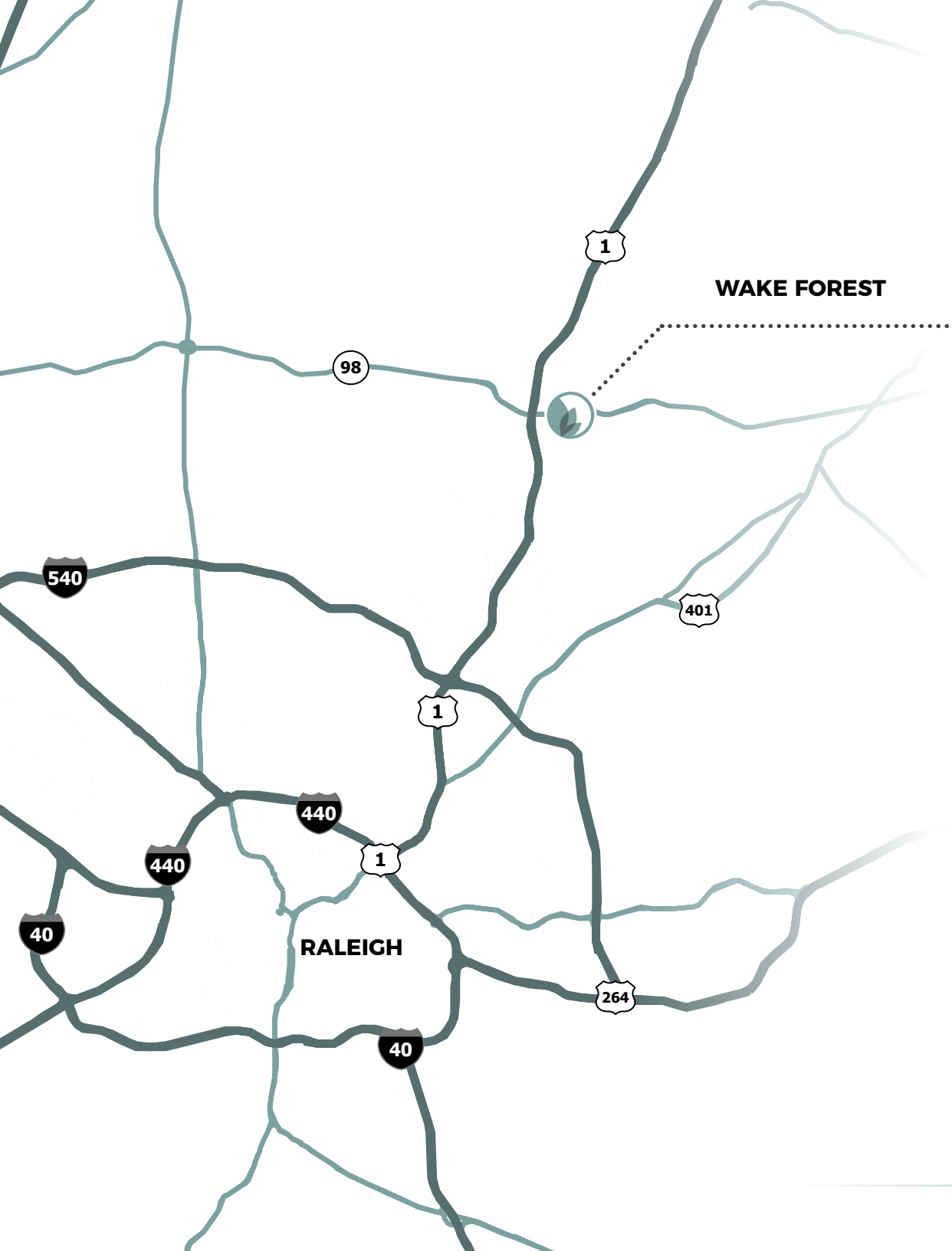


The background image shows the interior of a cafe or food store. There are shelves stocked with various products, including bags of coffee and boxes. Several pendant lights with white globe shades hang from the ceiling. A menu board is visible in the background. The overall atmosphere is warm and modern.

G R O V E

N I N E T Y - E I G H T

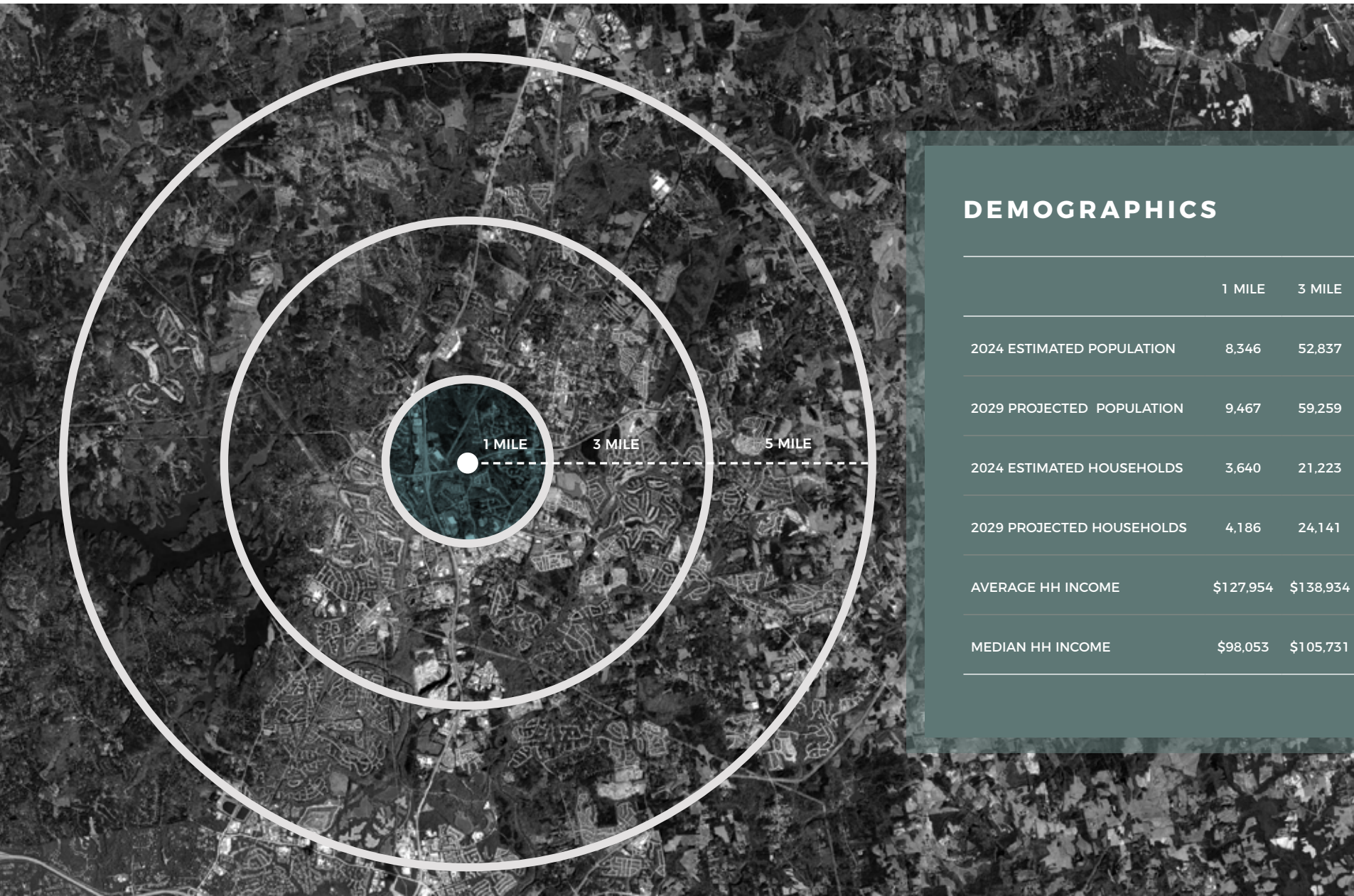
HIGHWAY 98 AND CAPITAL BOULEVARD
WAKE FOREST | NORTH CAROLINA
FULLY LEASED



LOCATION

- Wegmans anchored mixed-use development fronting Highway 98 bypass just off Capital Boulevard/US 1
- Excellent access and visibility
- Ligon Mill Road has been extended to Highway 98 bypass and through the project with a future connection north to Stadium Drive in Wake Forest

LOCATION OVERVIEW



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 ESTIMATED POPULATION	8,346	52,837	110,797
2029 PROJECTED POPULATION	9,467	59,259	123,171
2024 ESTIMATED HOUSEHOLDS	3,640	21,223	42,303
2029 PROJECTED HOUSEHOLDS	4,186	24,141	47,659
AVERAGE HH INCOME	\$127,954	\$138,934	\$156,526
MEDIAN HH INCOME	\$98,053	\$105,731	\$118,870

© 2011 Blackwell Publishing Ltd *Journal of Internal Medicine* 270: 105–114



SITE PLAN

- RETAIL
- MULTIFAMILY | 232 UNITS
- FOR SALE RESIDENTIAL | 383 UNITS



Site plan is conceptual and subject to change.

RETAIL SITE PLAN | NORTHEAST QUADRANT

FULLY LEASED



Site plan is conceptual and subject to change.

RETAIL SITE PLAN | NORTHWEST QUADRANT
FULLY LEASED



- AVAILABLE
- LOI
- AT LEASE
- LEASED

PROPERTY PHOTOS



G R O V E

N I N E T Y - E I G H T

FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX

james.mattox@foundrycommercial.com
919.576.2696

JULIE AUGUSTYN

julie.augustyn@foundrycommercial.com
919.576.2694

ROSS DIACHENKO

ross.diachenko@foundrycommercial.com
919.576.2683

FOUNDRY
COMMERCIAL

 **STILES**
Invest-Build-Manage

