



FOR LEASE

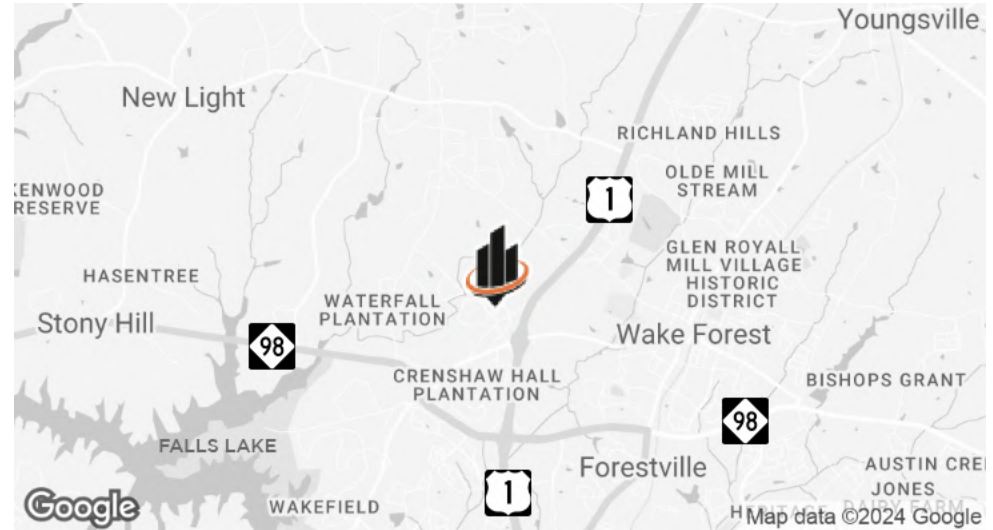
# TARLTON BUSINESS CENTER

12335-12343 WAKE UNION CHURCH RD | WAKE FOREST, NC 27587

JOHNNY WEHMANN  
919.287.3218 | johnny.wehmann@svn.com



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	±38,065 SF
<b>AVAILABLE SF:</b>	±2,700 SF
<b>ZONING:</b>	O&I
<b>LEASE RATE/TYPE:</b>	Negotiable (MG)

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **Suite 205/206 at Tarlton Business Center in Wake Forest, NC**, a clean, well-kept professional park consisting of three buildings (±38,065 SF).

Suite 205/206 is a ±2,700 SF space that was the former home of a local financial institution, **featuring a front lobby, seven offices equipped with large internal windows, two conference rooms, restrooms, and a kitchenette.**

## PROPERTY HIGHLIGHTS

- Easy access to Capital Blvd (US Hwy 1) via NC Hwy 98 Exit
- Nearby amenities include Target, Home Depot, Hampton Inn, Big Lots, Lowes Foods, and more
- Located in rapidly growing Wake Forest, ±16 miles from downtown Raleigh and ±22 from downtown Durham

**JOHNNY WEHMANN**

O: 919.287.3218 | C: 919.259.3618

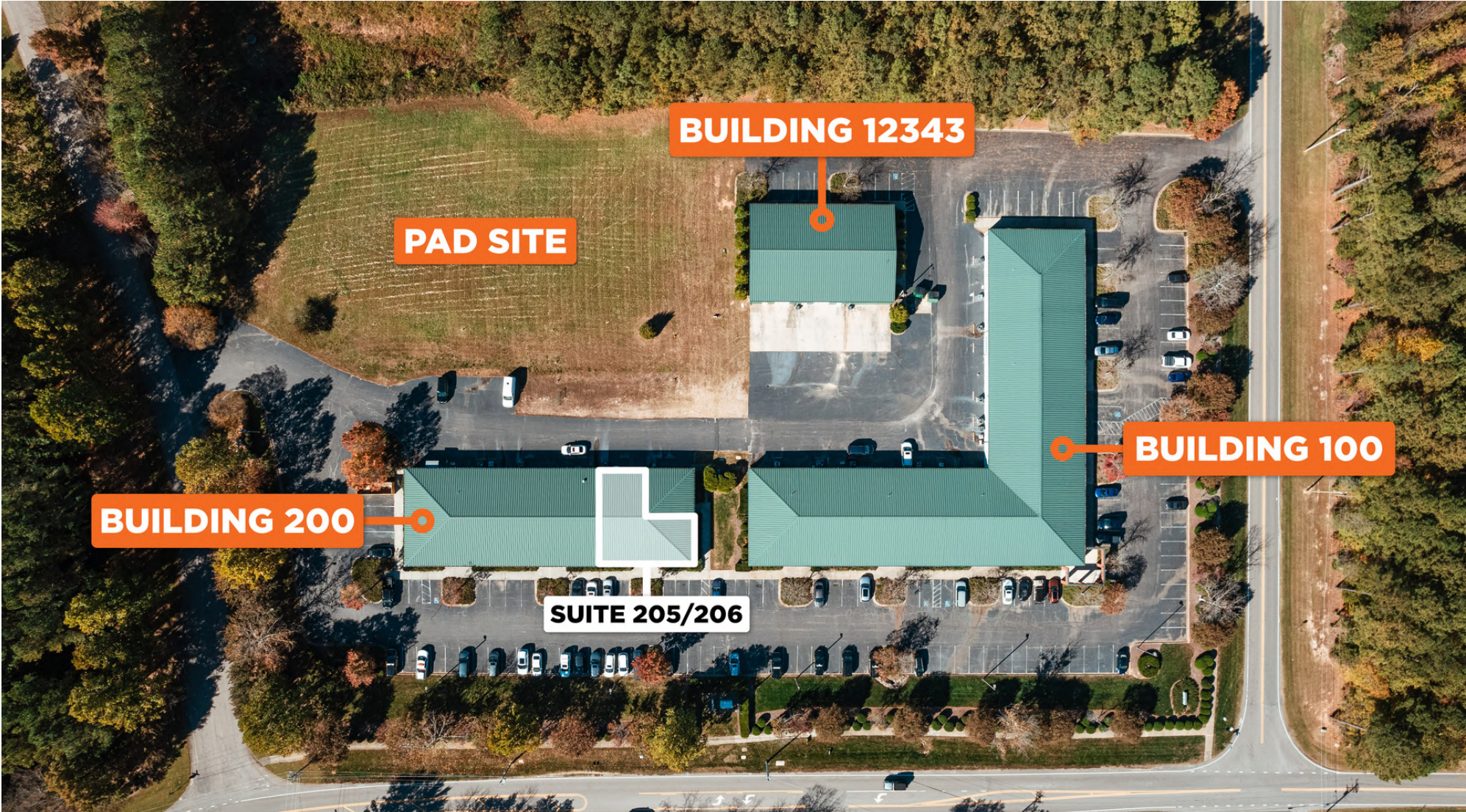
johnny.wehmann@svn.com

**TARLTON BUSINESS CENTER** | 12335-12343 Wake Union Church Rd Wake Forest, NC 27587





AVAILABLE LEASE SPACES



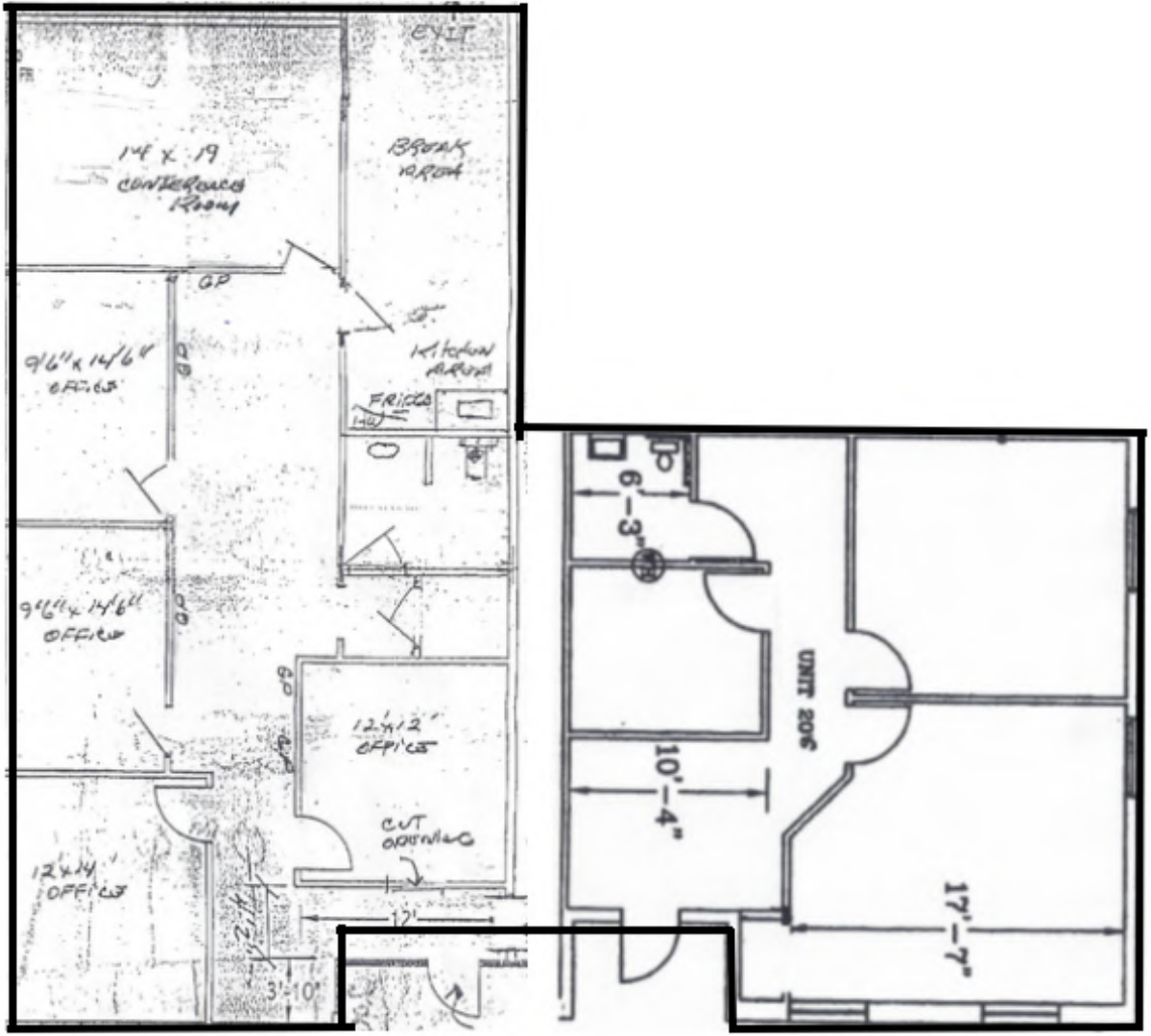
**JOHNNY WEHMANN**  
O: 919.287.3218 | C: 919.259.3618  
johnny.wehmann@svn.com

**TARLTON BUSINESS CENTER** | 12335-12343 Wake Union Church Rd Wake Forest, NC 27587





SUITE 205/206 FLOOR PLAN



**JOHNNY WEHMANN**  
O: 919.287.3218 | C: 919.259.3618  
johnny.wehmann@svn.com

**TARLTON BUSINESS CENTER** | 12335-12343 Wake Union Church Rd Wake Forest, NC 27587





## SUITE 205/206 PHOTOS



**JOHNNY WEHMANN**  
O: 919.287.3218 | C: 919.259.3618  
johnny.wehmann@svn.com

**TARLTON BUSINESS CENTER** | 12335-12343 Wake Union Church Rd Wake Forest, NC 27587





## SUITE 205/206 PHOTOS



**JOHNNY WEHMANN**  
O: 919.287.3218 | C: 919.259.3618  
johnny.wehmann@svn.com

**TARLTON BUSINESS CENTER** | 12335-12343 Wake Union Church Rd Wake Forest, NC 27587



# RETAILER MAP



**JOHNNY WEHMANN**

O: 919.287.3218 | C: 919.259.3618

johnny.wehmann@svn.com

**TARLTON BUSINESS CENTER** | 12335-12343 Wake Union Church Rd Wake Forest, NC 27587





# DEMOGRAPHICS MAP & REPORT

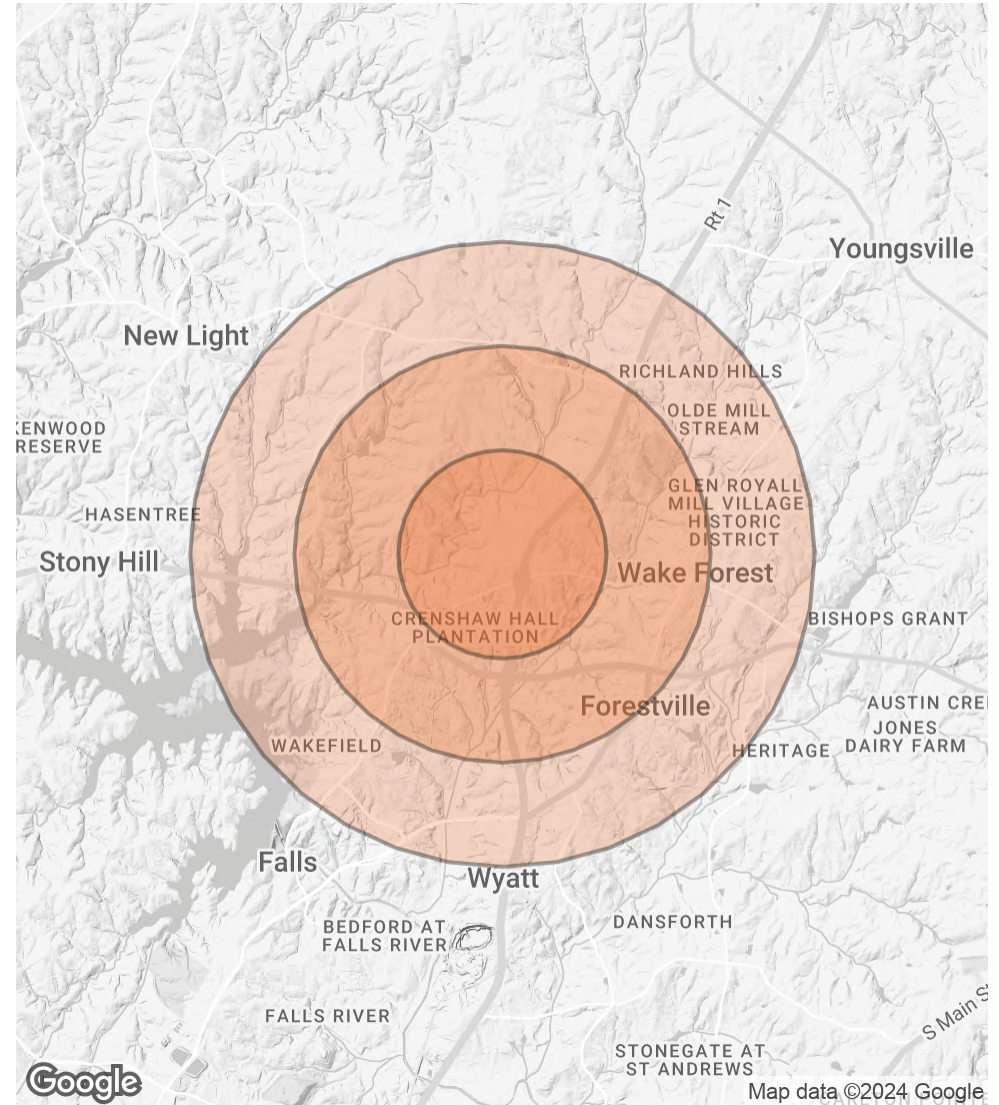
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	4,145	17,813	39,261
<b>AVERAGE AGE</b>	43.6	41.4	40.9
<b>AVERAGE AGE (MALE)</b>	42.5	38.9	38.3
<b>AVERAGE AGE (FEMALE)</b>	45.1	42.3	42.3

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	1,415	7,166	15,827
<b># OF PERSONS PER HH</b>	2.9	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$113,032	\$103,892	\$107,872
<b>AVERAGE HOUSE VALUE</b>	\$320,313	\$294,018	\$309,563

2020 American Community Survey (ACS)



**JOHNNY WEHMANN**

O: 919.287.3218 | C: 919.259.3618

johnny.wehmann@svn.com

**TARLTON BUSINESS CENTER** | 12335-12343 Wake Union Church Rd Wake Forest, NC 27587





## ADVISOR BIO



### JOHNNY WEHMANN

Senior Advisor

johnny.wehmann@svn.com

Direct: **919.287.3218** | Cell: **919.259.3618**

## PROFESSIONAL BACKGROUND

Johnny brings a 17-year background of diverse real estate experience to SVN | REA. While he practices commercial brokerage throughout the Triangle, Johnny has found a niche working in Chatham, Durham, and Orange Counties. Before joining SVN | REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management, with a focus on retail and office properties. Johnny also spent several years as a Property Manager/Broker-in-Charge, focusing on multi-family housing with Ticon Properties. Outside of work, Johnny can regularly be found at local music venues and sporting events. He especially loves outdoor adventures with his wife Catherine, daughters Laney and Cora, and their two dogs, Dash and Emmie.

## EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

## MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders
- Volunteer, Mental Health Association of the Triangle

### JOHNNY WEHMANN

O: 919.287.3218 | C: 919.259.3618

johnny.wehmann@svn.com