

OFFICE CONDO FOR SALE OR LEASE

1904 S. MAIN STREET

WAKE FOREST, NC 27587

NAITRI PROPERTIES

PROPERTY OVERVIEW

Office space for lease located in a rapidly developing corridor. Conveniently located just under 3 miles from Downtown Wake Forest and less than 1 mile from US-1. This location offers excellent visibility and easy commuting options.

ADDRESS	1904 S. Main Street, Wake Forest, NC 27587	
BUILDING SIZE	7,200 SF	
	SUITE 114	SUITE 116
AVAILABLE SPACE	2,093 RSF - Medical Office	1,507 RSF - Office
SALE PRICE	\$620,000	\$430,000
RENTAL RATE	\$24.50/SF, NNN	\$24.50/SF, NNN
TICAM	\$4.32/SF, NNN	\$3.87/SF, NNN
PARKING RATIO	3.23 spaces per 1,000 SF	3.23 spaces per 1,000 SF
FEATURES	<ul style="list-style-type: none">• Reception area• 7 Exam rooms• 2 Bathrooms• Sanitation area	<ul style="list-style-type: none">• Reception area• Large common area• 8 Offices• Break room• 1 Bathroom

CONTACT

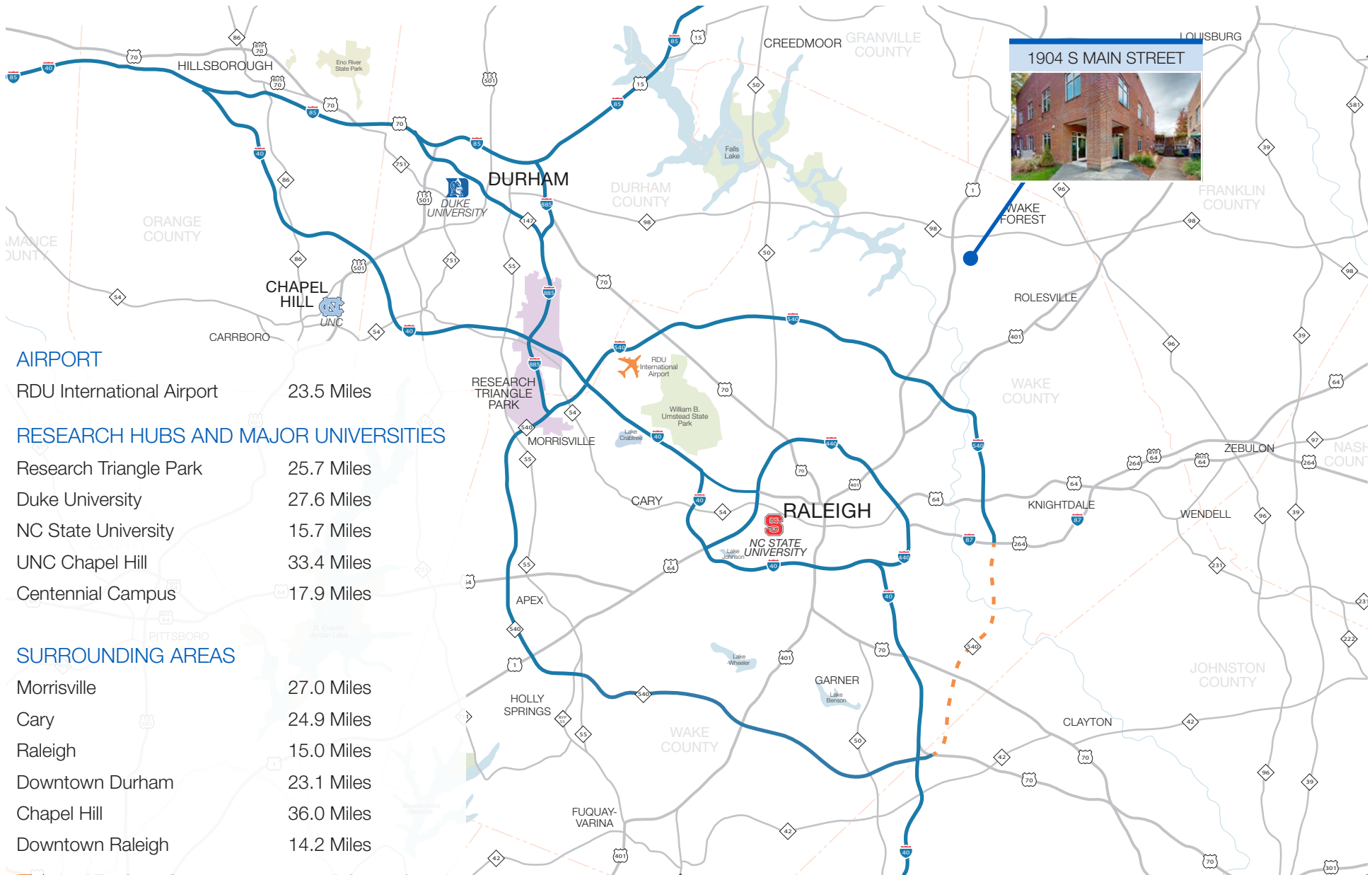
LEE BISHOP | 919.609.6331 | lbishop@triprop.com

NAITRI PROPERTIES

SUITE 116



TRIANGLE REGION



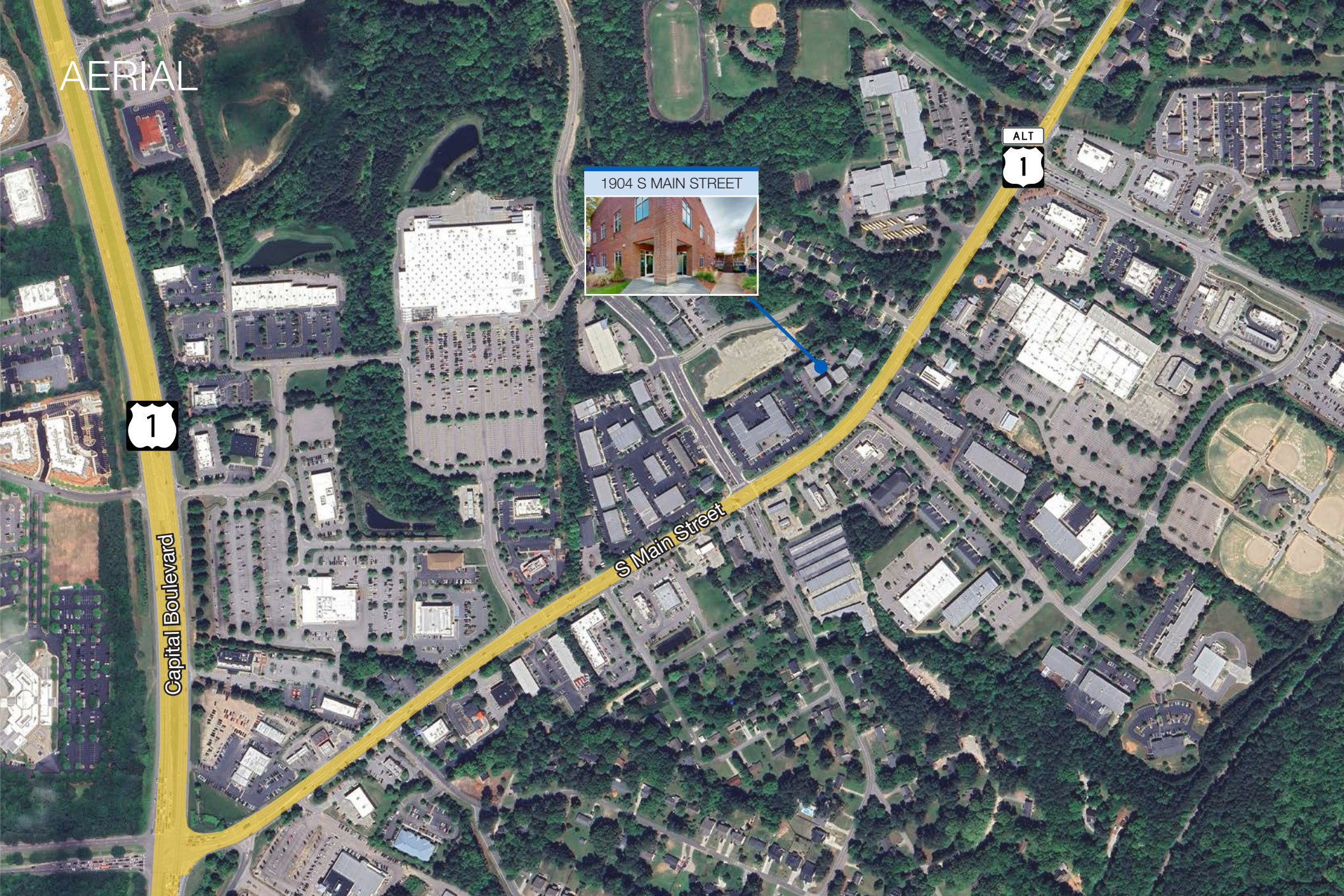
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AERIAL



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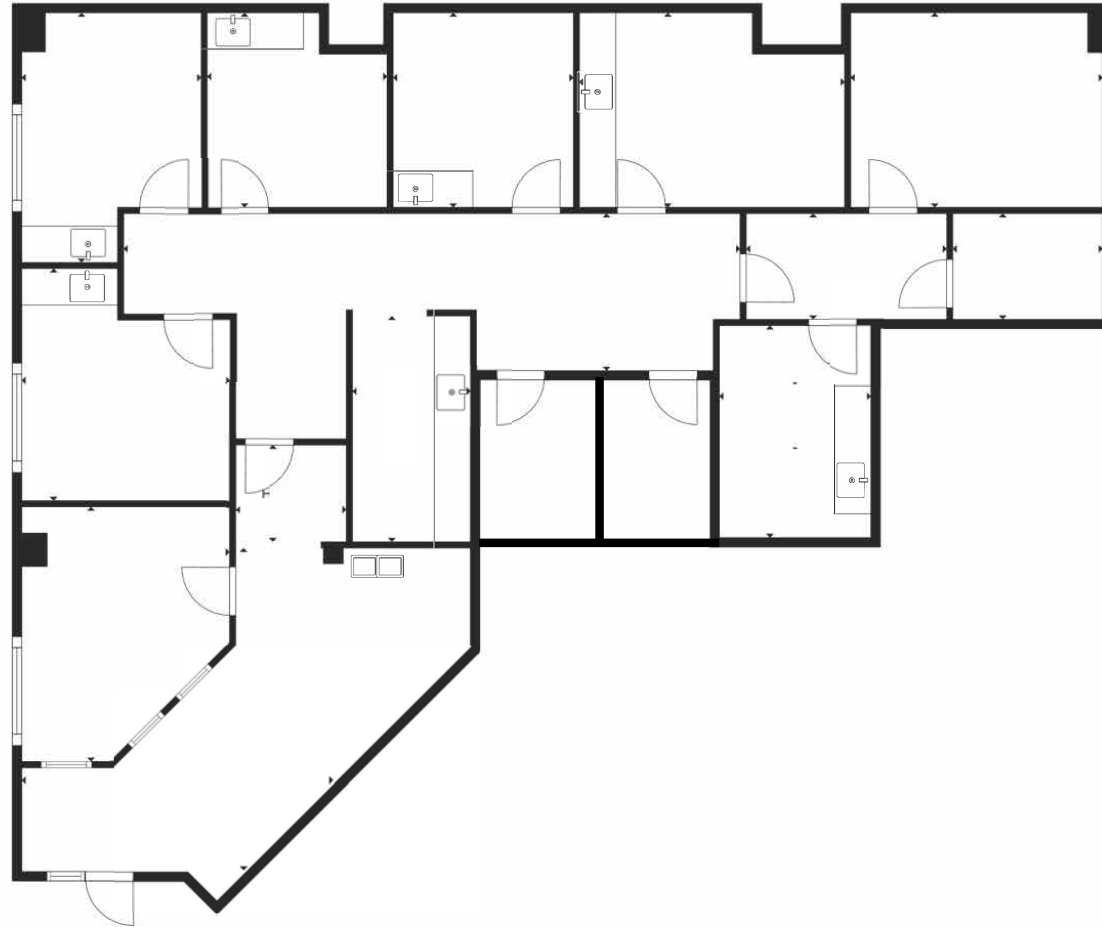
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NAI TRI PROPERTIES

FLOOR PLAN

SUITE 114



Suite 114
2,093 SF



CLICK OR
SCAN FOR
VIRTUAL TOUR

CONTACT

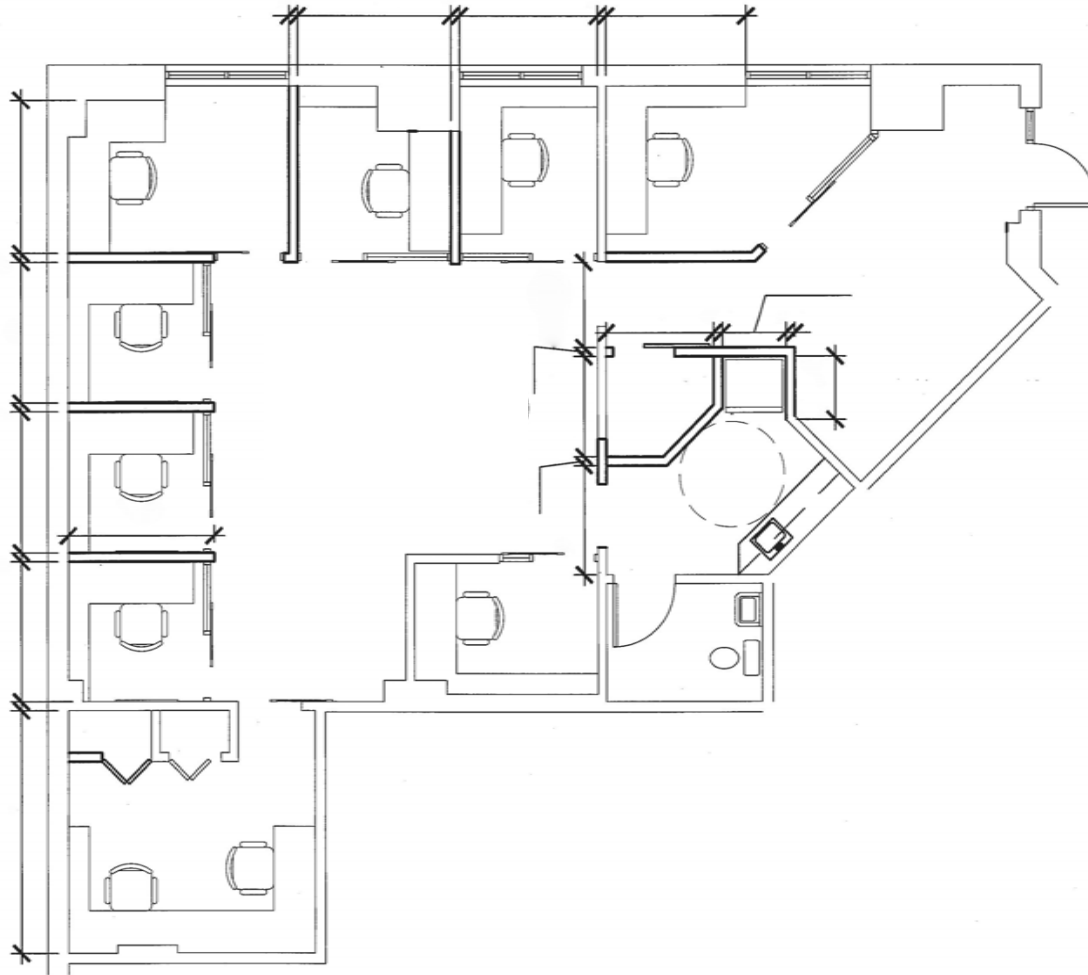
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NAITRI PROPERTIES

FLOOR PLAN

SUITE 116



Suite 116
1,507 SF
Furniture not included



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SUITE 114



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SUITE 116



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NAITRI PROPERTIES

AMENITIES

Below lists some of the surrounding amenities within a 3 mile radius.

DINING

Asuka Asian Bistro and Sushi Bar	Milton's Pizza & Pasta
Bakery ST Honore	Mizu Sushi Steak Seafood
Bella Italia Pizzeria	Moe's Southwest Grill
BIBIBOP	Nothing Bundt Cakes
Bojangles	Olive Garden
Bruegger's Bagels	Panera Bread
Buffalo Brothers Restaurant & Bar	Piada
Carolina Ale House	Planet Smoothie
CAVA	Red Robin Gourmet Burgers and Brews
Chick-fil-A	San Jose Mexican Restaurant
Chili's Grill & Bar	Smithfield's Chicken 'N Bar-BQ
Cookout	Sonic
Crumbl	Starbucks
Culver's	Sunday's AM Eatery
Curry House	Texas Roadhouse
Dairy Queen	The Pickled Onion Restaurant & Bar
Dave's Hot Chicken	Torchys Tacos
Firehouse Subs	Two Roosters Ice Cream
First Watch	Village Deli and Grill
Five Guys	Wendy's
Freddy's Frozen Custard & Steakburger	
Krispy Kreme	
Lonerider	
McDonalds	
Mellow Mushroom	

SERVICES/ENTERTAINMENT

Aldi
Bank of America
Big Lots

BP
Coastal Credit Union
CVS
Galaxy Fun Park
Harris Teeter
Kohl's
Lowe's Home Improvement
Lowes Foods
Marquee Cinemas
PNC
Ross Dress for Less
Sam's Club
T.J. Maxx
Target
The Home Depot
The UPS Store
Truist
Walgreens
Walmart
Wegman's
Wells Fargo

HOTELS

Candlewood Suites
Clarion Pointe Wake Forest – North Raleigh
Fairfield Inn & Suites

Hampton Inn
Holiday Inn Express & Suites
Tru By Hilton
WoodSpring Suites Raleigh
Northeast Wake Forest

MEDICAL

Avance Care Wake Forest
Duke Urgent Care
Family First Primary Care
Heritage Urgent & Primary Care
MainStreet Family Care
North Raleigh Medical Center
Novant Health Village Family Care
One Medical Wake Forest
UNC Family Medicine at Wakefield
WakeMed MyCare 365 Primary & Urgent Care

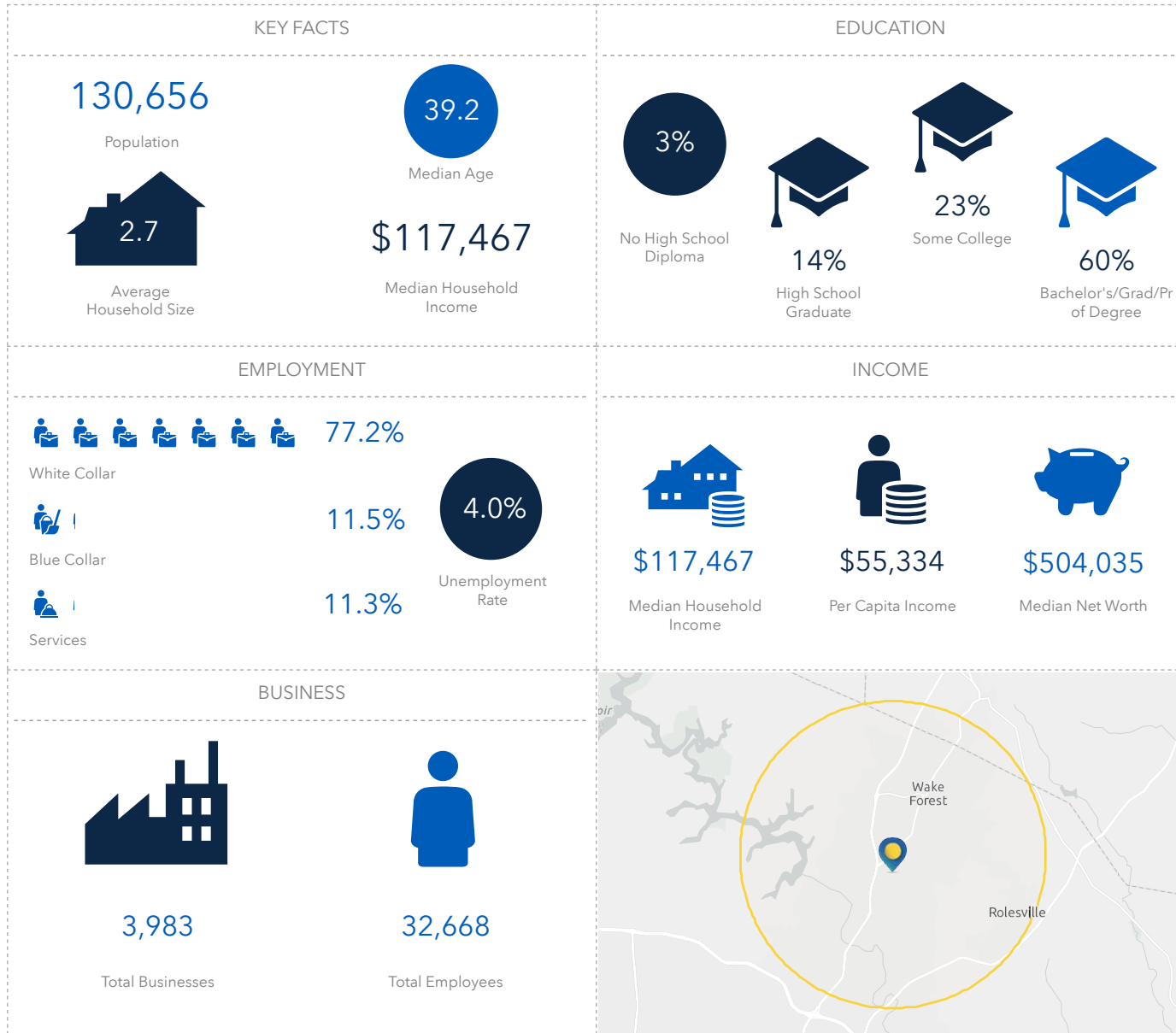
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DEMOGRAPHICS - 5 MILE



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