

## SHOPPING CENTER / RETAIL - FOR LEASE

# WHEAT FIELD II SHOPPING CENTER

3500 Rogers Branch Road, Wake Forest, NC 27587



### OFFERING SUMMARY

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

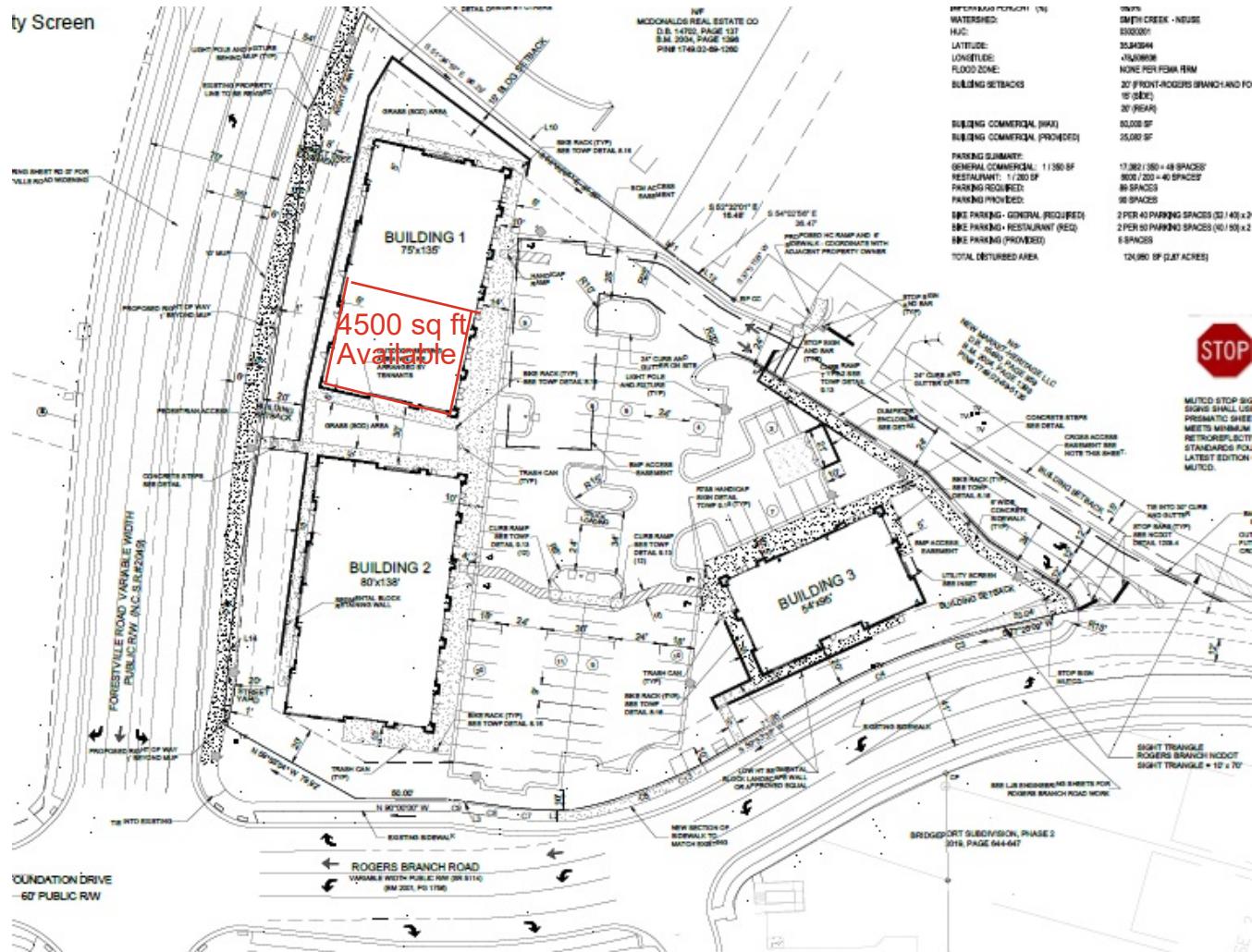
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## RETAIL FOR LEASE

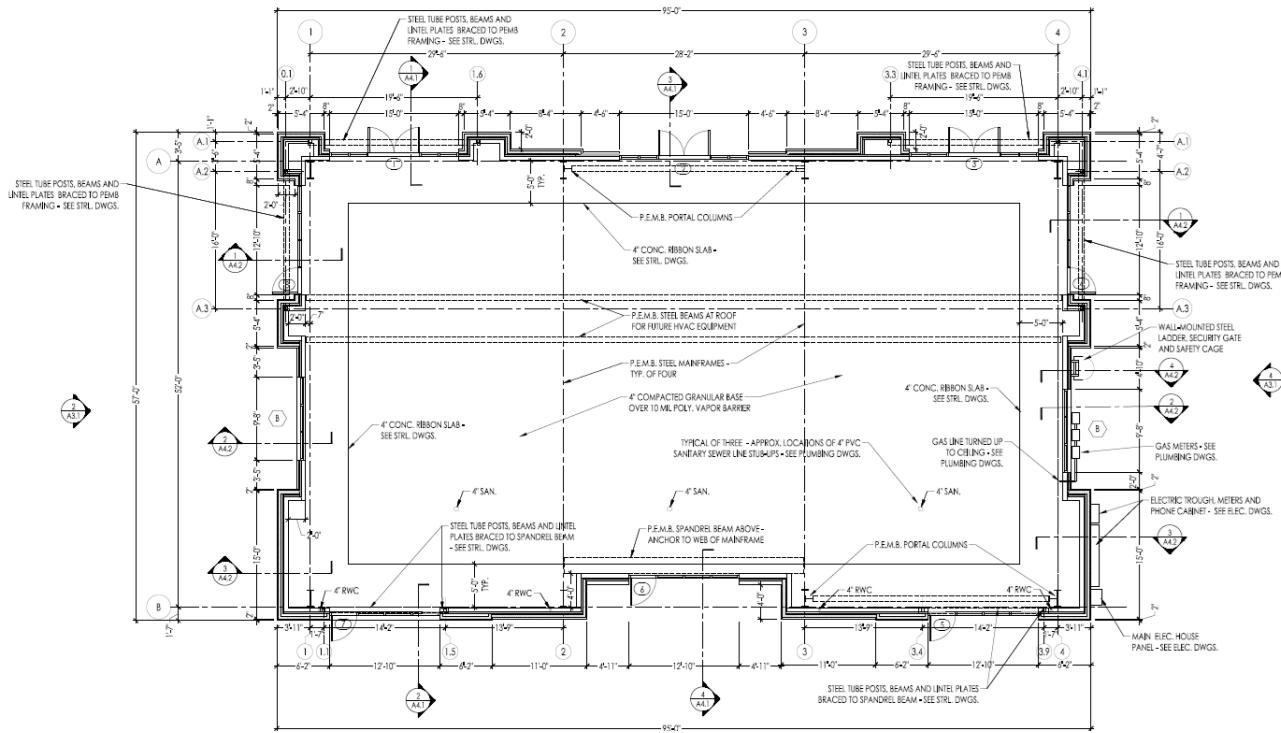
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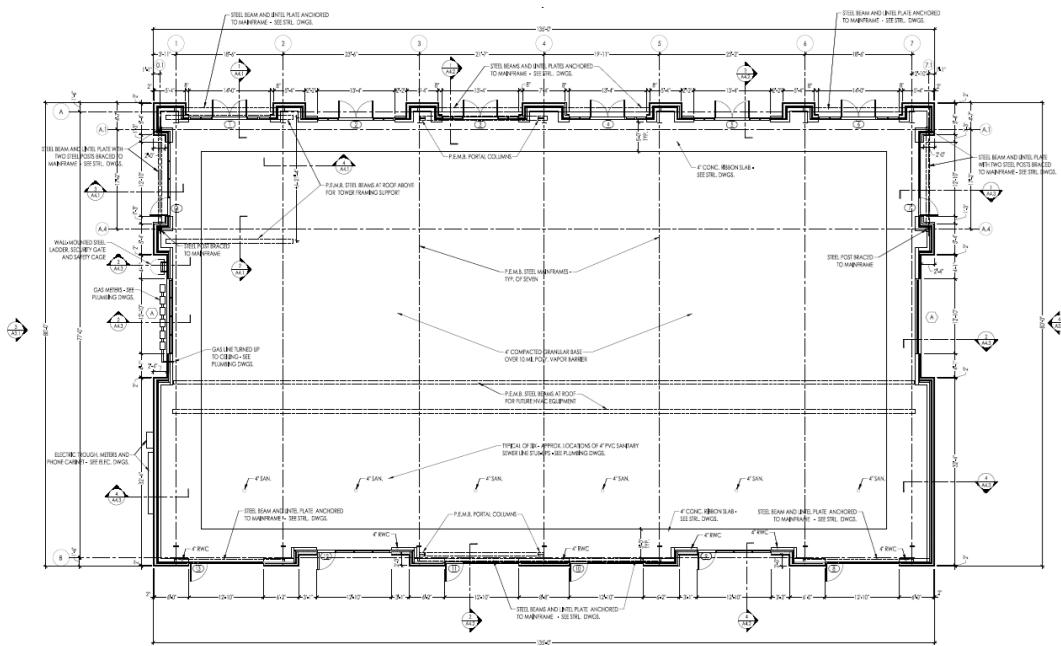
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1 FLOOR PLAN NAME BUILDING 3

## Floor Plan Information



FLOOR PLAN NAME BUILDING 1

## Floor Plan Information

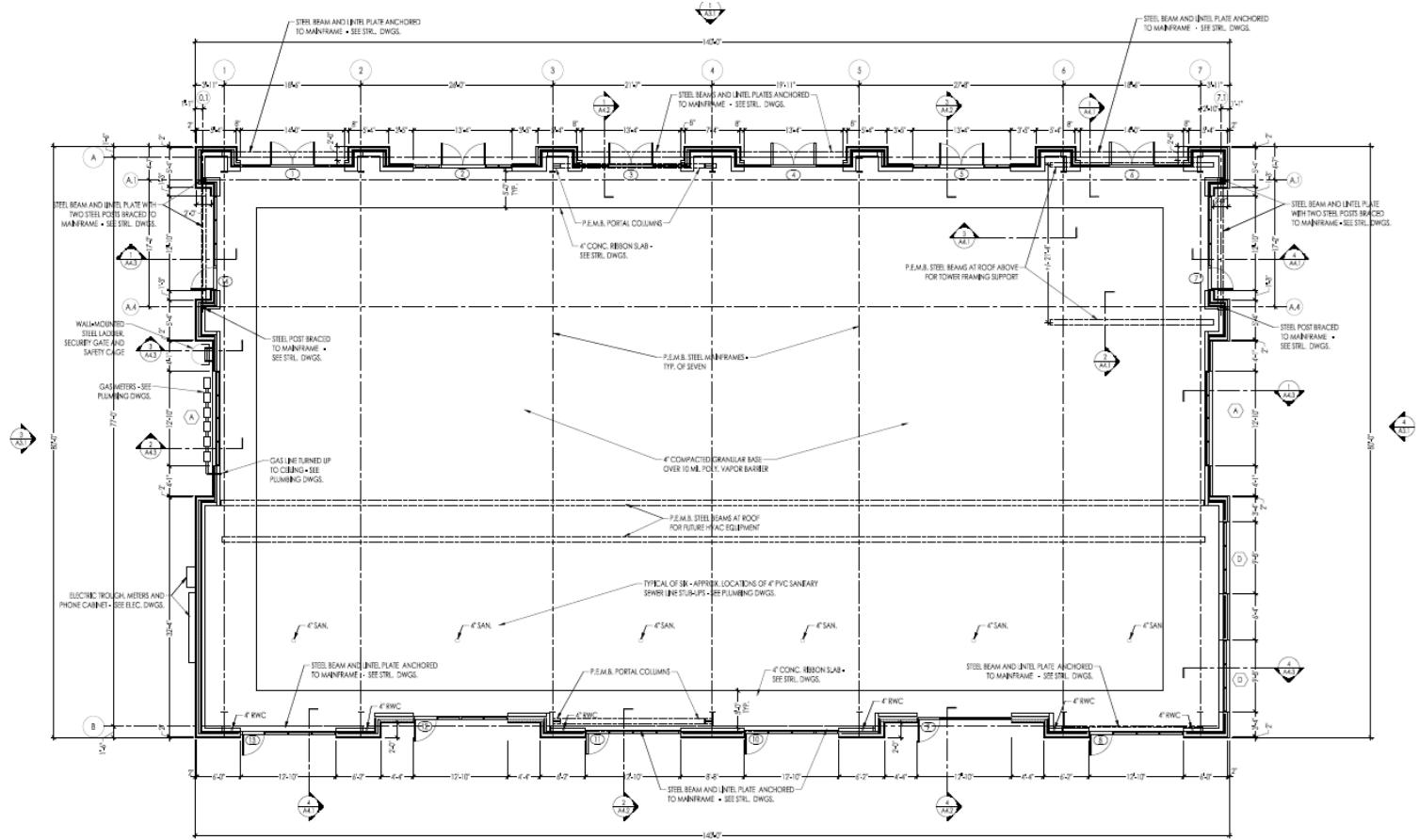
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## 1 FLOOR PLAN NAME BUILDING 2

## 1 Floor Plan Information

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Wheat Fields - Building 2



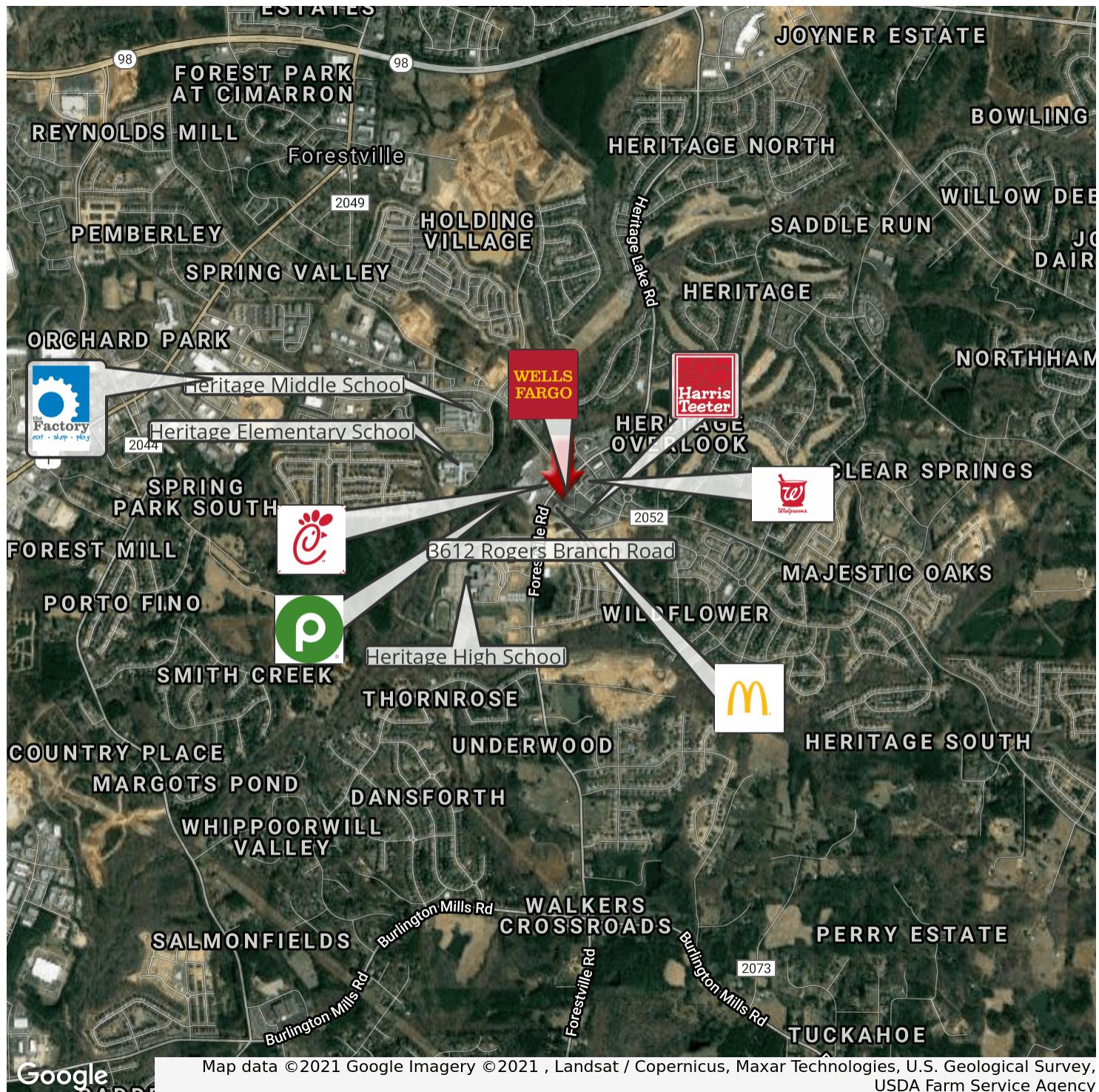
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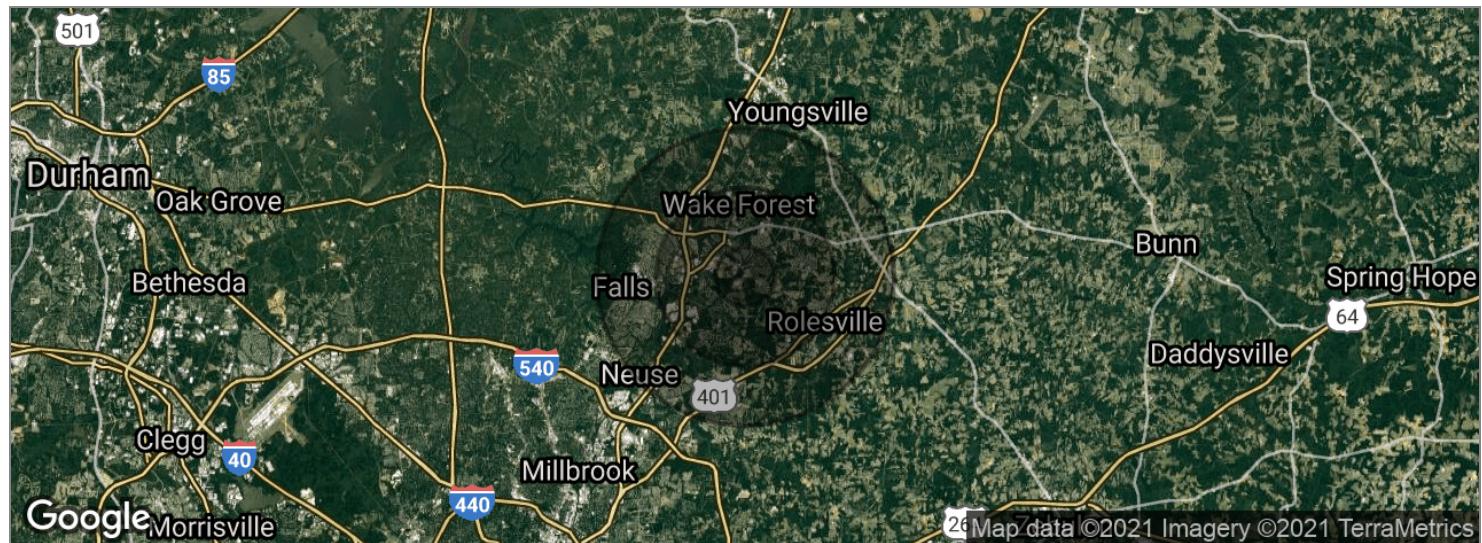
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,210	24,674	76,164
Median age	34.7	33.9	34.3
Median age (male)	32.6	32.5	32.5
Median age (Female)	35.8	34.6	35.0

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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