

SHOPPING CENTER / RETAIL - FOR LEASE

WHEAT FIELD II SHOPPING CENTER

3500 Rogers Branch Road, Wake Forest, NC 27587



OFFERING SUMMARY

AVAILABLE SF:	+/- 4,500 SF
LEASE RATE:	\$38.00-\$42.00 SF/(NNN) Est. TICAM \$6.00
LOT SIZE:	+/- 2.35 Acres
BUILDING SIZE:	Up To 11,700
ZONING:	NB (Neighborhood Business)

PROPERTY OVERVIEW

Located in Heritage Wake Forest and sitting directly across from Heritage High School, this NEW retail opportunity is adjacent to The Shoppes at Heritage Village (anchored by Publix) and Heritage Station (anchored by Harris Teeter). Nearby neighborhoods include Heritage, Bridgeport, Stonewater, Majestic Oaks, along with several garden style apartment home communities. Many restaurants, community trails & The Factory are also close by.

PROPERTY HIGHLIGHTS

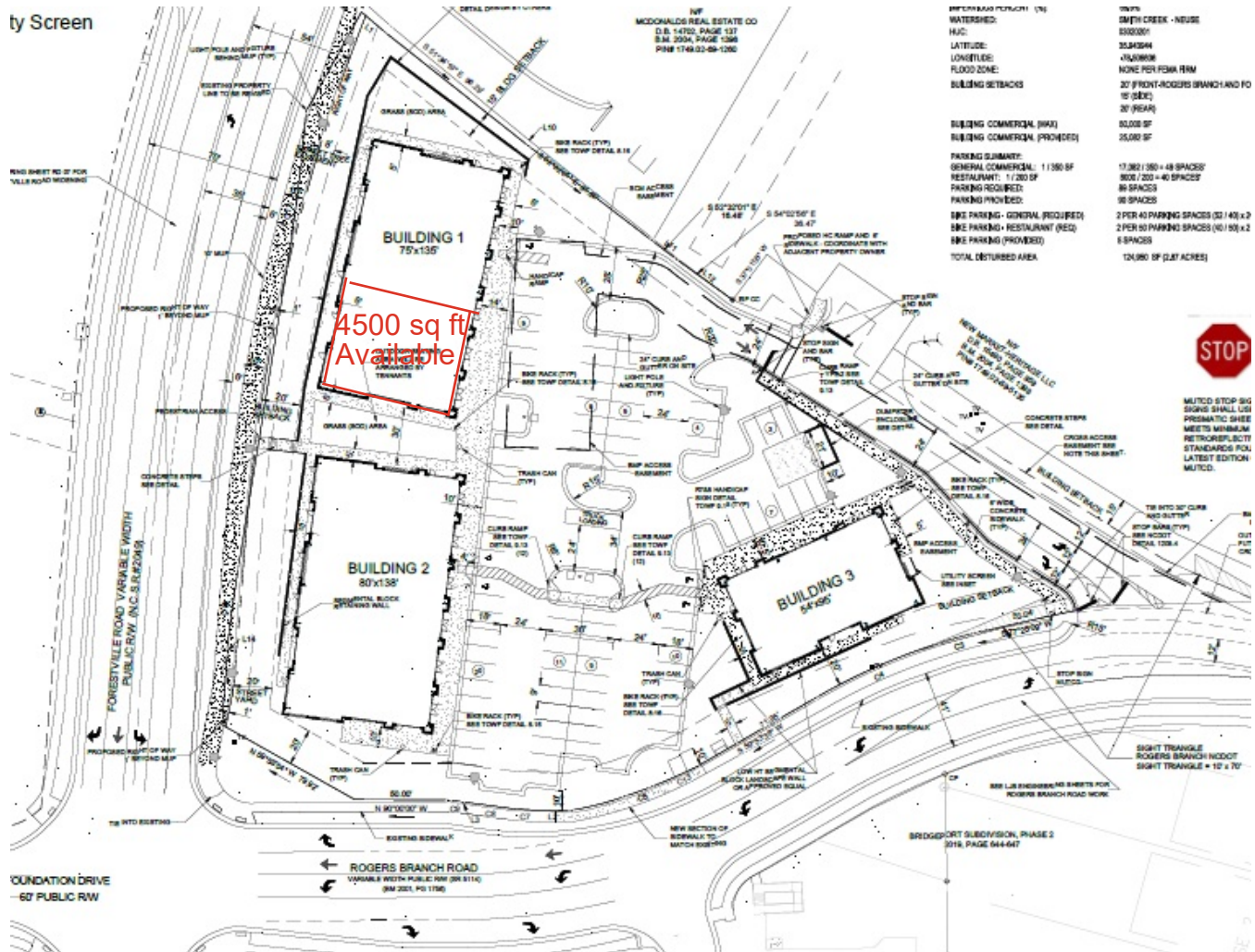
- ±1,500RSF - 4,500 RSF available
- Zoning: NB {Neighborhood Business District}
- Conveniently located at Heritage Wake Forest Planned Community
- Communities nearby include Heritage Wake Forest, Stonewater, Bridgeport, Neighboring Bridgeport, along with several existing & planned Class-A garden style apartment homes
- Strategically positioned adjacent to The Shoppes at Heritage (Publix anchor) & Heritage Station (Harris Teeter anchor)
- Delivery to commence 3th Qtr 2024

Sassom LLC
10121 Capital Blvd.
Ste # 105
Wake Forest, NC 27587

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(330) 573-4030

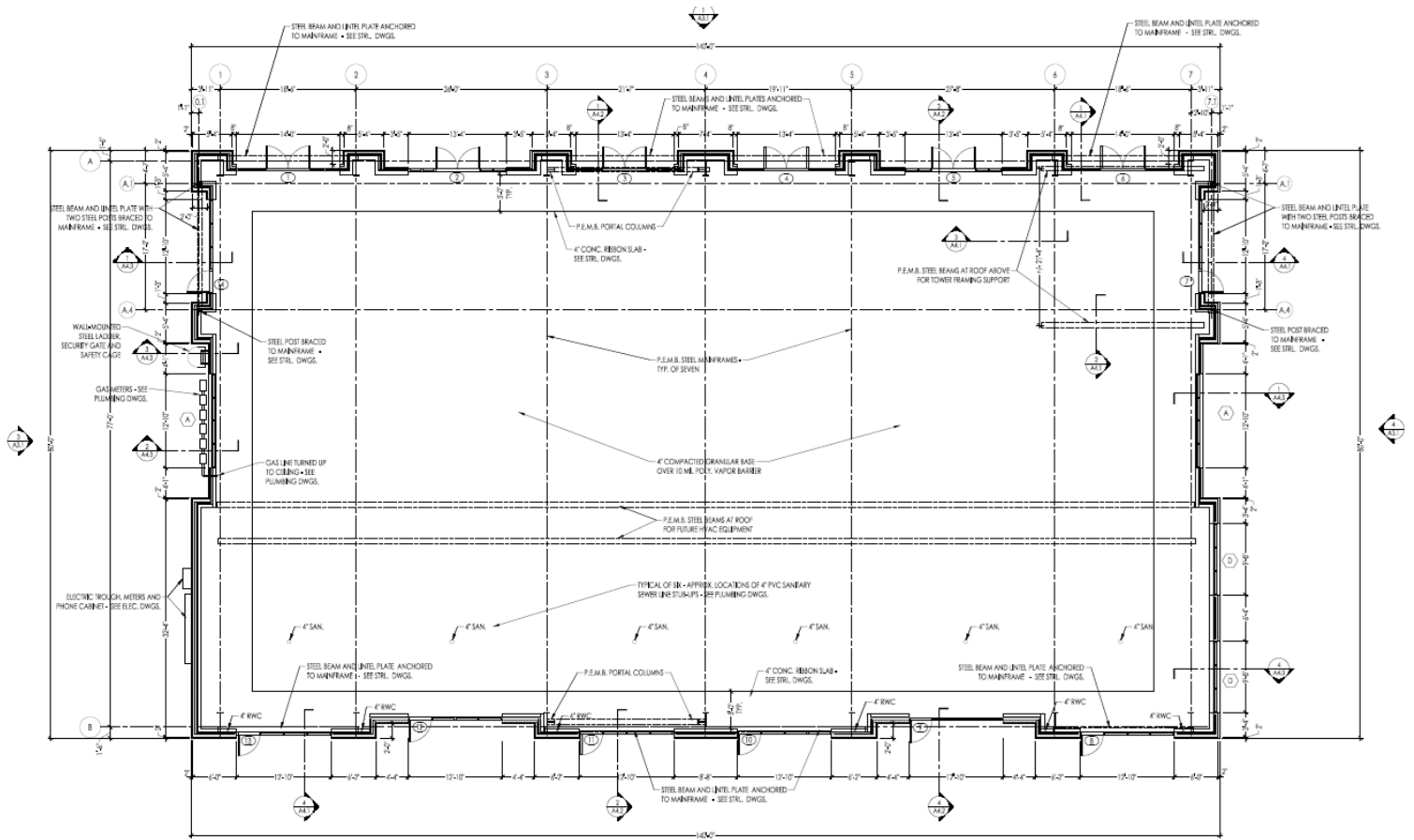
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1

FLOOR PLAN NAME BUILDING 2

Floor Plan Information

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Wheat Fields - Building 2



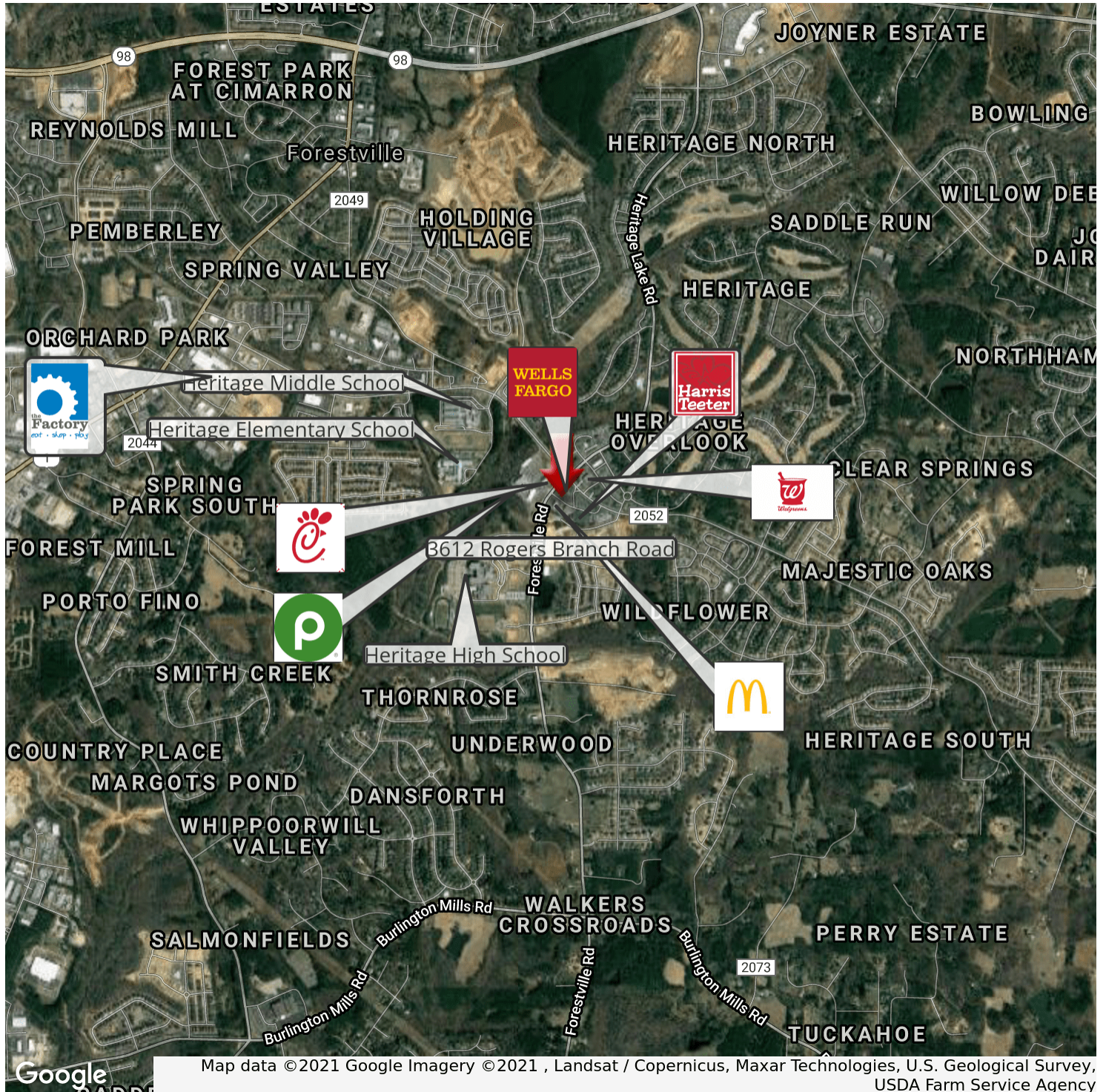
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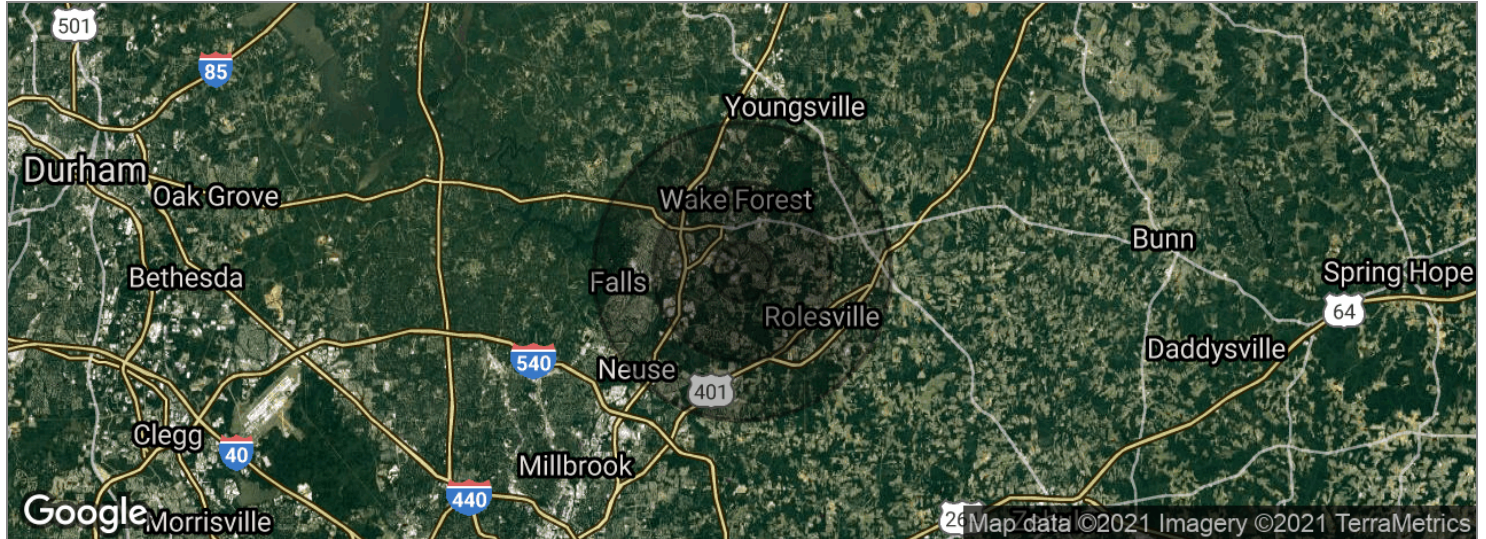
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,210	24,674	76,164
Median age	34.7	33.9	34.3
Median age (male)	32.6	32.5	32.5
Median age (Female)	35.8	34.6	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	783	8,858	27,334
# of persons per HH	2.8	2.8	2.8
Average HH income	\$86,675	\$80,001	\$86,106
Average house value			\$265,384

** Demographic data derived from 2010 US Census*

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