

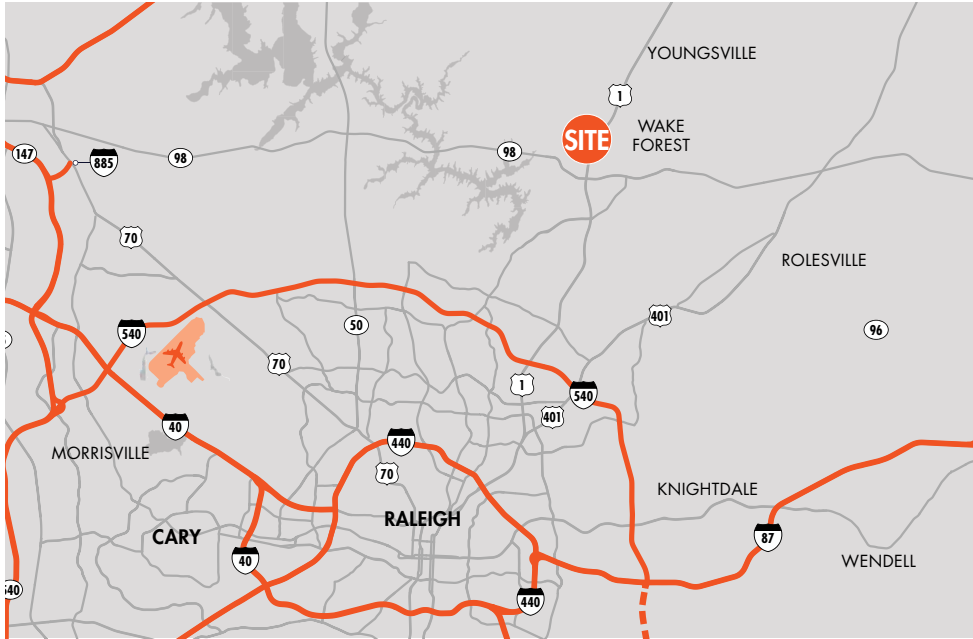
2ND GENERATION BANK WITH A DRIVE THRU

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12213 CAPITAL BOULEVARD
WAKE FOREST, NC 27587

AVAILABLE | ±3,258 SF | ±0.95 AC



PROPERTY FEATURES

- 2nd generation bank with drive thru
- Heavily travelled corridor with over 43,500 VPD
- Easy access to US-1 and Highway 98
- Dominant trade area with strong anchor draw surrounding the property including Target, Wegmans, Lowe's, Home Depot, and others

DEMOGRAPHICS

1 MILE RADIUS

	4,320
	ESTIMATED POPULATION 2023
	38.5
	MEDIAN AGE
	\$109,485
	MEDIAN HOUSEHOLD INCOME
	2,732
	TOTAL EMPLOYEES
	\$386,421
	MEDIAN HOME VALUE 2023

3 MILE RADIUS

	48,167
	ESTIMATED POPULATION 2023
	38.4
	MEDIAN AGE
	\$112,911
	MEDIAN HOUSEHOLD INCOME
	16,663
	TOTAL EMPLOYEES
	\$373,666
	MEDIAN HOME VALUE 2023

5 MILE RADIUS

	100,285
	ESTIMATED POPULATION 2023
	38.5
	MEDIAN AGE
	\$386,888
	MEDIAN HOUSEHOLD INCOME
	25,265
	TOTAL EMPLOYEES
	\$162,494
	MEDIAN HOME VALUE 2023

AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

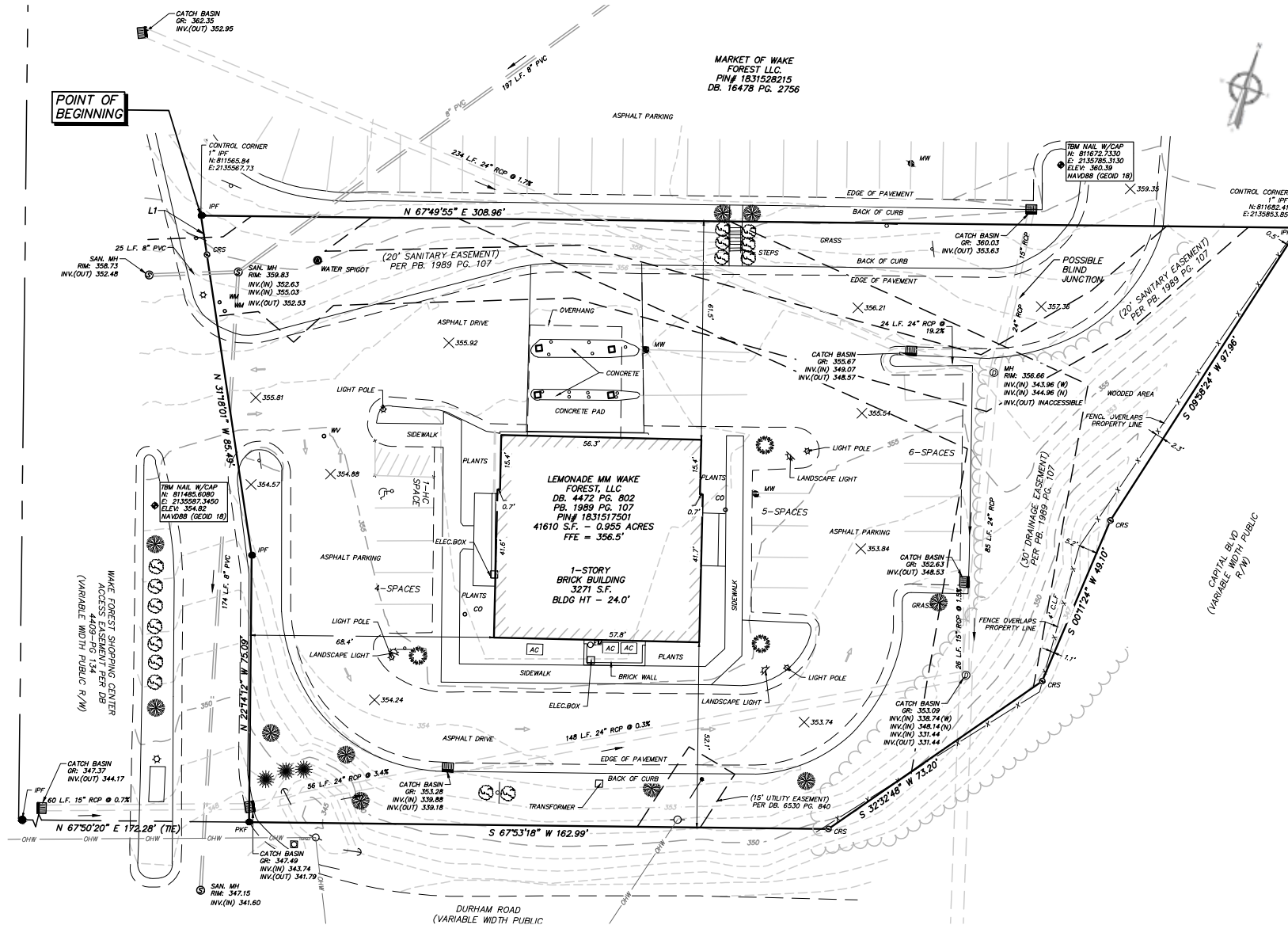
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GENERAL NOTES

- ALL DISTANCES, BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO NORTH CAROLINA STATE PLANE COORDINATES. SURVEY FOOTING IS RELATIVE TO NAD83 AND DECIMALS THEREOF REPRESENT HORIZONTAL, GROUND DISTANCES UNLESS OTHERWISE NOTED. AREA COMPUTATION BY COORDINATE METHOD.
- SITE AREA AS SURVEYED: TOTAL = 0.953 ACRES OR 41,349 SQUARE FEET
- OWNERSHIP REFERENCE: OWNER: LEMONADE MM WAKE FOREST, LLC DEED BOOK 19102 PAGE 405
- TITLE COMMITMENT - THE SURVEY DEPICTS THE SAME LAND AS IN THE TITLE COMMITMENT, AND THE SURVEY LEGAL DESCRIPTIONS ARE THE SAME AS THE SURVEY LEGAL DESCRIPTION IN THE TITLE COMMITMENT. THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY LIES MATHEMATICALLY, AND THE SURVEYOR HAS DETERMINED THERE ARE NO GAPS, COVERS OR COLLISIONS WITH THE ADJOINING PARCELS.
- PREPARED AMERICAN TITLE COMMITMENT NUMBER: 5145985-1-AC-CP-AMF
- COMMITMENT DATE: MAY 31, 2023
- PROPERTY ADDRESS: 12213 CAPITAL BOULEVARD WAKE FOREST, NC 27587
- UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/STAKEHOLDERS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. COLLATERAL ENGINEERING AND SURVEYING CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
- NO SURVEY OF SUBTERRANEAN UTILITIES OR INTERFERE SPACE HAS A FOOTING, FOUNDATIONS, WALLS OR BASEMENTS WAS PERFORMED AS PART OF THIS SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF SAME.
- FIELDWORK WAS PERFORMED IN 05.09.2023
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 170101101, EFFECTIVE DATE 01.01.2020.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONSTRUCTING THE FIELD WORK.
- NO EVIDENCE OF CRATERED OR BURNED GROUNDS AND/OR SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL FOUND ON SUBJECT PROPERTY AS PART OF THIS SURVEY.
- THERE WERE NO OFFSITE EASEMENTS PROVIDED AT THE TIME OF SURVEY
- THERE WERE 15 REGULAR PARKING SPACES AND 1 DESIGNATED HANDICAP SPACES ON SITE AT THE TIME OF SURVEY
- THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO DURHAM ROAD A DAILY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY VIA AN EASEMENT OF RECORD DIS. 4400, PG. 134.
- BUILDING OVERLAYS ARE EXTERIOR OVERLAYS AT GROUND LEVEL, BUILDING SQUARE FOOTAGE ARE EXTERIOR FOOTPRINT AT GROUND LEVEL, BUILDING HEIGHT OF BUILDINGS MEASURED AT HIGHEST POINT.
- NO EVIDENCE WAS PROVIDED FOR PROPOSED CHANGES TO STREET RIGHT OF WAY LINE. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF SURVEY.
- THE UNDERSIGNED PROFESSION IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND/OR TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR TOXIC WASTES IS OBSERVED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO FULFILL THESE MATTERS AS SEPARATE CONCERNS APART FROM THIS SURVEY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, EASEMENTS, AND OTHER DOCUMENTS AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT LISTED IN NOTE 4 ABOVE.
- PURSUANT TO SECTION 402 OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/PLAT AND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021 (COLLATERAL ENGINEERING & DESIGN) HAS PLOTTED ANY RIGHTS OF WAY, EASEMENTS AND SERVITUDES SURROUNDING THE SURVEYED PROPERTY AS SHOWN IN THE TITLE INSURANCE COMMITMENT PROVIDED BY THE CLIENT OR OBTAINED BY THE SURVEYOR AND STATED IF EACH IS "SHOWN" OR "NOT SHOWN" ON THE SURVEY. THIS CLIENT HAS REQUESTED THAT THE SURVEYOR STATE IF A CLAIM CONFLICTS THE RIGHTS OF WAY, EASEMENTS AND SERVITUDES, WHILE IT DOES NOT AFFECT THE SUBJECT PROPERTY, THESE OPINIONS ARE NOT TO BE CONSIDERED TO BE MADE WITH ANY LEGAL OPINION AND SHOULD BE REVIEWED BY A LEGAL REPRESENTATIVE TO VERIFY VALUITY PRIOR TO RELYING ON THESE STATEMENTS.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
- REFERENCES: DEEDS AND MAPS SHOWN: DEED BOOK 19102 PAGE 405, DEED BOOK 4472 PAGE 802, DEED BOOK 6350 PAGE 840, DEED BOOK 14678 PAGE 2756, PLAT BOOK 191.

SURVEYOR'S CERTIFICATIONS

- CERTIFIED TO SURVEYOR ROCK, LLC, ITS SUCCESSORS AND/OR ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, LEMONADE MM WAKE FOREST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, COOK OUT WAKE FOREST, INC., ITS SUCCESSORS AND/OR ASSIGNS.
- THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/PLAT AND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NAPS ON FEBRUARY 23, 2021, AND INCLUDES ITEMS 1.2, 3.4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 13, 16, & 17 OF THE TABLE "A" THEREOF.
- DUSTIN G. SPILLMAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 19102 PAGE 405) THAT THE BOUNDARIES AND PARCELS OF LAND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASSES OF SURVEY	A
2. POSITIONAL ACCURACY	0.05'
3. TYPE OF GPS FIELD PROCEDURE	RTS
4. DATES OF SURVEY	05.09.2023
5. DATA/SCOPE	CODE: NAD83
6. PUBLISHED/FIXED CONTROL USE	NC VRS
7. GEOID MODEL	GEOID18
8. COMBINED GRID FACTOR	0.99999302
9. UNITS	US SURVEY FOOT

DUSTIN SPILLMAN, PLS L-5372

DATE

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