

EXECUTIVE SUMMARY



HERITAGE PROFESSIONAL PARK BUILDING PADS

3203 Rogers Road, Wake Forest, NC 27587



OFFERING SUMMARY

Sale Price: Pricing starts at \$202,560.00

Available SF:

Lot Size: 0.39 Acres

Zoning: Highway Business (HB)

Price / SF: -

PROPERTY OVERVIEW

Two pad-ready building lots in Heritage Professional Park on Rogers Road in the center of Heritage Wake Forest. The park has a mix of medical, dental, and professional offices. The park has Highway Business (HB) zoning allowing a wide variety of uses.

Pad E - approved for a 5,064/sf building priced at \$185,000.00
Pad H - approved for an 8,000/sf building priced at \$275,000.00

All infrastructure is in place (curb & gutter, parking, common landscaping, area lighting, etc.) All utilities are available at the pads.

Presented by North Wake Commercial Realty in Wake Forest, NC.

PROPERTY HIGHLIGHTS

- All Utilities Available
- Infrastructure In-Place
- 20,000+ VPD on Rogers Road
- Central Location

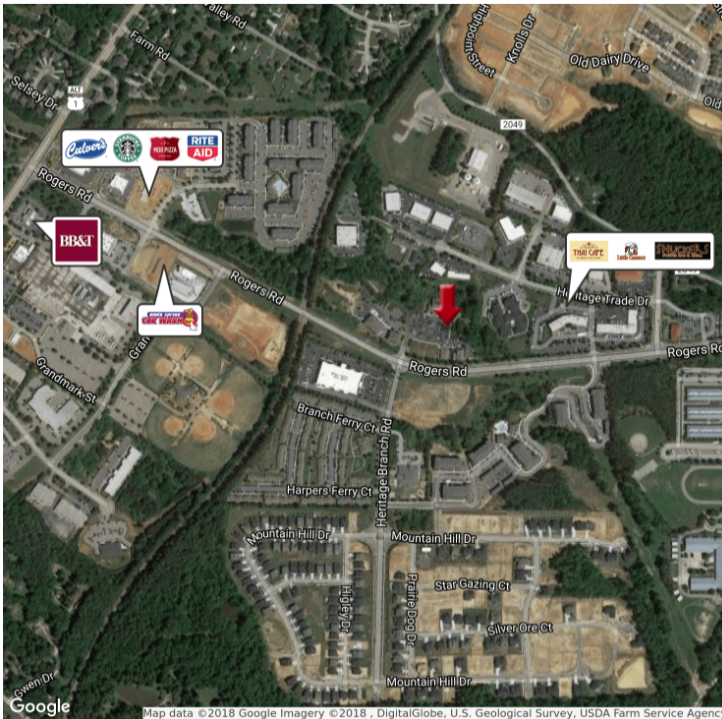
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ADDITIONAL PHOTOS

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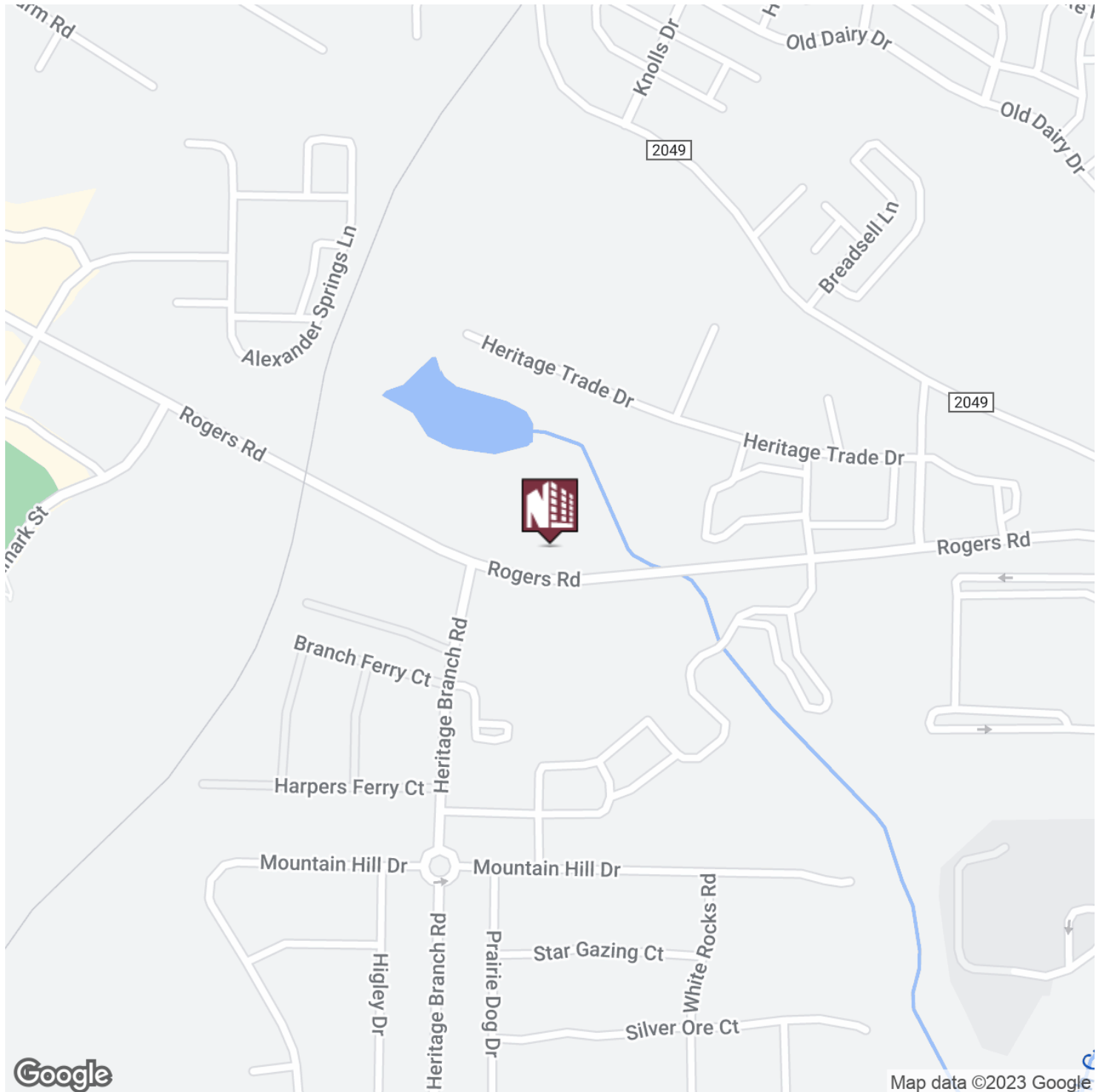
ROGER SCOTT
919.522.3695
roger@northwakecommercial.com

LOCATION MAP

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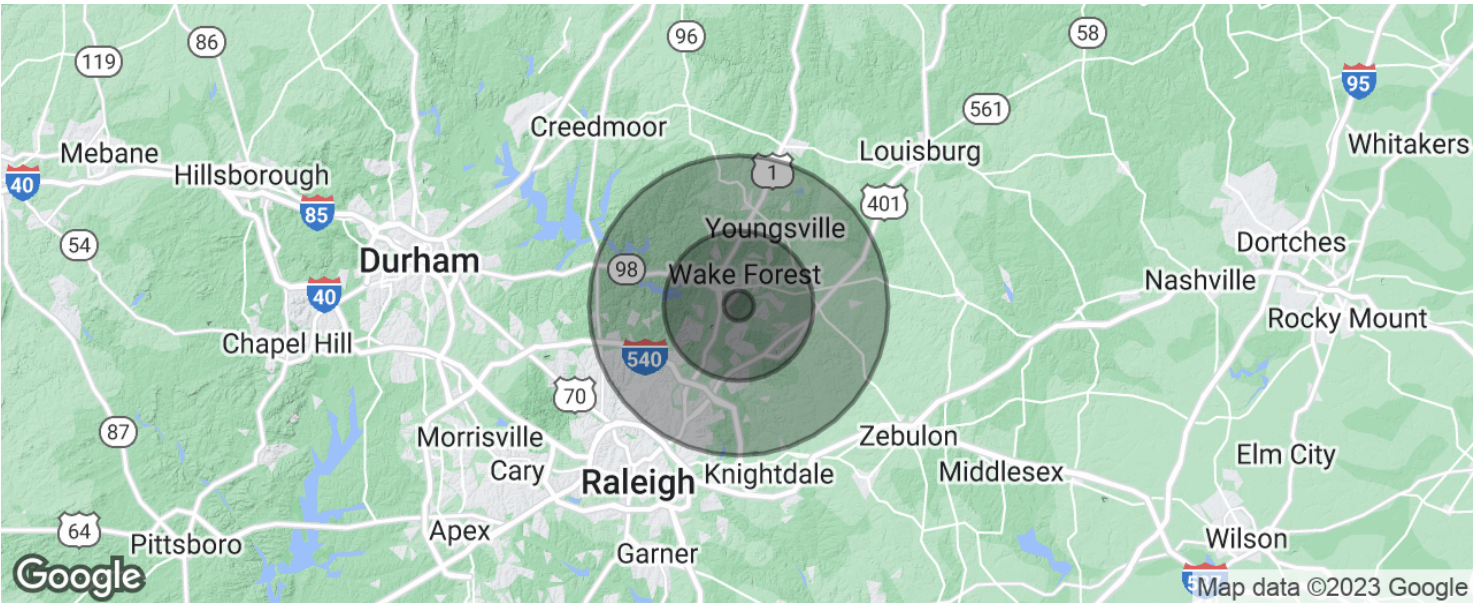
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 2,770 | 76,378 | 234,825 |
| Median age | 32.7 | 34.5 | 35.5 |
| Median age (Male) | 30.6 | 32.7 | 34.2 |
| Median age (Female) | 33.7 | 35.3 | 36.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 1,019 | 27,547 | 89,154 |
| # of persons per HH | 2.7 | 2.8 | 2.6 |
| Average HH income | \$79,732 | \$88,977 | \$82,893 |
| Average house value | | \$293,792 | \$267,276 |

* Demographic data derived from 2020 ACS - US Census

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