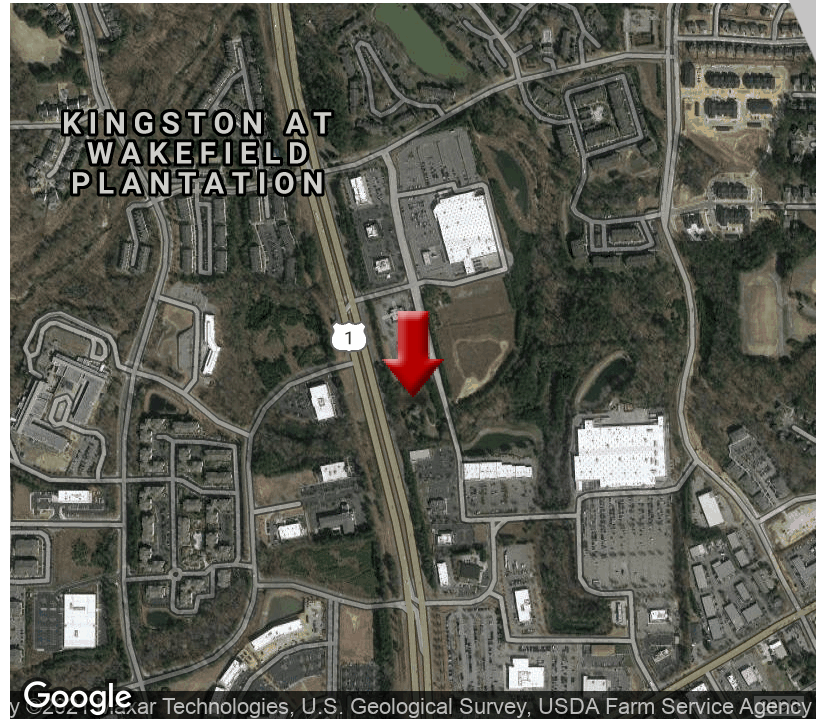


OFFICE FOR SALE

11300 CAPITAL BLVD, WAKE FOREST

11300 Capital Blvd, Wake Forest, NC 27587



OFFERING SUMMARY

SALE PRICE:	\$450,000
AVAILABLE SF:	
LOT SIZE:	2.77 Acres
BUILDING SIZE:	2,373 SF
ZONING:	HB
PRICE / SF:	\$189.63

PROPERTY OVERVIEW

Historic 1814 building on 2.77 acres of land AVAILABLE NOW! Property is on the National Register of Historic Places. Zoning is HB. Future additions and alterations an option! Truly artistic character and charm - heart of pine floors, thick detailed molding throughout the home, storm windows, impressive foyer, NUMEROUS fireplaces, detailed flooring in bathrooms - feel like you're stepping back in time all while feet off of Capital Blvd. Historic Preservation Easement automatically conveys with deed transfer.

PROPERTY HIGHLIGHTS

- On 2.77 acres
- On National Register of Historic Places
- Zoning - HB
- Can be used as residential or commercial property
- Located in retail corridor right off Capital Blvd.
- Current residential tenant on month to month lease

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7751 Brier Creek Parkway, STE 100
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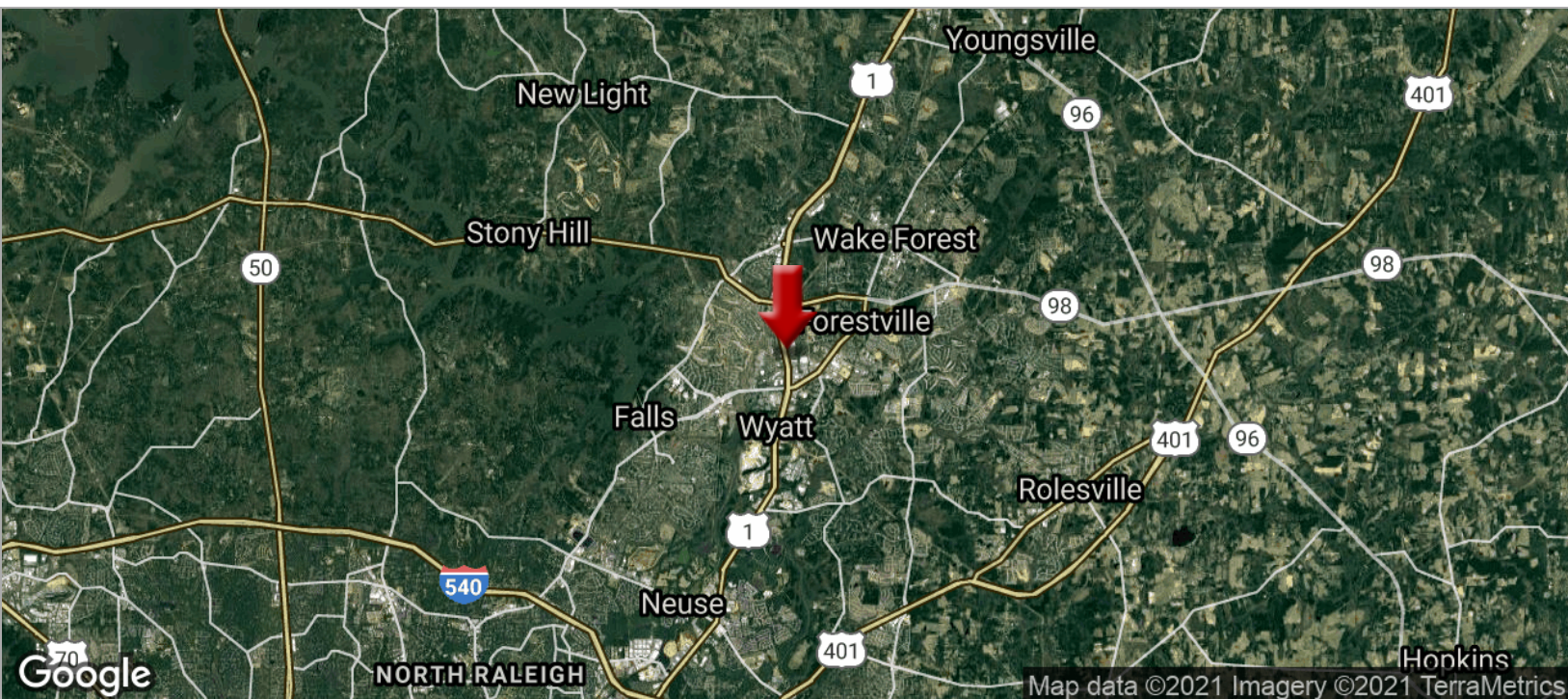
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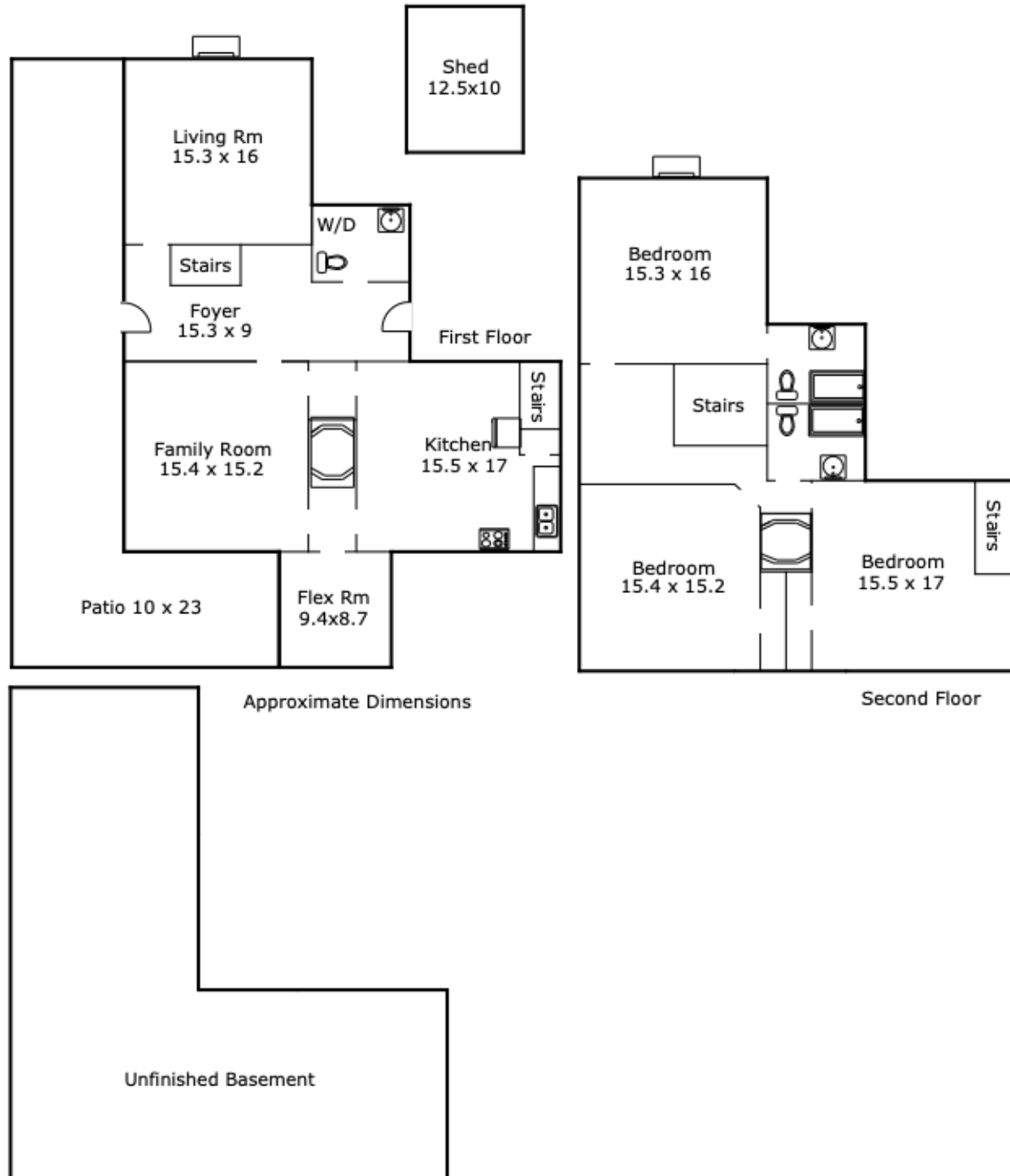
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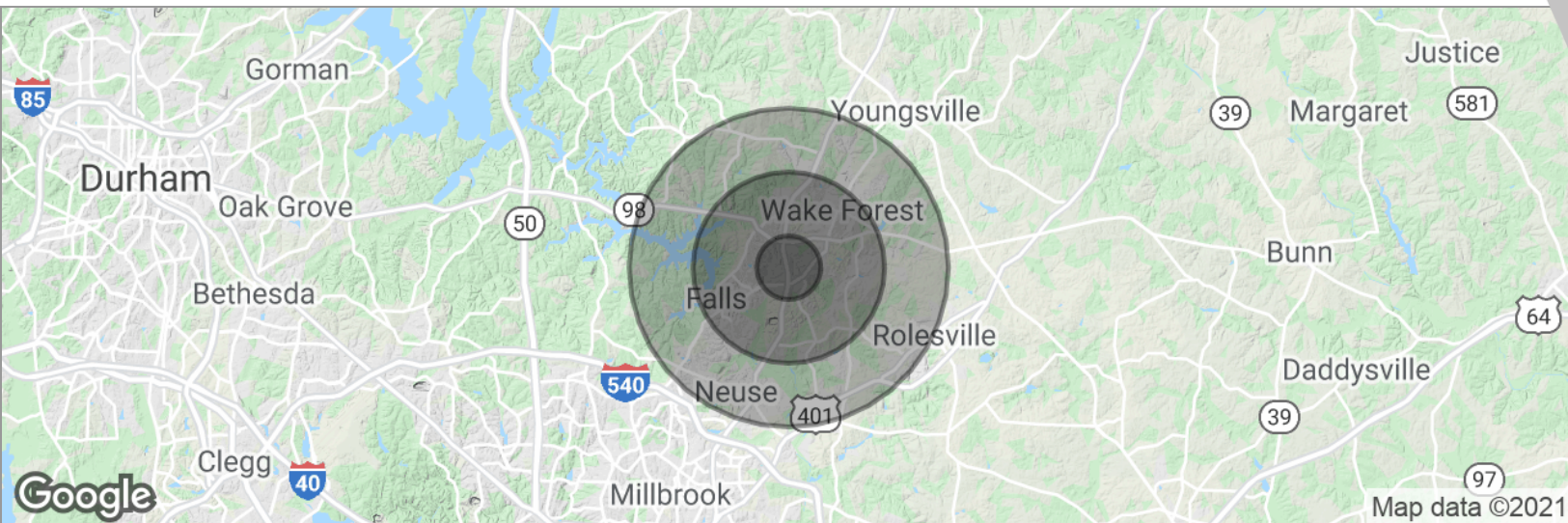
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,993	33,218	80,934
Median age	34.3	34.6	34.7
Median age (male)	30.8	31.9	32.8
Median age (Female)	35.2	35.5	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,791	12,053	29,456
# of persons per HH	2.8	2.8	2.7
Average HH income	\$98,717	\$96,039	\$93,248
Average house value		\$343,950	\$304,458

* Demographic data derived from 2010 US Census

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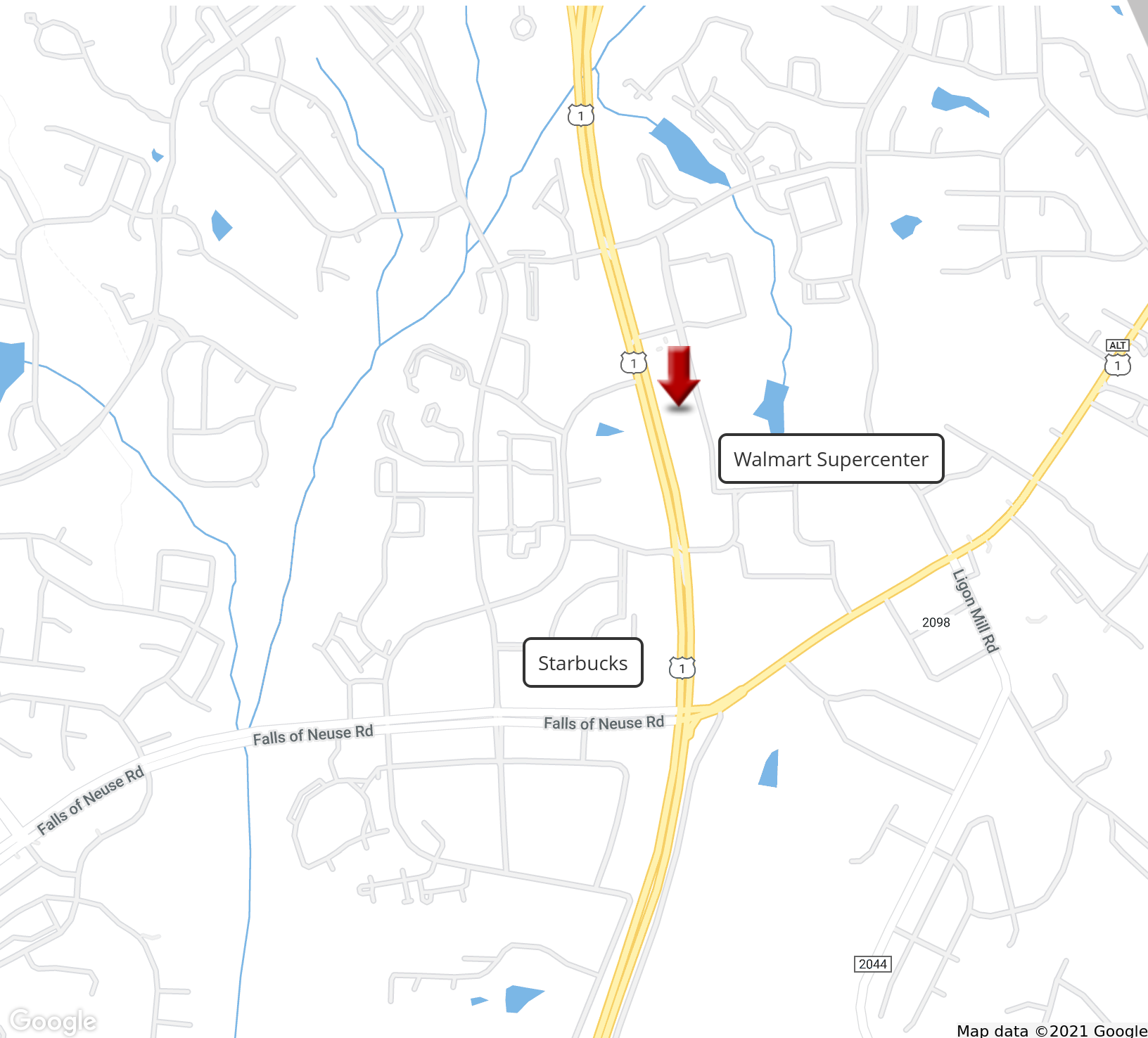
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