

FOR SALE OR LEASE

2801 & 2804 CRUSHER RUN
WAKE FOREST, NC 27587



FLEX FOR SALE
OR LEASE

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PROPERTY HIGHLIGHTS

2801 CRUSHER RUN, WAKE FOREST, NC 27587

2801 CRUSHER RUN

FOR SALE OR LEASE

SIZE $\pm 11,282$ SF
($\pm 1,560$ SF office plus $\pm 2,000$ SF conditioned assembly)

ACREAGE ± 2.63 Acres

YEAR BUILT 2007 (Building expansion in 2013)

LOADING Dock and Grade-Level Access

CLEAR HEIGHT 16'6" - 22'8"

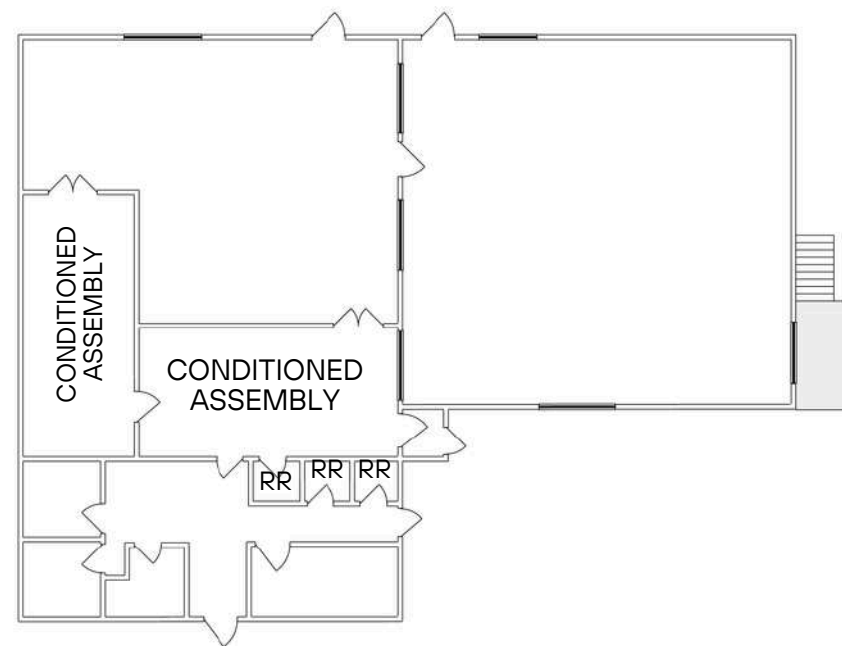
ZONING LI (Wake Forest UDO)

LEASE RATE \$16.50 PSF NNN (TICAM: \$2.00 PSF)

SALES PRICE \$275 PSF

AVAILABILITY Available now

2801 CRUSHER RUN $\pm 11,282$ SF



FEATURES

- New paint/carpet in office/assembly
- All motorized dock/ roll-up doors
- Video surveillance system in place
- Ample power

PROPERTY HIGHLIGHTS

2804 CRUSHER RUN, WAKE FOREST, NC 27587

2804 CRUSHER RUN

FOR SALE OR LEASE

±12,000 SF Building
(Three ±4,000 SF units)

SIZE
Unit 101: Available for lease (Shell condition)
Unit 102: Leased
Unit 103: Leased

ACREAGE ±2.15 Acres

YEAR BUILT 2020

LOADING 10' x 12' Roll-Up Door

CLEAR HEIGHT 14'3"

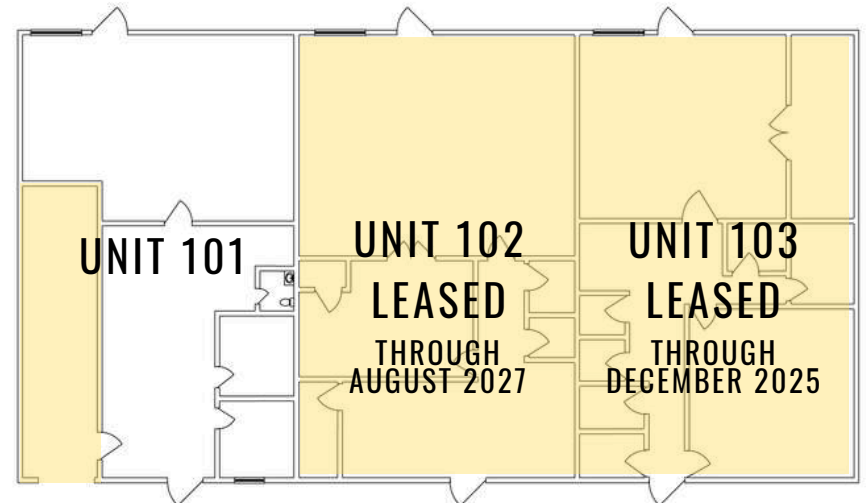
ZONING LI (Wake Forest UDO)

LEASE RATE \$17.00 PSF NNN (TICAM: \$2.00 PSF)

SALES PRICE \$275 PSF

AVAILABILITY Contact Broker

2804 CRUSHER RUN, UNIT 101 ±2,100-3,000 SF



**Proposed Tenant Upfit*

SITE MAP

2801 & 2804 CRUSHER RUN, WAKE FOREST, NC 27587



PHOTOS

2801 CRUSHER RUN, WAKE FOREST, NC 27587



PHOTOS

2804 CRUSHER RUN, STE 101, WAKE FOREST, NC 27587



LOCATION

2801 & 2804 CRUSHER RUN, WAKE FOREST, NC 27587



OTHER NEARBY AMENITIES

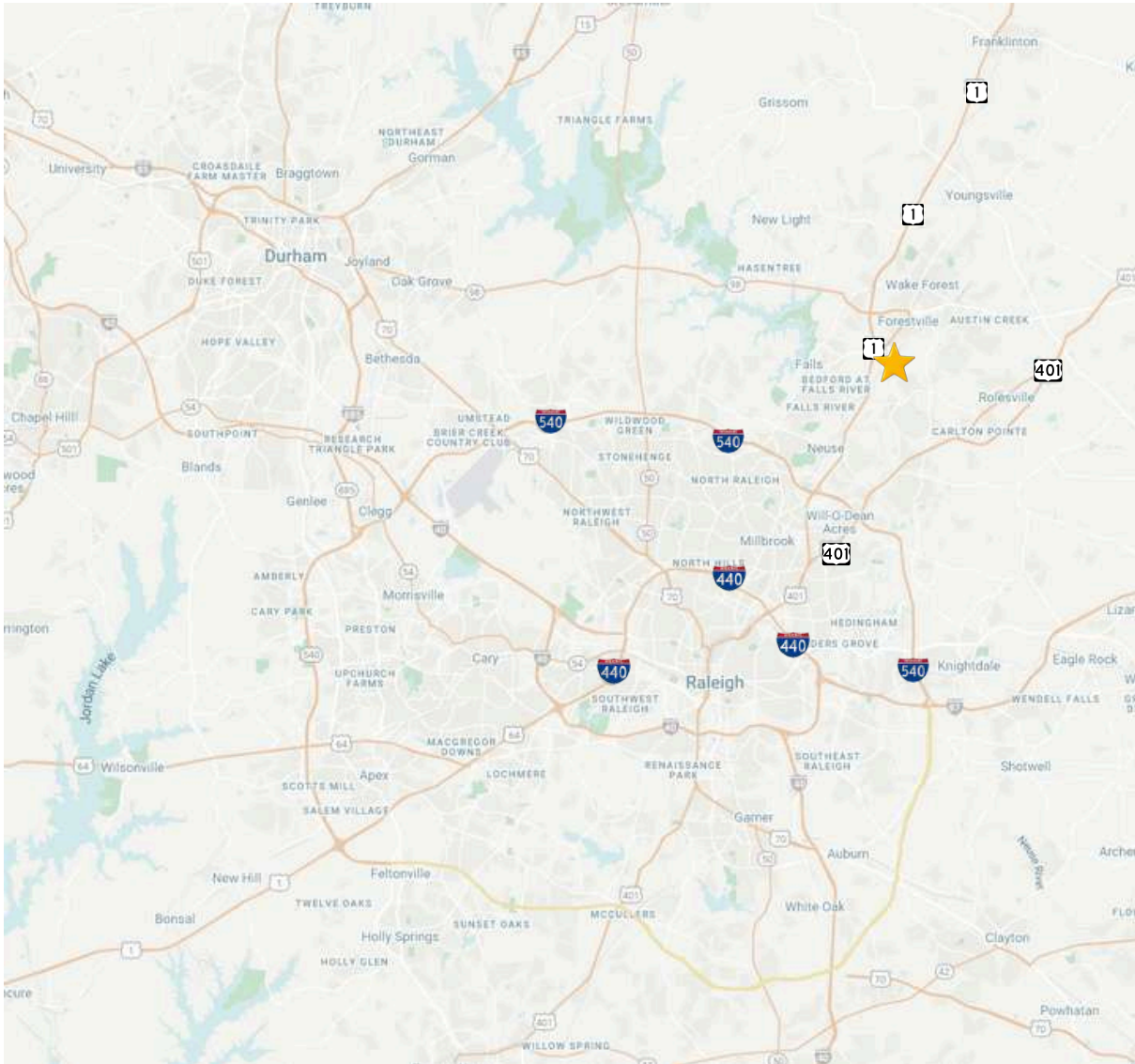
- CALIBER COLLISION
- ENTERPRISE RENT-A-CAR
- WALMART
- ALDI
- HARRIS TEETER
- PAUL AND JACK
- FIRST WATCH
- CULVER'S
- EXXON
- MELLOW MUSHROOM
- WENDY'S
- ALPACA PERUVIAN CHICKEN
- SONIC
- PAT MURANE'S IRISH PUB
- THE MAC HOUSE
- JIFFY LUBE
- STARBUCKS
- BRUEGGER'S BAGELS
- MARQUEE CINEMAS
- MILTON'S PIZZA & PASTA
- PNC BANK
- CASA CUBANA
- BANK OF AMERICA

Centrally Located: Positioned in the thriving South Forest Industrial Park, this rare opportunity offers prime accessibility and abundant nearby amenities.

Easy Access: Conveniently located with easy access to US-1/Capital Boulevard, offering excellent connectivity to major routes and surrounding areas.





DEMOGRAPHICS & ACCESS

2801 & 2804 CRUSHER RUN, WAKE FOREST, NC 27587



RADIUS

	2 MILE	3 MILE	5 MILE
2024 Population	26,073	142,763	396,518
2029 Projected Population	28,226	155,659	434,533
Annual Growth 2020-2024	0.4%	1.5%	1.4%
Annual Growth 2024-2029	1.7%	1.8%	1.9%
2029 Household Projection	10,649	57,615	172,077
Avg Household Income	\$130,337	\$122,293	\$116,363
Median Age	39.6	39.5	39.9

	Less than 2 miles
	5 miles
	7 miles
	11 miles