

**OFFICE**  
**FOR LEASE**  
**OR SALE**



# 123 CAPCOM

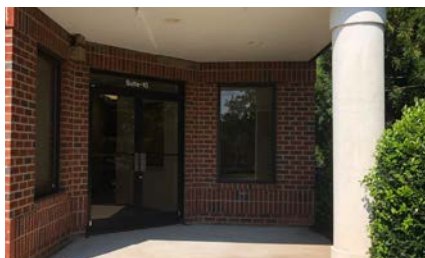
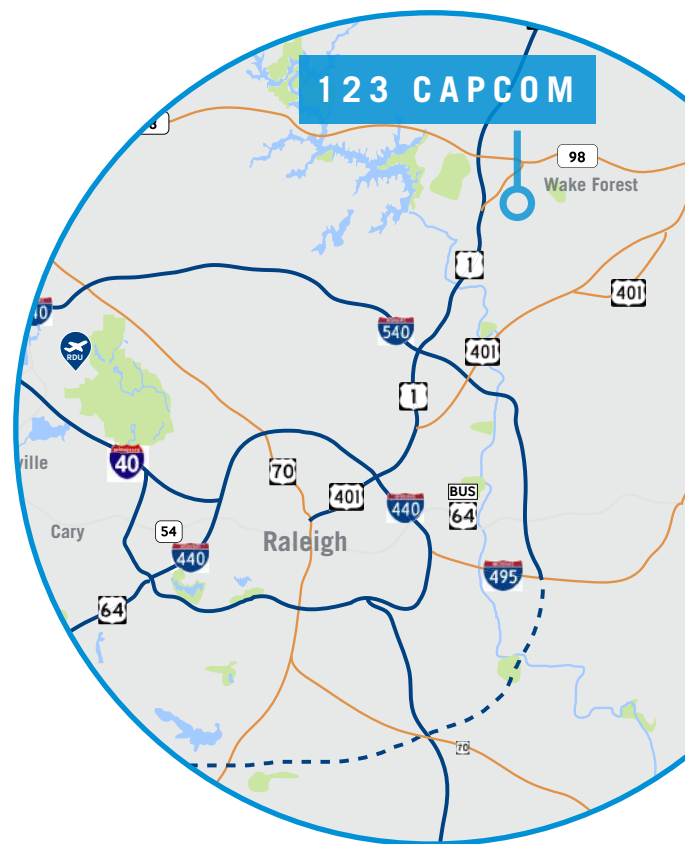
123 CAPCOM AVENUE, WAKE FOREST, NC 27587

## PROPERTY HIGHLIGHTS

- » Unit 10: 2,240 SF
- » End cap office space suitable for medical and professional users
- » Unit includes: reception & waiting area, five offices, break room, two restrooms, front & back entrances, rear storage, and eight parking spaces located in front & rear
- » Numerous nearby retail amenities including Wakefield Commons, The Crossings at Heritage, The Factory, and more
- » Conveniently located off S. Main Street with easy access to US-1, Capital Blvd, and I-540
- » Available immediately for lease or sale

**RENTAL RATE \$16.00 PSF, NNN**

**SALE PRICE \$399,000**



## CONTACT:

Kristine Smith | 919.674.3677 | [ksmith@trinity-partners.com](mailto:ksmith@trinity-partners.com)

**TRINITY**  
**PARTNERS**  
[trinity-partners.com](http://trinity-partners.com)



# 123 CAPCOM

123 CAPCOM AVENUE, WAKE FOREST, NC 27587

OFFICE

FOR LEASE  
OR SALE



## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Total Businesses	665	2,088	3,216
Total Employees	5,922	18,793	27,708
Population	8,607	59,529	117,192
Households	3,274	21,323	41,796
Medium HH Income	\$82,391	\$97,025	\$94,289

## TRAFFIC COUNTS

Capital Blvd & S Main St	41,820
S Main St & Dr Calvin Jones Hwy	22,000
S Main St & Ligon Mill	7,500



## CONTACT:

Kristine Smith | 919.674.3677 | ksmith@trinity-partners.com

**TRINITY**  
**PARTNERS**

trinity-partners.com

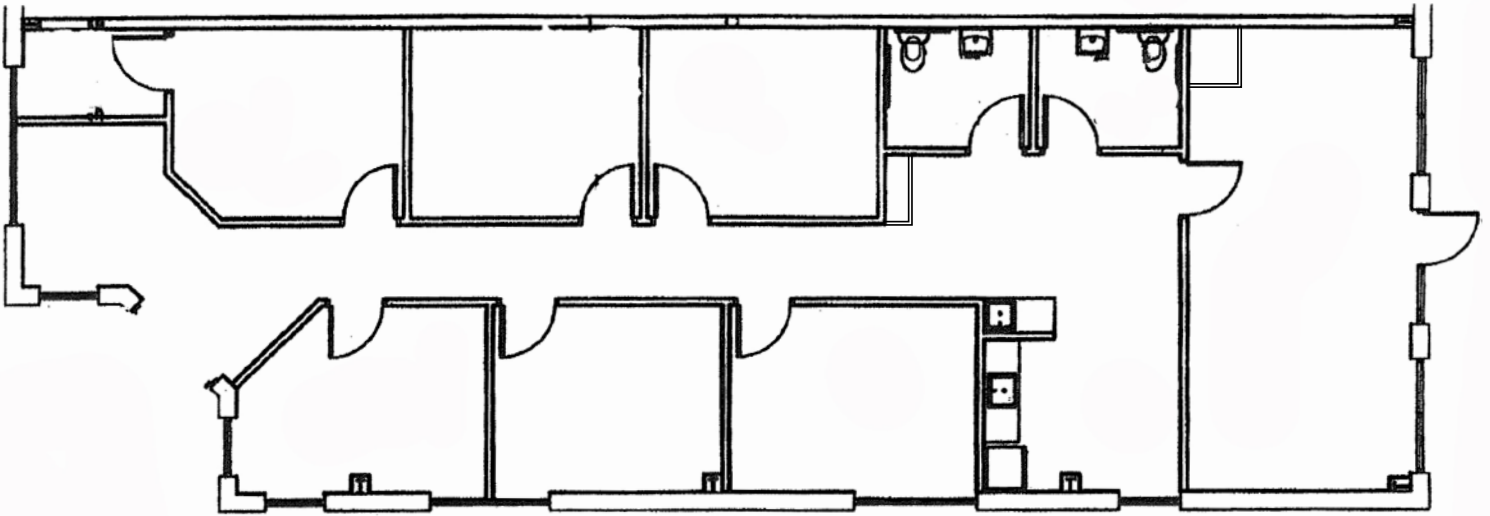
# 123 CAPCOM

123 CAPCOM AVENUE, WAKE FOREST, NC 27587

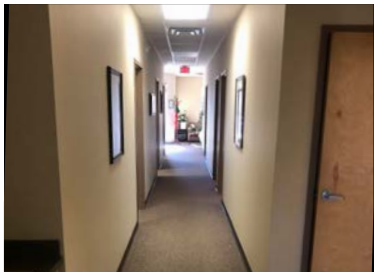
OFFICE

FOR LEASE  
OR SALE

UNIT 10: 2,240 SF



*floor plan not to scale*



The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

CONTACT:

Kristine Smith | 919.674.3677 | [ksmith@trinity-partners.com](mailto:ksmith@trinity-partners.com)

**TRINITY  
PARTNERS**

[trinity-partners.com](http://trinity-partners.com)