

Capital Commerce Center - For Lease

203 Capcom Ave. - Suite 114

Wake Forest, NC 27587

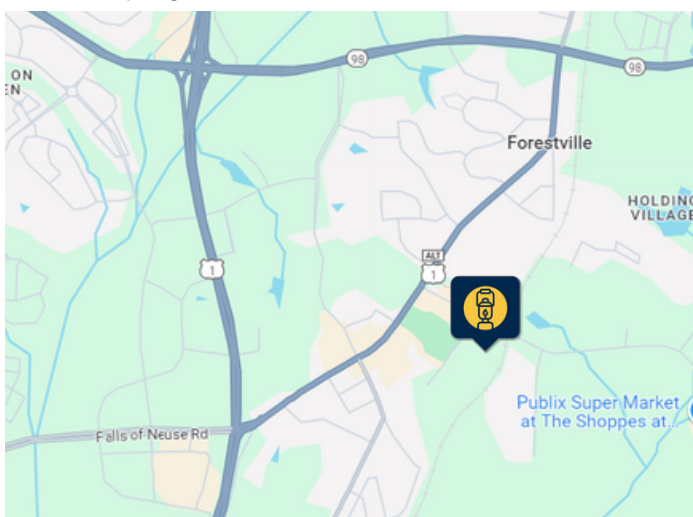


South
Atlantic
Sites



PROPERTY DESCRIPTION

Flex space available in a multitenant facility. Perfect for any tenants seeking space for retail, service, light industrial, general office, or church/assembly. Assembly allowed by-right.



LOCATION DESCRIPTION

Property is located just off S Main Street in the heart of Wake Forest, adjacent to The Factory, a large retail/sports complex destination. The location provides quick access to US-1, a direct route into Raleigh.

PROPERTY HIGHLIGHTS

- Constructed in 2001
- Available March 1, 2026
- 8,029 square foot suite
- Loading dock
- Zoning - HB

PRICING

Asking Rent:

\$18.50 PSF NNN

TICAM:

\$ 3.60 PSF (est.)

Interested?
**Contact us for more
information**

Joe Cabral, Broker
joe@southatlanticsites.com
919.701.7752

Shipman Northcutt, Vice President
shipman@southatlanticsites.com
919.271.7504

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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INTERIOR PHOTOS



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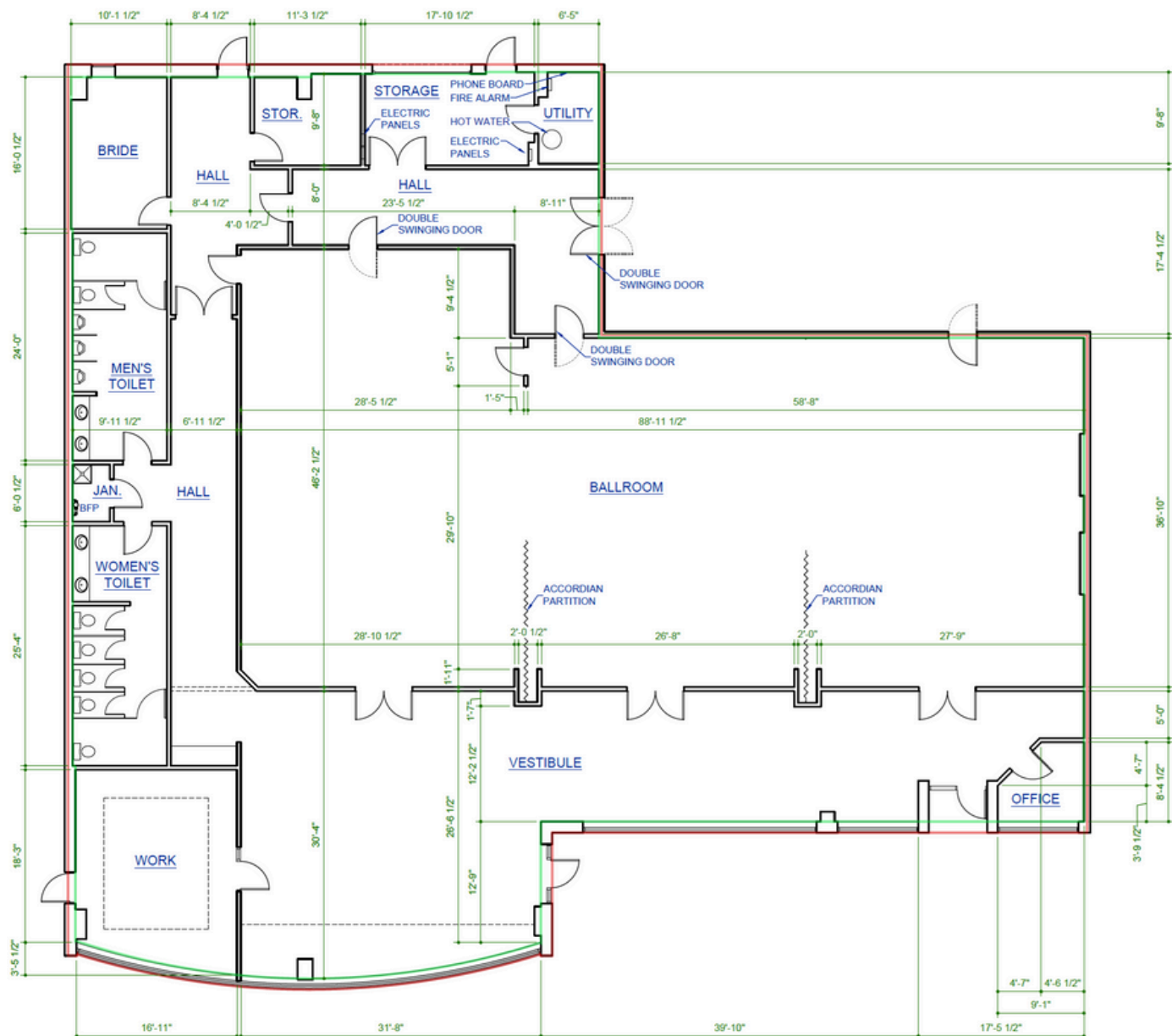
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FLOORPLAN



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DEMOGRAPHICS

Search Group or Attribute



5 Min Drive

10 Min Drive

Overview

Population	4,216		60,602	
Households	1,917		22,435	
Persons per Household	2.2	86	2.69	105
Household Median Income	\$82,924.95	109	\$108,142.77	142
Household Median Disposable Income	\$70,694.31	108	\$89,883.89	137
Household Median Discretionary Income	\$54,382.24	113	\$68,717.97	143
Average Income Per Person	\$49,622.82	120	\$48,618.37	118
Median Rent	\$1,337.52	105	\$1,335.89	104
Median House Value	\$488,109.76	135	\$528,028.79	146

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