile north of the NC Highway 98 Bypass, 1.2 miles north of the 100%-leased Wegmans-anchored Grove 98 development, 20 miles east of Downtown Durham and less than 30 minutes north of Downtown Raleigh.

The property features a favorable Highway Business (HB) zoning designation within the Town of Wake Forest and has been conceptually drawn for up to 3,875 SF of commercial space. The Highway Business zoning district allows for a broad range of commercial uses, including but not limited to a Bank, Office, Medical Office, Restaurant/Bar, Church, and most Retail uses.

[CLICK FOR WAKE FOREST UNIFIED DEVELOPMENT ORDINANCE \(UDO\)](#)

[CLICK FOR DUE DILIGENCE INFORMATION](#)

BUILDING FEATURES

LAND SIZE	± 1.56 Acres
WAKE COUNTY REAL ESTATE ID	0249804
ZONING	HB (Highway Business)
UTILITIES	Municipal water and sewer

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 EST. POPULATION	4,955	48,644	104,827
2030 PROJ. POPULATION	5,439	53,817	114,622
EST. HOUSEHOLD INCOME	\$135,826	\$147,909	\$167,248
2025 EST. HOUSEHOLDS	2,018	19,754	40,321
2025 TOTAL BUSINESSES	377	2,639	4,317
2025 TOTAL EMPLOYEES	3,014	17,399	26,458

SOURCE: REGIS

TRAFFIC COUNTS

US HWY 1/CAPITAL BLVD	49,000 VPD
OLD NC HWY 98/DURHAM RD	10,500 VPD

SOURCE: NC DEPT OF TRANSPORTATION

For more information, please contact:

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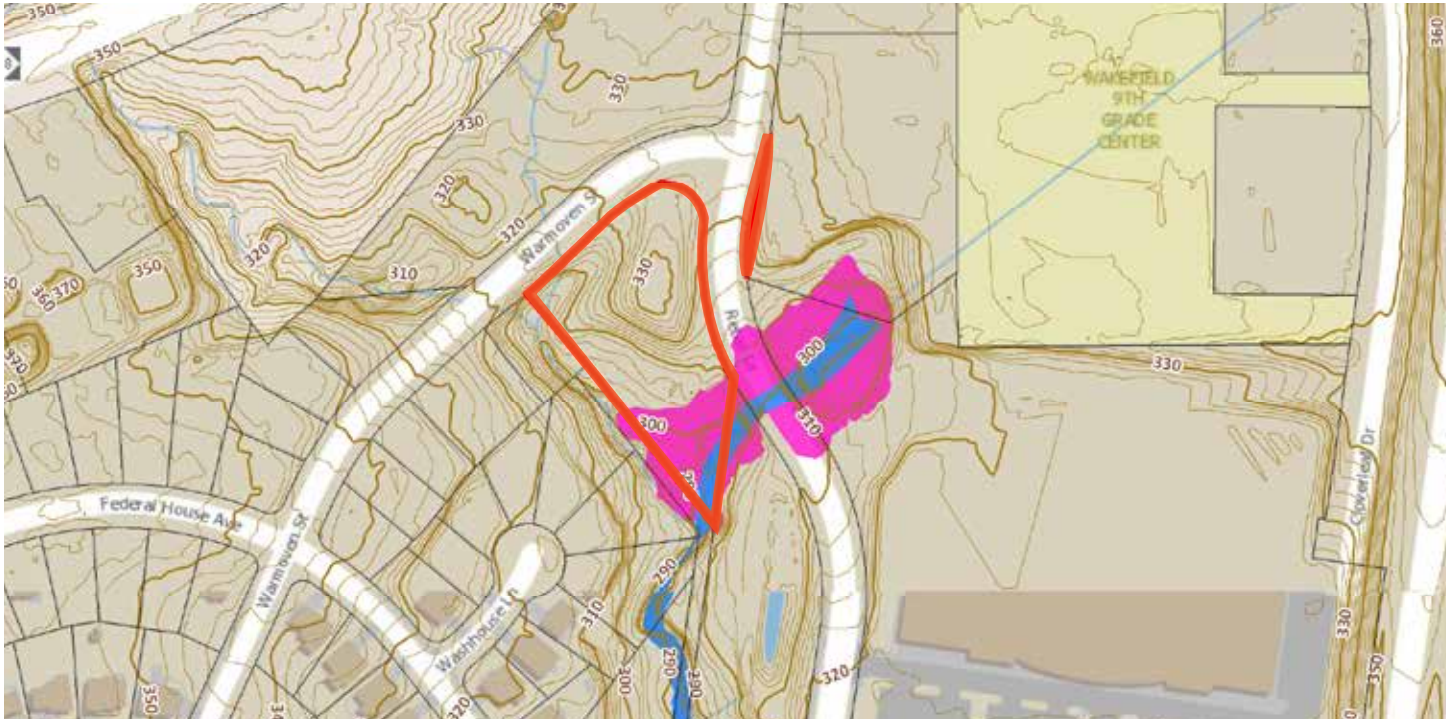
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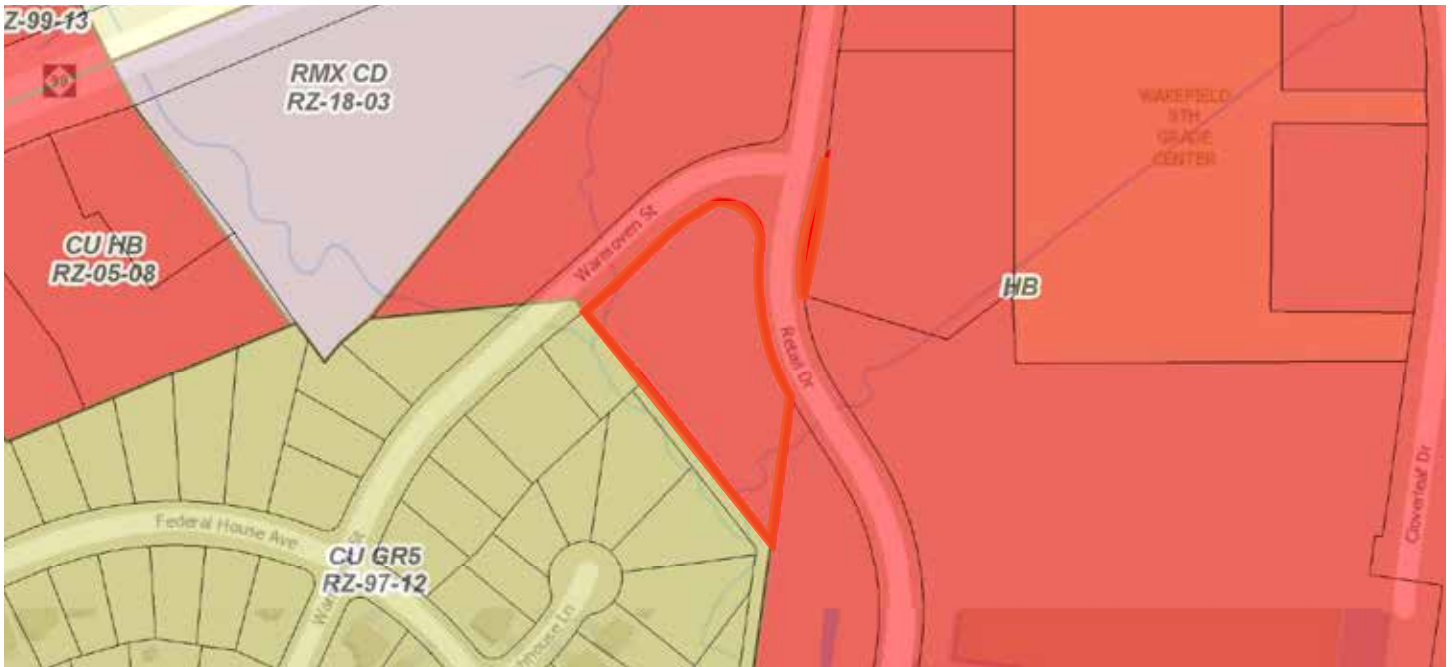
RETAIL DRIVE & WARMOVEN STREET RETAIL/COMMERCIAL OUTPARCEL FOR SALE

TOPOGRAPHY & FLOOD MAP



SOURCE: WAKE COUNTY GIS

ZONING



SOURCE: WAKE COUNTY GIS

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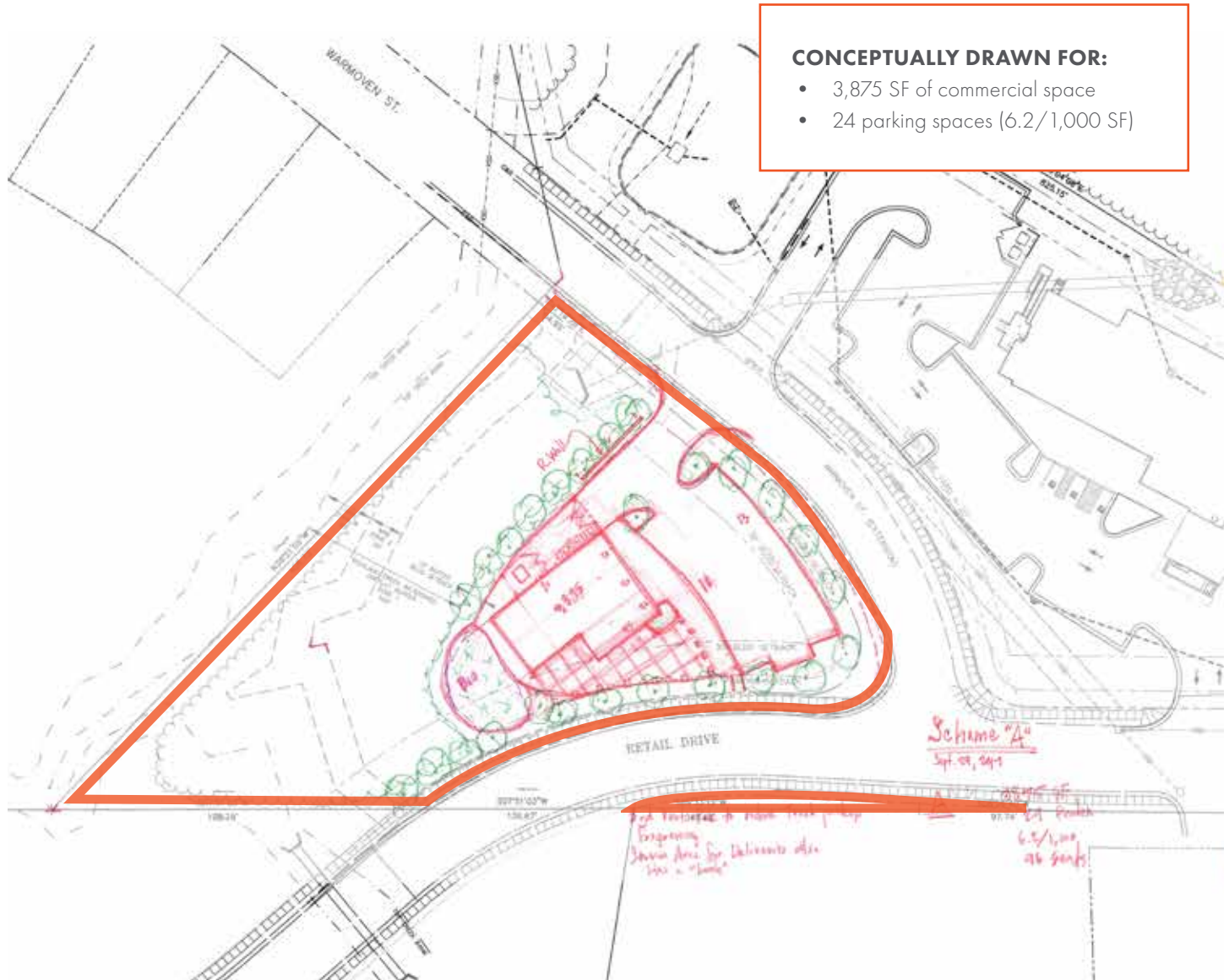
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CONCEPT PLAN



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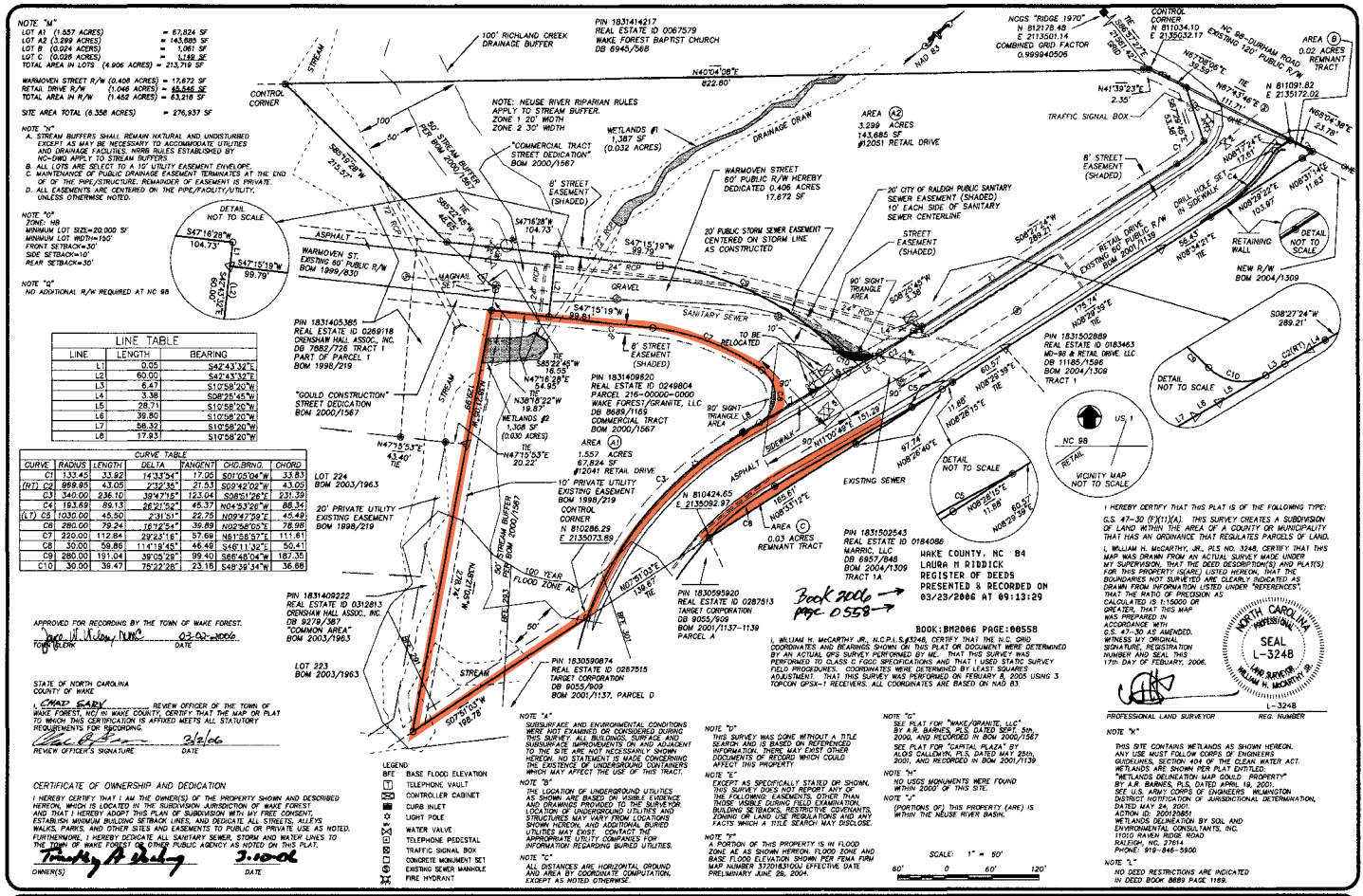
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PLAT



<p>COPYRIGHT © 2004 SUMMIT CONSULTING ENGINEERS</p> <p>DRAWING NO. 05-018 1114 HILLSBOROUGH DRIVE, SUITE 101 HILLSBOROUGH, NC 27561 PHONE: (919) 732-3883 FAX: (919) 732-8676 WWW.SUMMITENGINEER.COM</p>	<p>OWNER'S ADDRESS: WAKE FOREST/GRANITE, LLC PO BOX 341 WAKE FOREST, NC 27157 PHONE: 336-788-1358</p>	<p>TAX MAP: PARCEL 215-0000-0000 PIN 1981-49-9650</p> <p>REFERENCES: BOM 2000/1187 SEE PLAT</p> <p>PROJECT MANAGER: WMH</p> <p>DRAWN BY: WMH</p>	<p>LEGEND: RCP REINFORCED CONCRETE PIPE IRP IRON ROD OR PIPE SET E EXISTING EXHAUST FLOODING BRP BRON ROD OR PIPE LINES O OTHERWISE DESCRIBED M MATHEMATICAL POINT N NON-MONUMENT SET CM CONCRETE MONUMENT EP EXISTING IRON PIPE CP POWER POLE</p>	<p>FINAL PLAT SURVEY FOR LOTS A1 AND A2 WAKE FOREST/GRANITE, LLC WAKE FOREST TWP., WAKE CO., NORTH CAROLINA FIELD WORK PERFORMED FEBRUARY 08, 2005 PROPERTY AS DESCRIBED IN DEED BOOK 6689 PAGE 1169 STANDING IN THE NAME OF WAKE FOREST/GRANITE, LLC</p>	<p>SUMMIT Consulting Engineers 1000 Corporate Dr., Suite 101 Hillsborough, NC 27561 Voice: (919) 732-3883 Fax: (919) 732-8676 www.summit-engineer.com</p>	<p>PROJECT NO. 05-018 DRAWING 05-018SUB</p>
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RETAIL DRIVE & WARMOVEN STREET RETAIL/COMMERCIAL OUTPARCEL FOR SALE

LOCATION & NEARBY AMENITIES



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WHY INVEST IN THE TRIANGLE?



#1 **BEST PERFORMING
LARGE CITY**
RALEIGH | MILKEN INSTITUTE
(2025)

#2 **BEST STATE FOR BUSINESS**
NORTH CAROLINA | CNBC
(2024)



#1 **MOST PROMISING METRO
FOR RECENT COLLEGE
GRADUATES**
RALEIGH | ADP RESEARCH
(2024)

#2 **BEST BUSINESS CLIMATE-
LARGE**
RALEIGH/CARY | BUSINESS
FACILITIES (2024)



#1 **MEDIUM SIZED CITY FOR
WOMEN IN TECH**
DURHAM | COWORKING CAFE
(2024)

#3 **VERY LARGE METRO IN
THE U.S. FOR GROWTH
(2013 - 2023)** RALEIGH |
BROOKINGS INSTITUTE (2025)

#1 **BEST U.S. CITY FOR
RENTERS**
RALEIGH | U.S. NEWS & WORLD
REPORT (2025)

#3 **BEST PLACES TO LIVE**
RALEIGH-DURHAM | US WORLD
& NEWS REPORT (2024)

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TARGET VISIT STATISTICS

	TARGET WAKE FOREST	TARGET SIX FORKS
VISITS	1.9M	1.2M
VISITORS	289.1K	237.6K
VISIT FREQUENCY	6.63	5.02
AVERAGE DWELL TIME	32 minutes	27 minutes

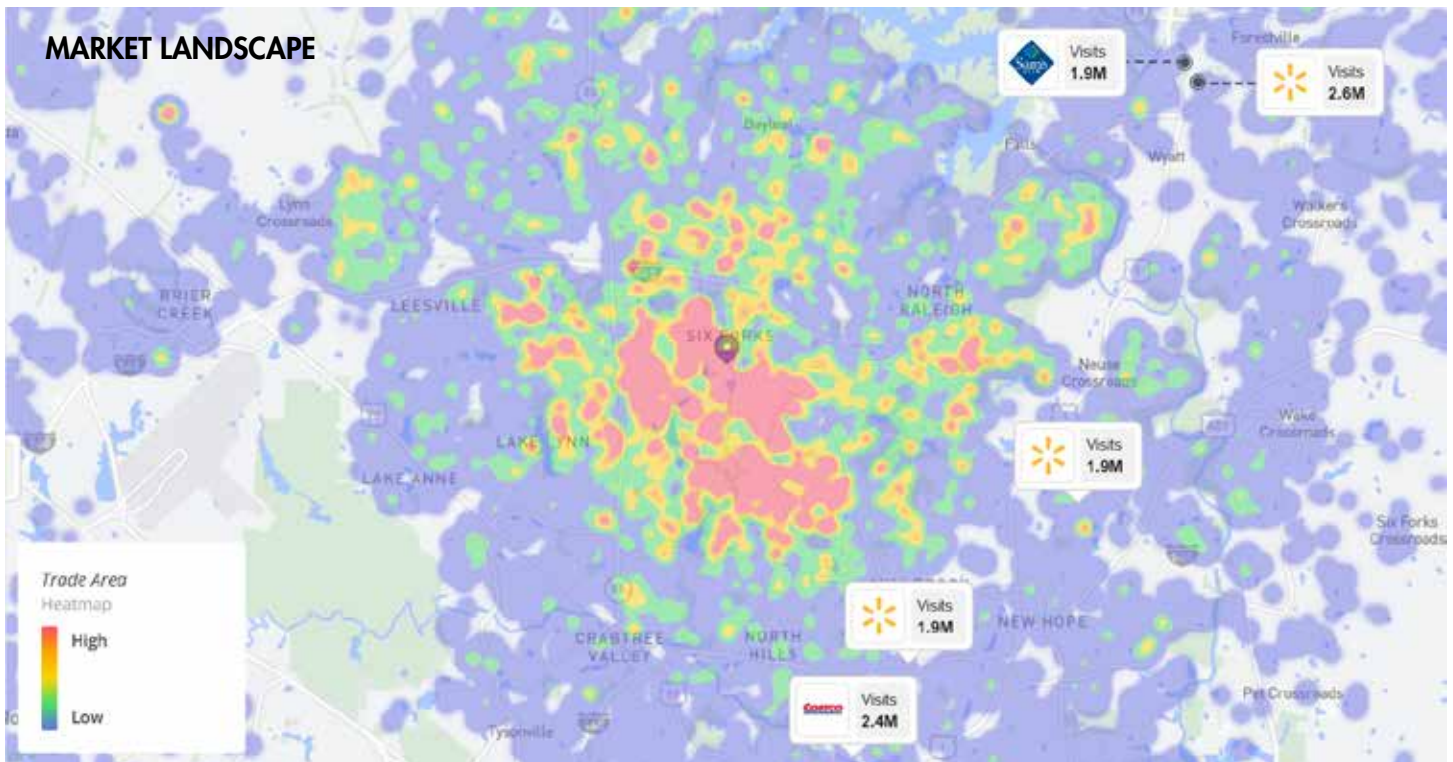


TARGET - WAKE FOREST RANKINGS

#214 NATIONWIDE
OUT OF 1,838
TARGET STORES

#5 NORTH CAROLINA
OUT OF 51
TARGET STORES

#1 15 MILES
OUT OF 7
TARGET STORES



SOURCE: PLACER.AI

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