

**CENTURY 21  
COMMERCIAL.**

Triangle Group

**2801**

CRUSHER RUN

2801 CRUSHER RUN  
Wake Forest, NC 27587



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# CENTURY 21 COMMERCIAL.

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**2801**

Crusher Run

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**2801**  
CRUSHER RUN

# PROPERTY INFORMATION

**\$3,466,867**

**Property Address**  
2801 CRUSHER RUN  
Wake Forest, NC 27587

**Year Built**  
2007

**Property Size**  
10,948 Sq. Ft.

**Land Size**  
2.63 Acres

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

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## PROPERTY OVERVIEW

2801 Crusher Run presents an attractive investment opportunity featuring a sale-leaseback with the current owner remaining in place as tenant. This structure provides immediate cash flow and operational continuity while minimizing vacancy and lease-up risk.

Located in the rapidly growing Wake Forest market, the property offers investors stable income backed by an established occupant with a long-term commitment to the property. Wake Forest continues to benefit from strong population growth, expanding commercial development, and convenient access to Raleigh and the greater Triangle region.

### 2801

### CRUSHER RUN

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# PROPERTY PHOTOS



**CENTURY 21**  
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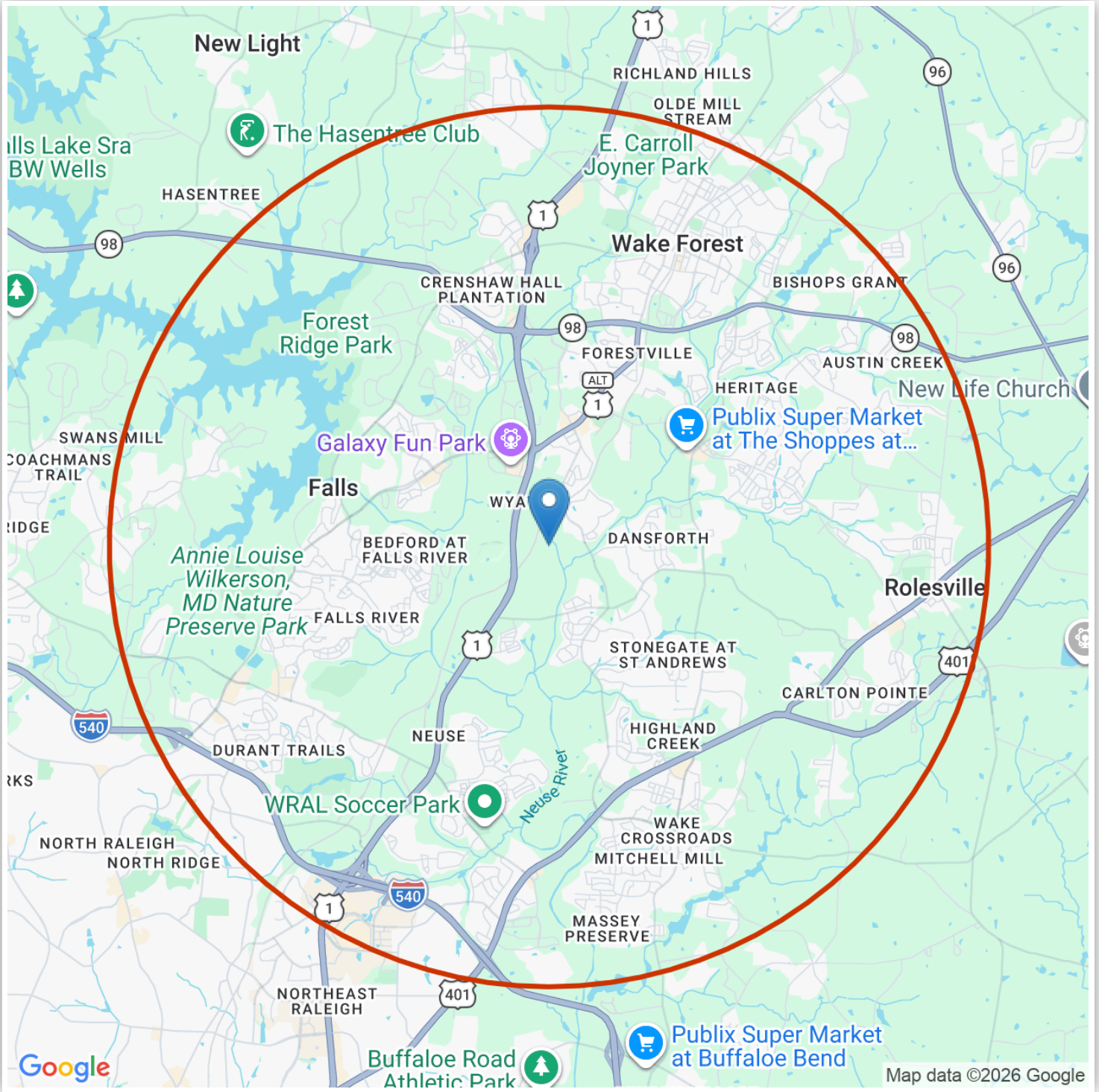
# PROPERTY PHOTOS



**2801**  
CRUSHER RUN



### LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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## INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

### KEY FACTS

**148,432**  
Population

**38.4** Median Age

**2.67**  
Average Household Size

**50,212**  
Total Households

### EDUCATION

**2.48%**  
No High School Diploma

**21.86%**  
High School Graduate

**13.49%**  
Some College

**37.49%**  
Bachelor's/ Grad

### BUSINESS

**4,923**  
Total Businesses

**41,206**  
Total Employees

### EMPLOYMENT

**1,337**  
Manufacturing Employees

**12,889**  
Retail Trade Employees

**4,160**  
Eating & Drinking Employees

**2,068**  
Finance/Ins/Real Estate Emp

**4.3%** Unemployment Rate

### INCOME

**\$109,936**  
Median Household Income

**\$53,215**  
Per Capita Income

**\$405,345**  
Median Net Worth

### Households by Income

The largest group : \$100,000 - \$149,999 (20.68%) ■

The smallest group : \$15,000 - \$24,999 (2.81%) ■

Indicator	Value(%)	
< \$15,000	4.98	■
\$15,000 - \$24,999	2.81	■
\$25,000 - \$34,999	3.83	■
\$35,000 - \$49,999	7.94	■
\$50,000 - \$74,999	14.34	■
\$75,000 - \$99,999	10.38	■
\$100,000 - \$149,999	20.68	■
\$150,000 - \$199,999	16.1	■
\$200,000+	18.94	■



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# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

## POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

<b>148,432</b> Population	<b>55,301</b> Households	<b>38.4</b> Median Age
<b>2.67</b> Avg Size Household	<b>\$109,936</b> Median Household Income	<b>\$475,832</b> Median Home Value
<b>128</b> Wealth Index	<b>92</b> Housing Affordability	<b>66.2</b> Diversity Index

## HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

**2.12%**



2024-2029  
Forecasted  
Growth Rate

**1.79%**





Household  
Population

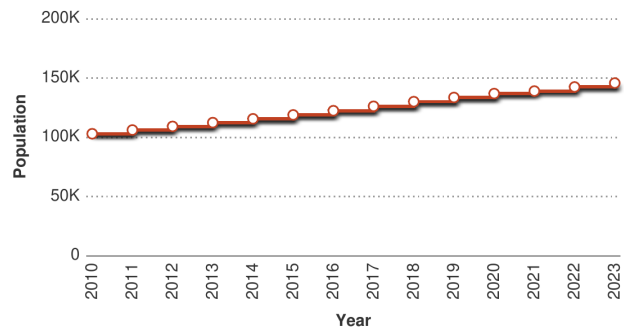
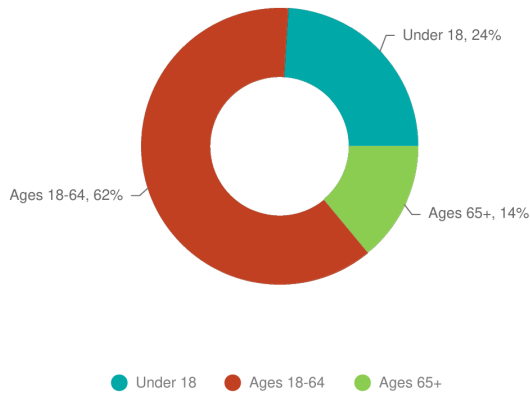
**161,311**



Population  
Density

**2,064**

## POPULATION BY AGE



## DAYTIME POPULATION



**128,515**  
2024 Total Daytime Population



**67,016**  
2024 Daytime Pop: Residents




**61,499**  
2024 Daytime Pop: Workers




**1,637**  
2024 Daytime Pop Density


## POPULATION BY GENERATION




**3.38%**  
Greatest Gen: Born  
1945/Earlier




**15.65%**  
Baby Boomer: Born  
1946 to 1964




**22.97%**  
Generation X: Born  
1965 to 1980



**23.14%**  
Millennial: Born 1981  
to 1998

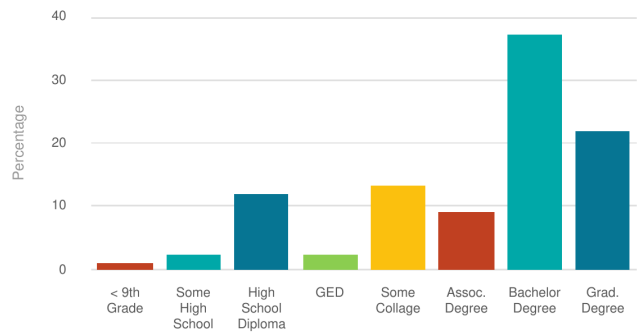


**25.39%**  
Generation Z: Born  
1999 to 2016



**9.46%**  
Alpha: Born 2017 to  
Present

## POPULATION BY EDUCATION



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# INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

## Community Profile



**148,432**  
Population  
Total

**2.12%**  
Population  
Growth

**2.67**  
Average  
HH Size

**38.4**  
Median  
Age

**66.2**  
Diversity  
Index

**\$109,936**  
Median HH  
Income

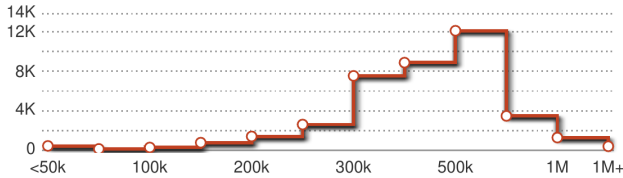
**\$475,832**  
Median Home  
Value

**24.17%**  
Under 18

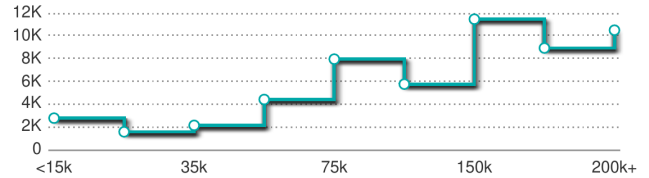
**62.17%**  
Ages 18  
to 65

**13.66%**  
Aged 66+

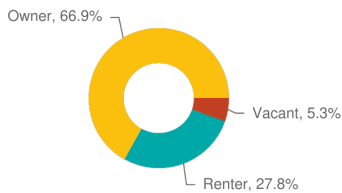
HOME VALUE



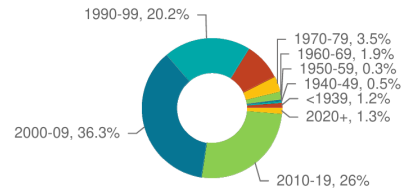
HOUSEHOLD INCOME



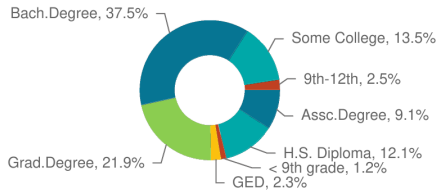
HOME OWNERSHIP



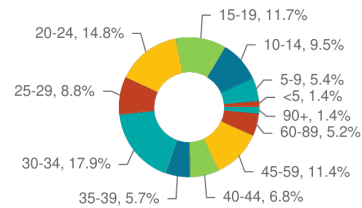
HOUSING: YEAR BUILT



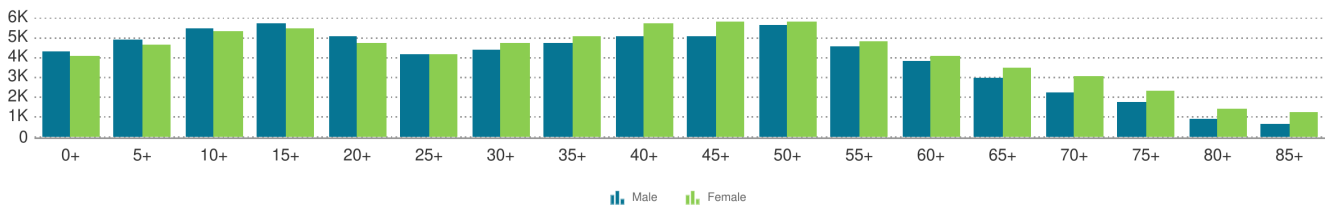
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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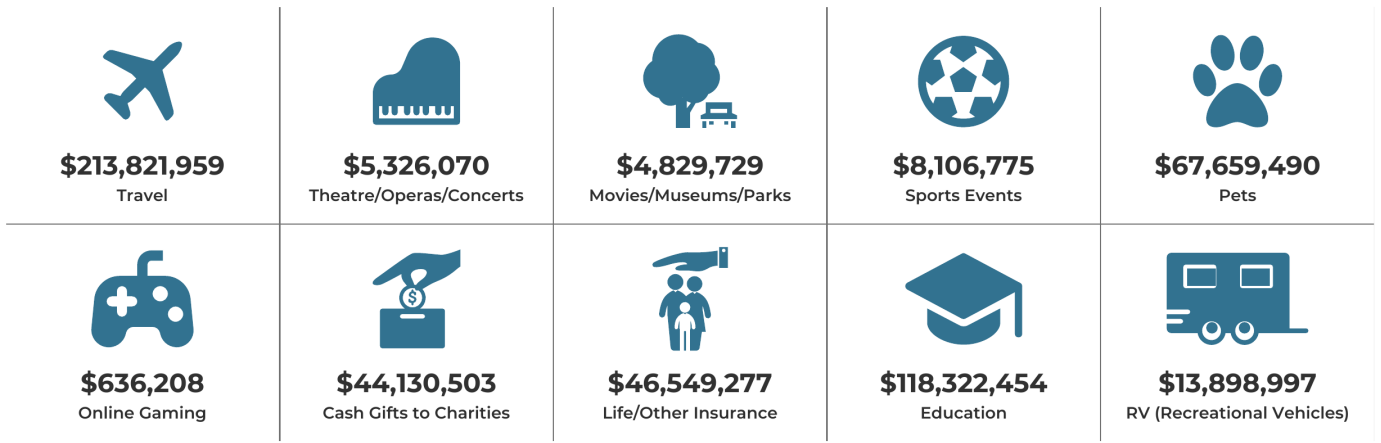
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

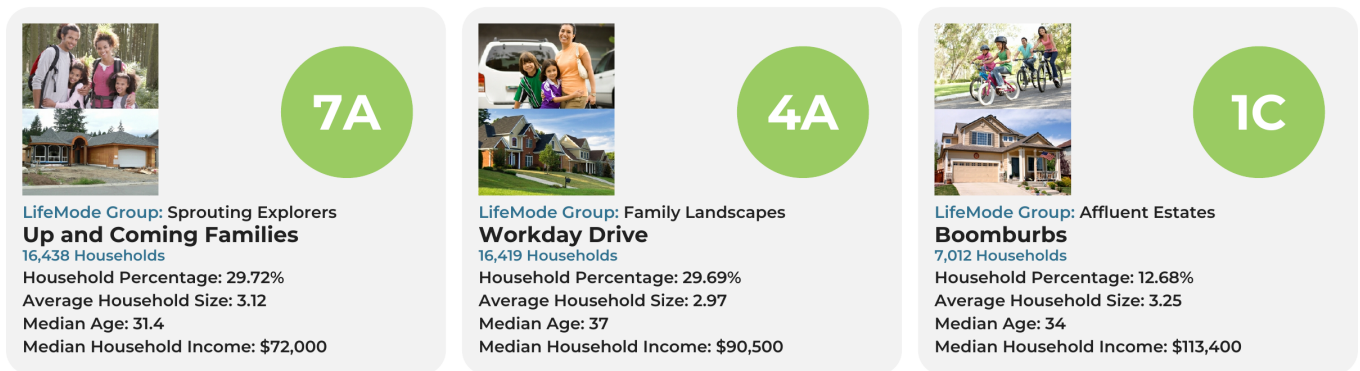
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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## INFOGRAPHIC: LIFESTYLE / TAPESTRY

### Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)



## DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2020	2025	2030
Total Population	135,754	152,147	163,319
Total Households	50,212	57,674	62,537
Family Households	36,481	40,869	44,138
Average Household Size	2.69	2.63	2.60
Owner Occupied Housing Units	34,808	39,751	42,169
Renter Occupied Housing Units	15,404	17,923	20,368
Median Age	38.0	38.4	38.7

Trends 2025 - 2030	Area	State	National
Population	1.4%	0.8%	0.4%
Households	1.6%	1.1%	0.6%
Family Population	1.6%	0.9%	0.5%
Owner Occupied Housing Units	1.2%	1.2%	0.0%
Median Household Income	3.1%	2.6%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	7,756	5.7%	8,547	5.6%	9,187	5.6%
5-9	9,625	7.1%	9,548	6.3%	9,527	5.8%
10-14	11,514	8.5%	10,718	7.0%	10,333	6.3%
15-19	10,582	7.8%	11,345	7.5%	10,300	6.3%
20-24	7,276	5.4%	10,502	6.9%	10,956	6.7%
25-29	7,349	5.4%	9,674	6.4%	13,131	8.0%
30-34	8,311	6.1%	9,165	6.0%	10,760	6.6%
35-39	9,219	6.8%	9,747	6.4%	9,997	6.1%
40-44	10,208	7.5%	10,496	6.9%	10,688	6.5%
45-49	10,980	8.1%	10,849	7.1%	11,026	6.8%
50-54	10,114	7.5%	11,505	7.6%	10,982	6.7%
55-59	8,628	6.4%	10,233	6.7%	11,163	6.8%
60-64	7,038	5.2%	8,403	5.5%	9,578	5.9%
65-69	5,819	4.3%	6,867	4.5%	7,897	4.8%
70-74	4,831	3.6%	5,555	3.6%	6,366	3.9%
75-79	3,181	2.3%	4,425	2.9%	5,103	3.1%
80-84	1,722	1.3%	2,730	1.8%	3,711	2.3%
Age 85+	1,602	1.2%	1,838	1.2%	2,614	1.6%



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## DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

<\$10,000	1,765	3.1%	1,544	2.5%
\$10,000-14,999	845	1.5%	682	1.1%
\$15,000-19,999	1,171	2.0%	900	1.4%
\$20,000-24,999	615	1.1%	465	0.7%
\$25,000-29,999	805	1.4%	598	1.0%
\$30,000-34,999	1,072	1.9%	897	1.4%
\$35,000-39,999	1,731	3.0%	1,414	2.3%
\$40,000-44,999	1,462	2.5%	1,292	2.1%
\$45,000-49,999	1,172	2.0%	1,045	1.7%
\$50,000-59,999	3,502	6.1%	3,125	5.0%
\$60,000-74,999	4,079	7.1%	3,989	6.4%
\$75000-99999	5,572	9.7%	5,646	9.0%
\$100,000-124,999	6,071	10.5%	6,196	9.9%
\$125,000-149,999	5,017	8.7%	5,514	8.8%
\$150000-199999	9,139	15.8%	11,149	17.8%
\$200,000-249,999	6,207	10.8%	8,081	12.9%
\$250,000-299,999	3,014	5.2%	4,099	6.5%
\$300,000-399,999	2,562	4.4%	3,772	6.0%
\$400,000-499,999	691	1.2%	511	0.8%
\$500,000+	1,180	2.0%	1,620	2.6%

Median Household Income	\$119,986	-	\$139,706	-
Average Household Income	\$147,202	-	\$163,965	-
Per Capita Income	\$55,905	-	\$62,914	-

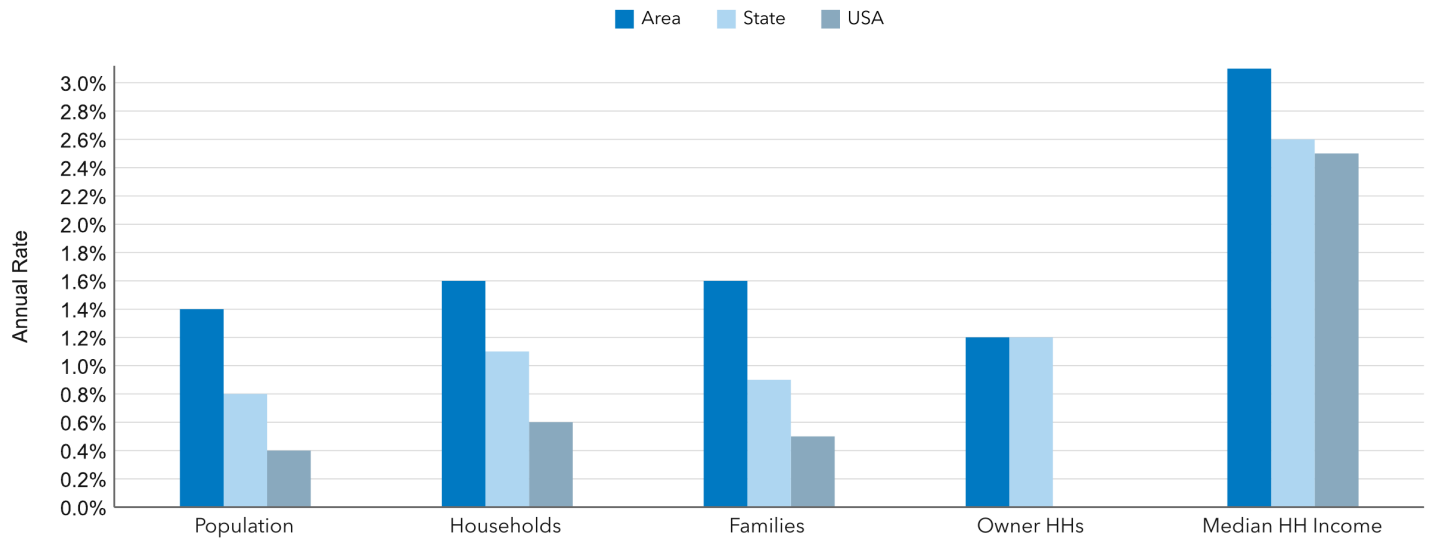
Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	83,537	61.5%	91,298	60.0%	95,544	58.5%
Black Alone	28,433	20.9%	31,740	20.9%	34,468	21.1%
American Indian	562	0.4%	656	0.4%	719	0.4%
Asian Alone	5,818	4.3%	7,772	5.1%	9,199	5.6%
Pacific Islander	68	0.1%	68	0.0%	70	0.0%
Some Other Race	6,361	4.7%	7,515	4.9%	8,379	5.1%
Two or More Races	10,975	8.1%	13,097	8.6%	14,940	9.2%
Hispanic (Any Race)	13,727	10.1%	16,026	10.5%	18,012	11.0%



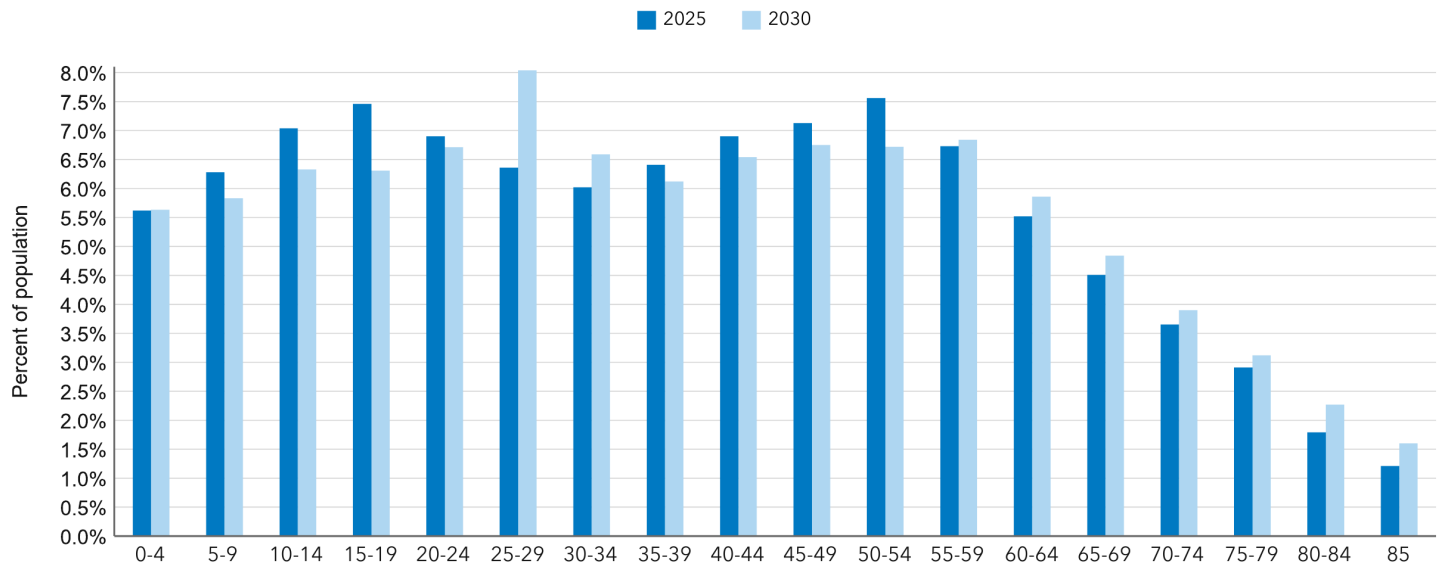
## DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



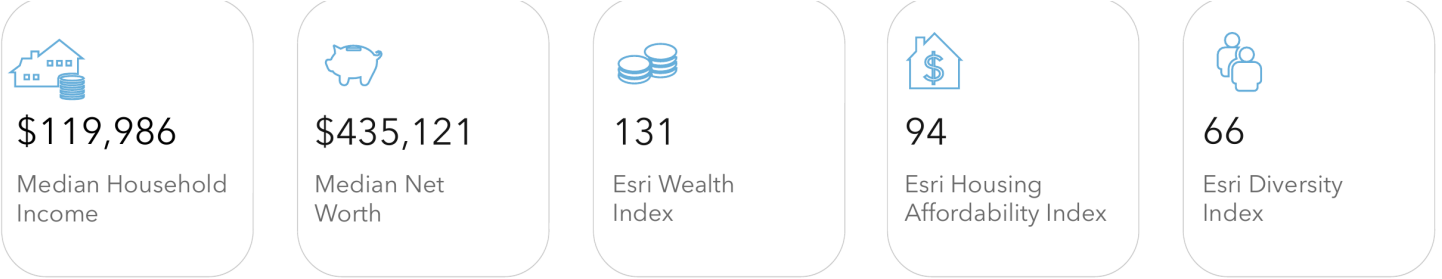
### Trends: 2025 - 2030 Annual Rate



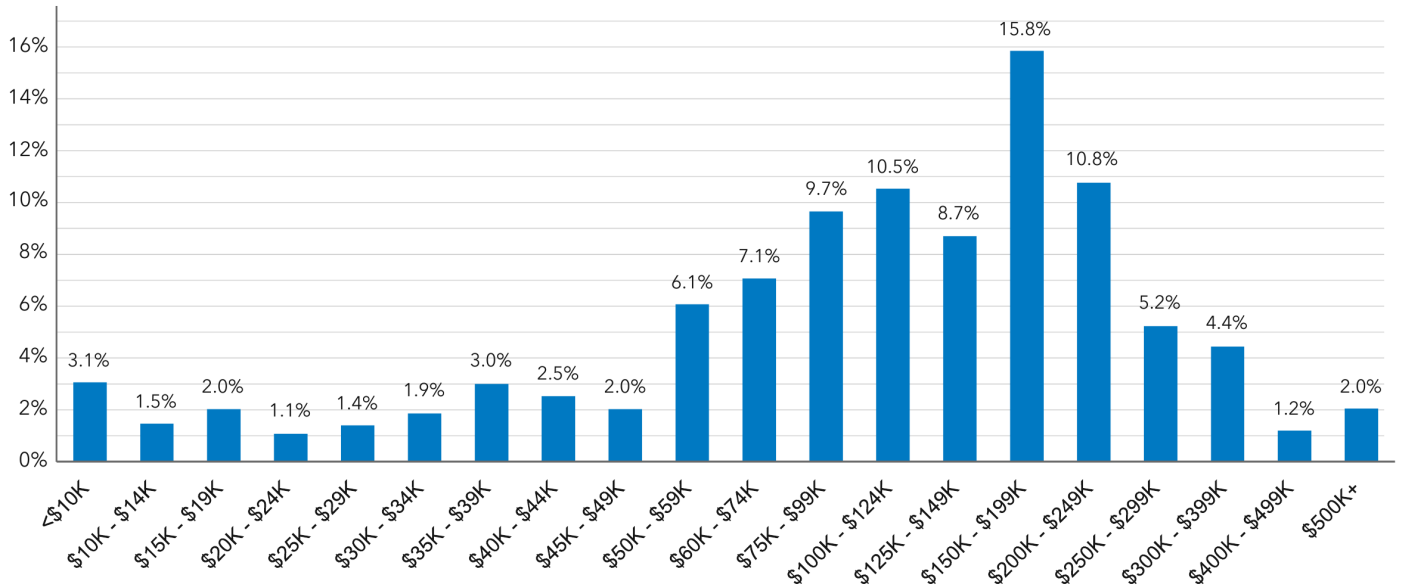
### Population by Age



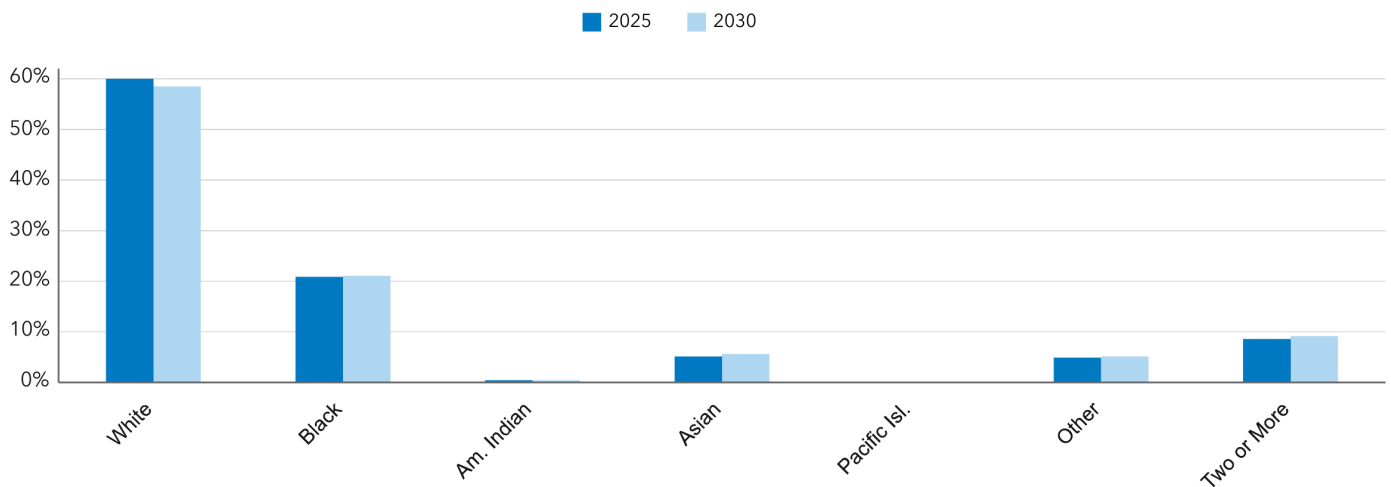
## DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



### Households by Income for 2025



### Population by Race



## HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	135,754	2025 Median Household Income	\$119,986
2025 Total Population	152,147	2030 Median Household Income	\$139,706
2030 Total Population	163,319	2025-2030 Annual Rate	3.09%
2025-2030 Annual Rate	1.43%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	52,669	100.0%	61,001	100.0%	66,212	100.0%
Occupied	50,212	95.3%	57,674	94.5%	62,537	94.4%
Owner	34,808	69.3%	39,751	68.9%	42,169	67.4%
Renter	15,404	30.7%	17,923	31.1%	20,368	32.6%
Vacant	2,418	4.6%	3,327	5.5%	3,675	5.5%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	39,751	100.0%	42,169	100.0%
<\$50,000	471	1.2%	125	0.3%
\$50,000-\$99,999	83	0.2%	2	0.0%
\$100,000-\$149,999	162	0.4%	15	0.0%
\$150,000-\$199,999	674	1.7%	111	0.3%
\$200,000-\$249,999	1,162	2.9%	337	0.8%
\$250,000-\$299,999	1,954	4.9%	844	2.0%
\$300,000-\$399,999	6,865	17.3%	4,353	10.3%
\$400,000-\$499,999	9,245	23.3%	9,891	23.5%
\$500,000-\$749,999	12,579	31.6%	17,087	40.5%
\$750,000-\$999,999	4,521	11.4%	6,464	15.3%
\$1,000,000-\$1,499,999	1,315	3.3%	1,802	4.3%
\$1,500,000-\$1,999,999	321	0.8%	480	1.1%
\$2,000,000+	398	1.0%	657	1.6%

Median Value	\$491,979	\$579,095
Average Value	\$564,286	\$645,307

**Data Note:** Persons of Hispanic Origin may be of any race.



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## HOUSING PROFILE (RING: 5 MILE RADIUS)

Total	52,807	100.0%
Urban Housing Units	51,286	97.4%
Rural Housing Units	1,383	2.6%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	34,808	100.0%
Owned with a Mortgage/Loan	28,899	83.0%
Owned Free and Clear	5,909	17.0%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	2,418	100.0%
For Rent	1,252	51.8%
Rented- Not Occupied	84	3.5%
For Sale Only	462	19.1%
Sold - Not Occupied	161	6.7%
Seasonal/Recreational/Occasional Use	148	6.1%
For Migrant Workers	1	0.0%
Other Vacant	310	12.8%

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	50,212	34,808	69.3%
15-24	1,216	220	0.6%
25-34	7,073	3,317	9.5%
35-44	10,708	7,381	21.2%
45-54	11,957	9,199	26.4%
55-59	4,968	3,884	11.2%
60-64	4,097	3,234	9.3%
65-74	6,339	4,957	14.2%
75-84	3,013	2,208	6.3%
85+	842	408	1.2%

**Data Note:** Persons of Hispanic Origin may be of any race.



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## HOUSING PROFILE (RING: 5 MILE RADIUS)

	Occupied Units	Number	% of Occupied
Total	50,212	34,808	69.3%
White Alone	32,700	25,189	72.4%
Black/African American Alone	10,752	5,425	15.6%
American Indian/Alaska Native Alone	177	101	0.3%
Asian Alone	1,790	1,410	4.0%
Pacific Islander Alone	22	14	0.0%
Other Race Alone	1,784	840	2.4%
Two or More Races	2,987	1,828	5.3%
Hispanic Origin	3,862	2,029	5.8%

### Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	50,212	34,808	69.3%
1-Person	11,300	5,904	17.0%
2-Person	15,565	11,252	32.3%
3-Person	8,963	6,510	18.7%
4-Person	8,935	7,106	20.4%
5-Person	3,645	2,753	7.9%
6-Person	1,207	887	2.5%
7+ Person	598	397	1.1%

### 2025 Housing Affordability

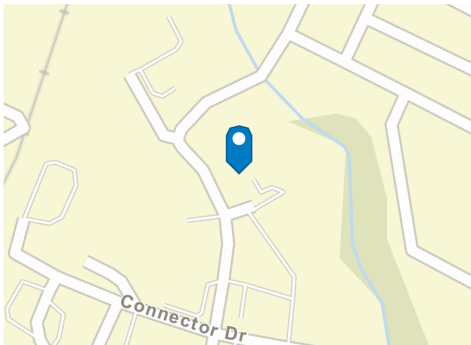
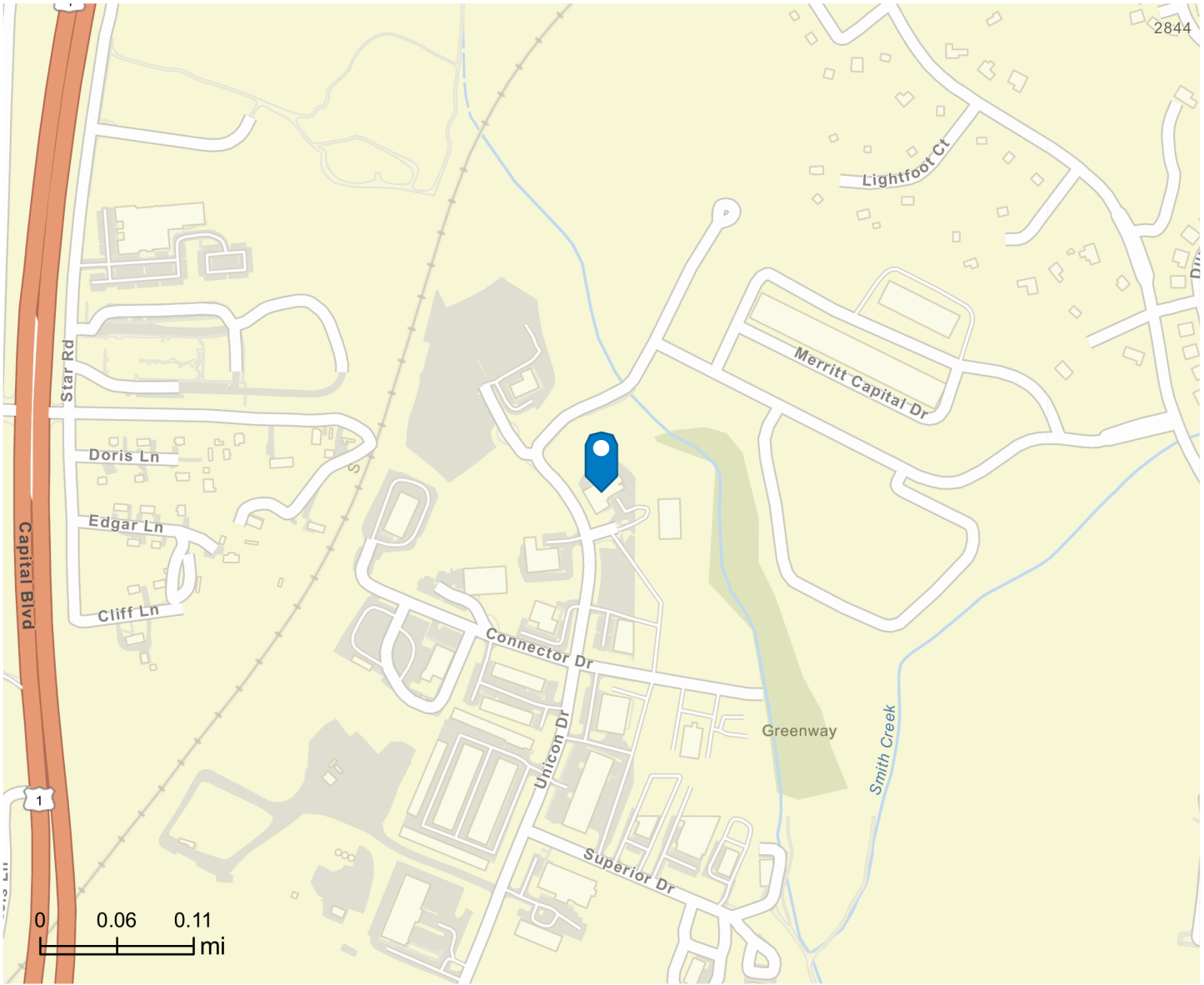
Housing Affordability Index	94
Percent of Income for Mortgage	25.7%

**Data Note:** Persons of Hispanic Origin may be of any race.



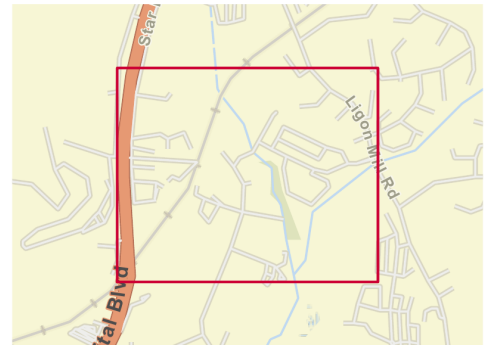
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# TRAFFIC COUNT MAP - CLOSE-UP

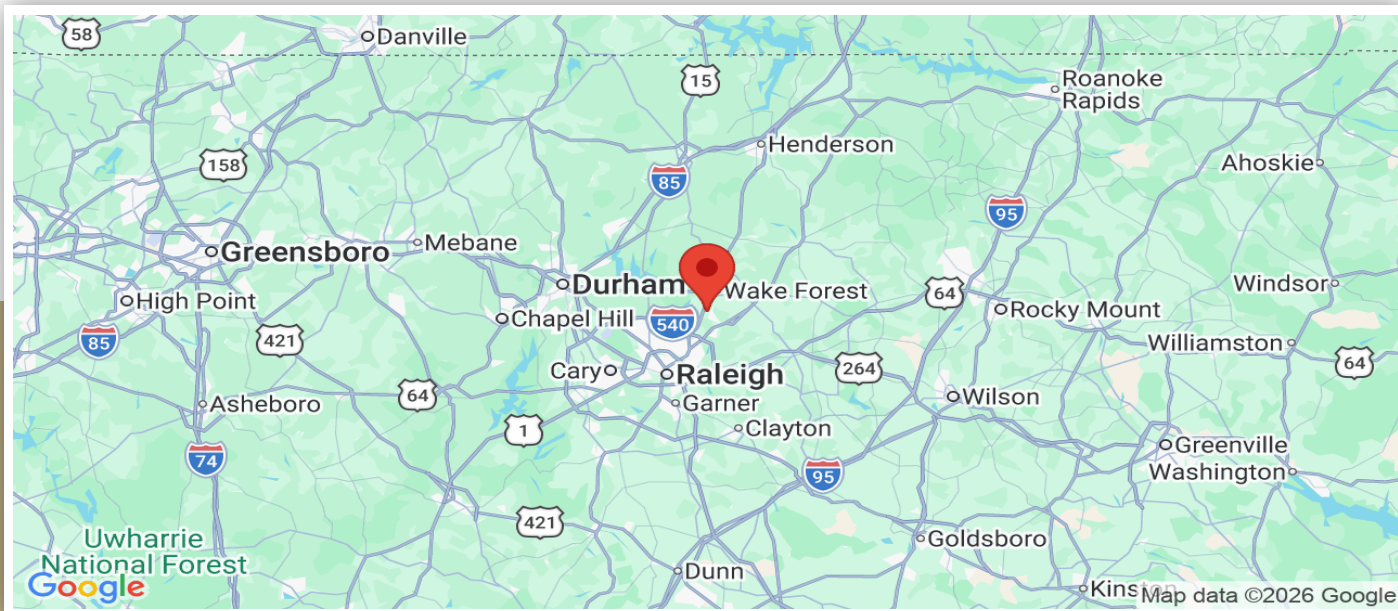


### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

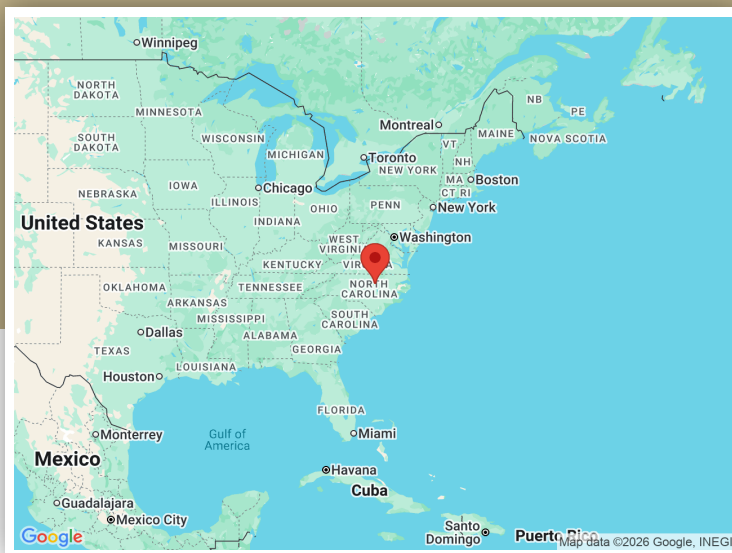


## AREA LOCATION MAP



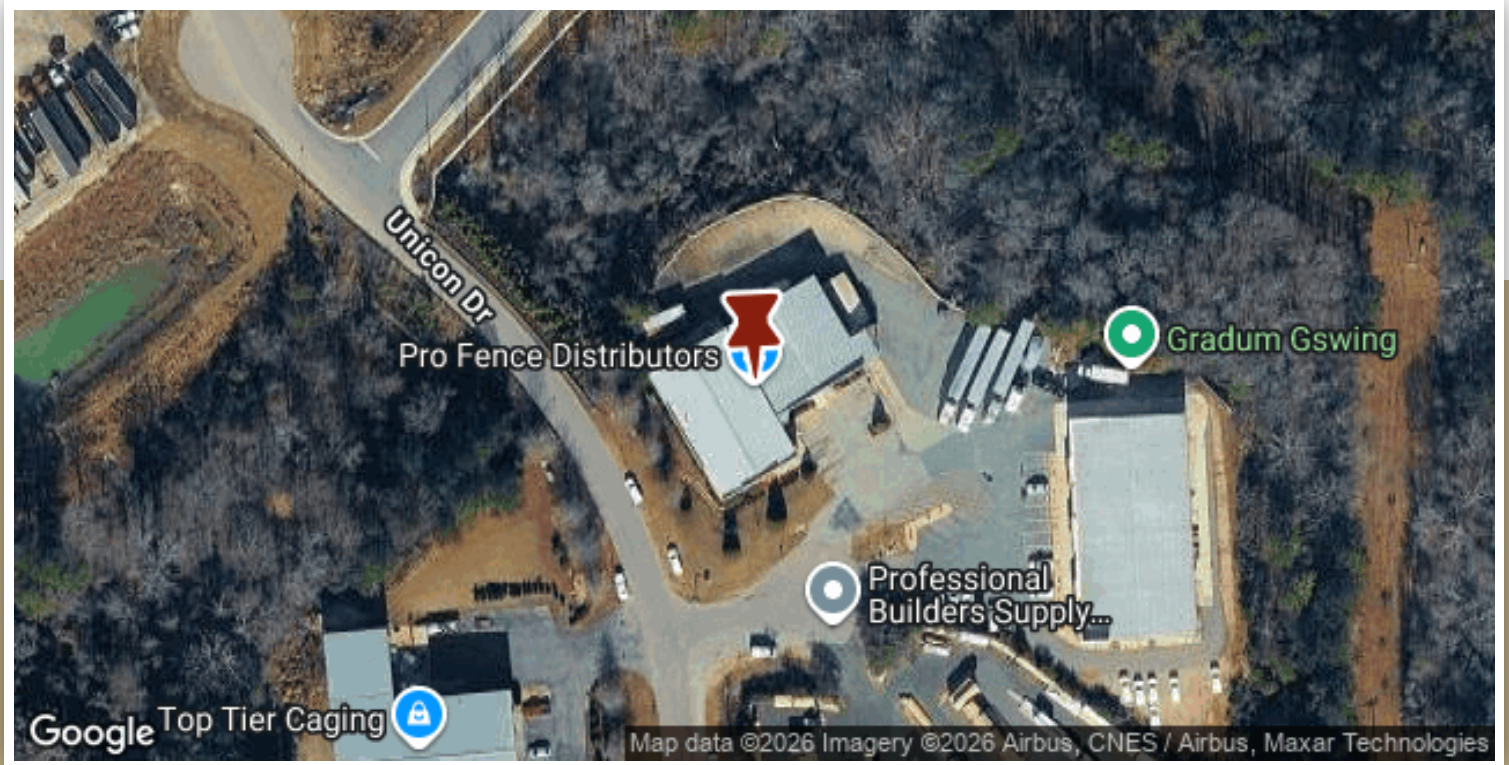
# 2801 CRUSHER RUN

2801 CRUSHER RUN  
Wake Forest, NC,  
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## AERIAL ANNOTATION MAP



# 2801

## CRUSHER RUN

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