

SAM'S XPRESS CAR WASH EXCESS LAND

FOUNDRY  
COMMERCIAL

13,000 VPD

98

20,500 VPD

98

DURHAM ROAD



±1.09  
AC

OLD FALLS OF NEUSE ROAD

15,500 VPD

DURHAM ROAD

98

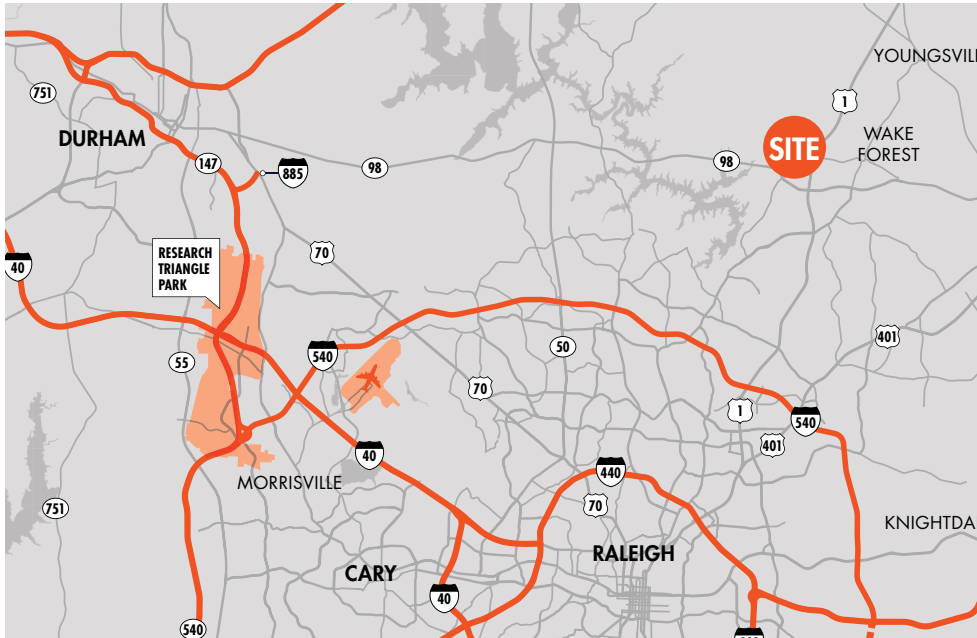
21,500 VPD

124 CRENSHAW CORNERS DRIVE

WAKE FOREST, NC 27587

FOR LEASE | ±1.09 AC





## PROPERTY FEATURES

- ±1.09 acre outparcel at Crenshaw Corners, anchored by new Food Lion
- Strong visibility on Highway 98 with over 21,500 VPD
- Pad ready with detention in place
- Half a mile from the US-1 & Highway 98 intersection, the most heavily traveled corridors in Wake Forest
- Close proximity to new Grove 98 mixed use project anchored by Wegmans
- Established residential base surrounding the site

## DEMOGRAPHICS

### 1 MILE RADIUS

	6,724
	ESTIMATED POPULATION 2023
	38.6
	MEDIAN AGE
	\$122,756
	MEDIAN HOUSEHOLD INCOME
	2,599
	TOTAL EMPLOYEES
	\$418,537
	MEDIAN HOME VALUE 2023

### 3 MILE RADIUS

	40,093
	ESTIMATED POPULATION 2023
	37.7
	MEDIAN AGE
	\$110,378
	MEDIAN HOUSEHOLD INCOME
	16,027
	TOTAL EMPLOYEES
	\$400,033
	MEDIAN HOME VALUE 2023

### 5 MILE RADIUS

	101,452
	ESTIMATED POPULATION 2023
	37.8
	MEDIAN AGE
	\$123,534
	MEDIAN HOUSEHOLD INCOME
	26,849
	TOTAL EMPLOYEES
	\$396,019
	MEDIAN HOME VALUE 2023

## AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

**JAMES MATTOX | 919.576.2696**  
James.Mattox@foundrycommercial.com  
Licensed Real Estate Broker

**ROSS DIACHENKO | 919.576.2683**  
Ross.Diachenko@foundrycommercial.com  
Licensed Real Estate Broker

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## PHOTOS



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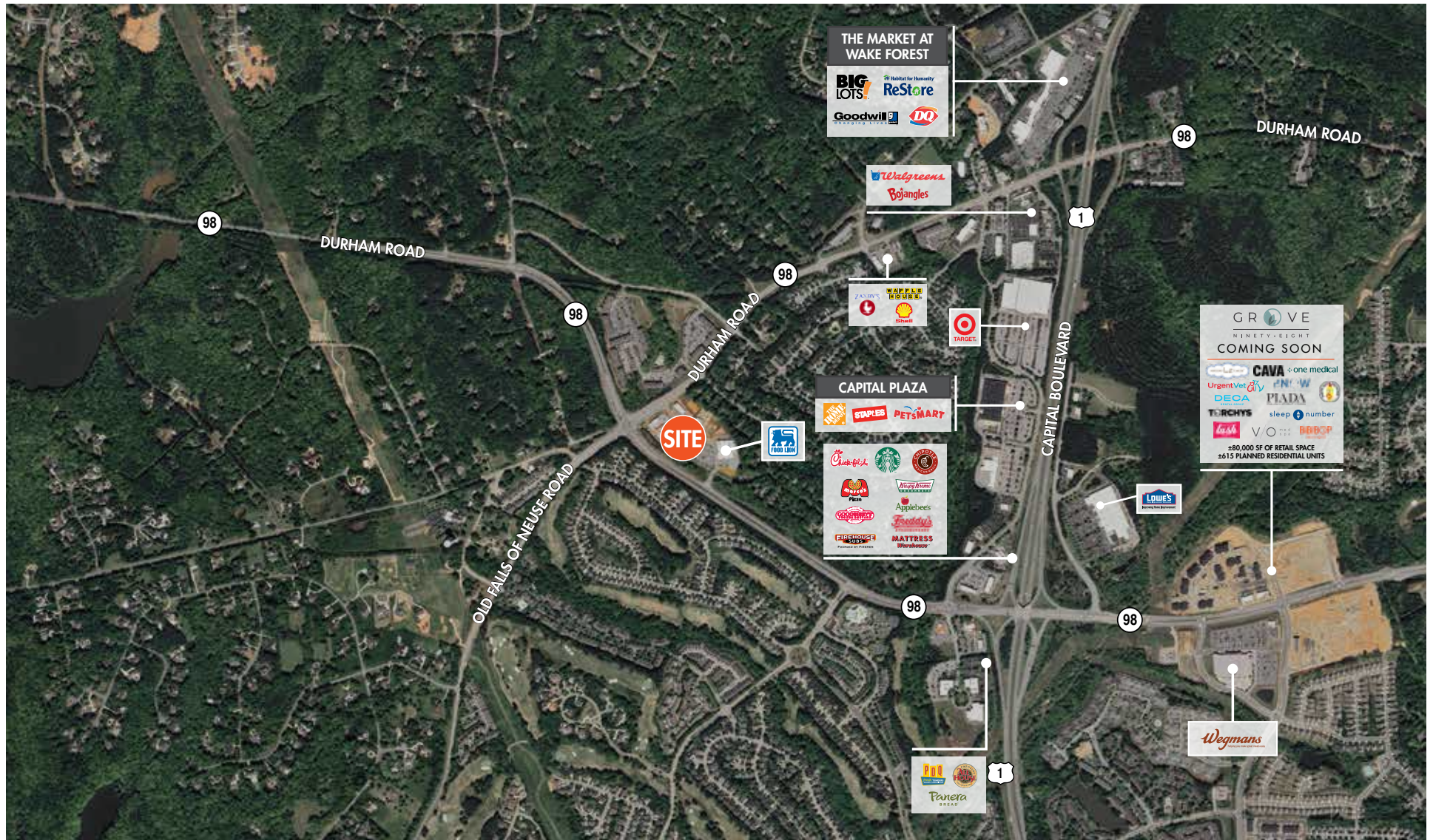
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