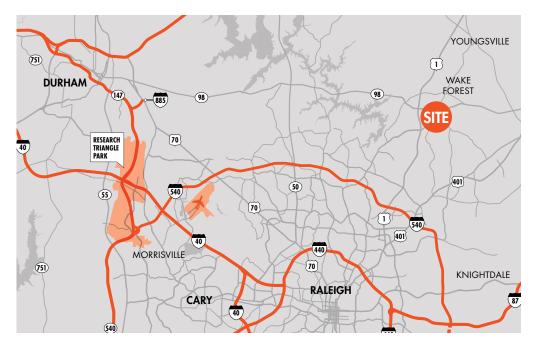
1628 SOUTH MAIN STREET WAKE FOREST, NC 27587

1628 SOUTH MAIN

FOR LEASE | OFFICE SPACE 2,532 SF | RETAIL SPACE 1,291 - 1,512 SF

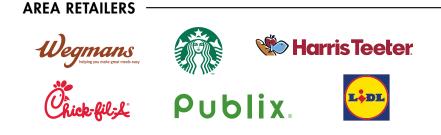
FOUNDRY



PROPERTY FEATURES

- 22,750 SF mixed-use office and retail building located on one of Wake Forest's most travelled corridors
- Excellent visibility and street front presence
- Affluent demographics and strong residential base surrounding the site
- Easy access to US 1 and Highway 98
- Retail rate: \$30.00 NNN
- Office rate: \$21.00 NNN
- TICAM estimate: \$5.00

DEMOGRAPHICS 1 MILE RADIUS ------3 MILE RADIUS ------7,766 57,160 aga aga ESTIMATED POPULATION 2021 ESTIMATED POPULATION 2021 8,967 64,665 PROJECTED POPULATION 2026 PROJECTED POPULATION 2026 35.8 35.8 MEDIAN AGE MEDIAN AGE 5.146 19.224 TOTAL EMPLOYEES TOTAL EMPLOYEES \$87,450 \$110,425 <u>..o.</u> <u>....</u> AVG HOUSEHOLD INCOME AVG HOUSEHOLD INCOME 5 MILE RADIUS -116,122 32,111 ESTIMATED POPULATION 2021 TOTAL EMPLOYEES 130,636 \$118,064 PROJECTED POPULATION 2026 (··O··) AVG HOUSEHOLD INCOME 36.3 MEDIAN AGE



FOR MORE INFORMATION, PLEASE CONTACT:

RETAIL

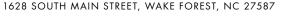
ROSS DIACHENKO | 919.576.2683 Ross.Diachenko@foundrycommercial.com Licensed Real Estate Broker NOLAN MILLS IV | 919.576.2685 Nolan.Mills@foundrycommercial.com Licensed Real Estate Broker

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FLOOR PLAN

FIRST FLOOR

1,512 SF RETAIL SPACE AVAILABLE



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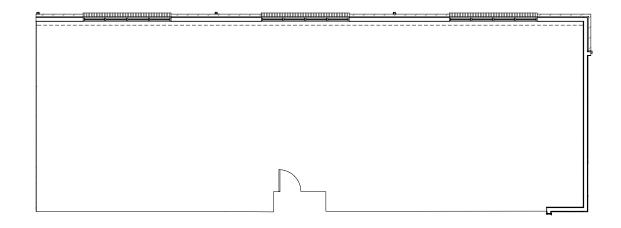
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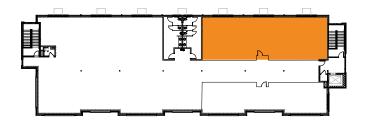


FLOOR PLAN

SECOND FLOOR | SUITE 202

2,532 SF OFFICE SPACE AVAILABLE





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RETAIL

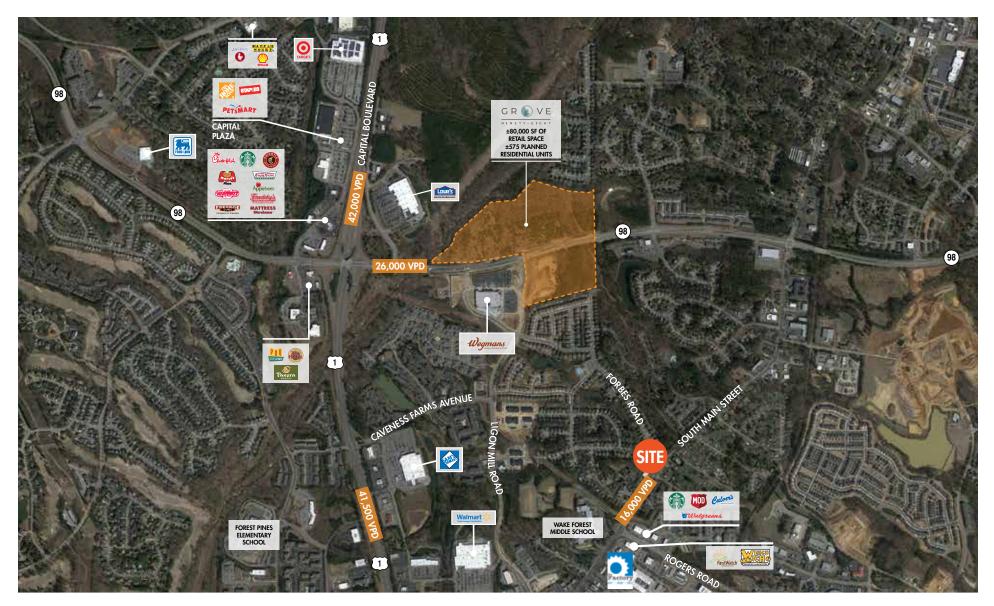
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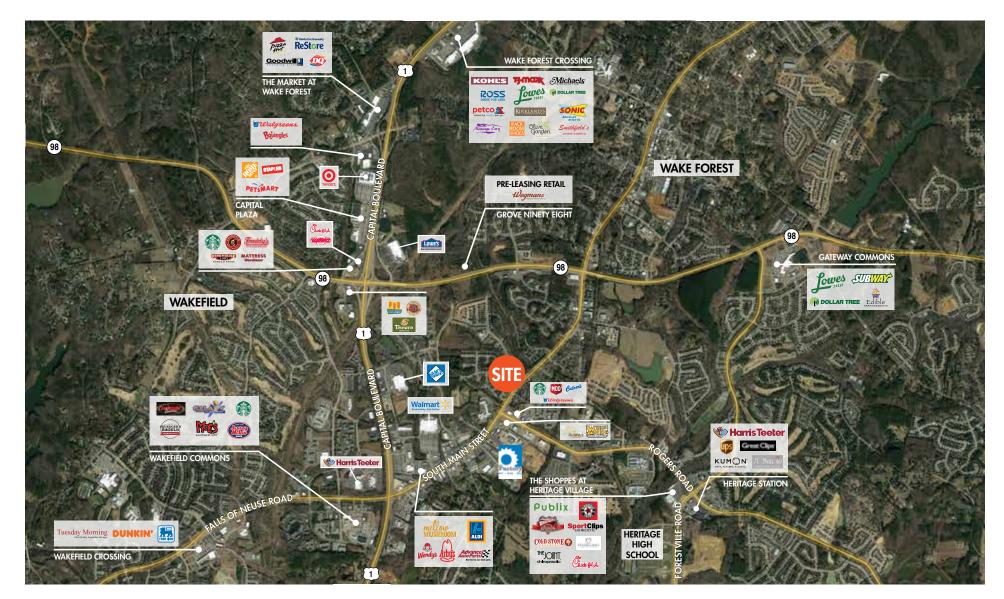
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