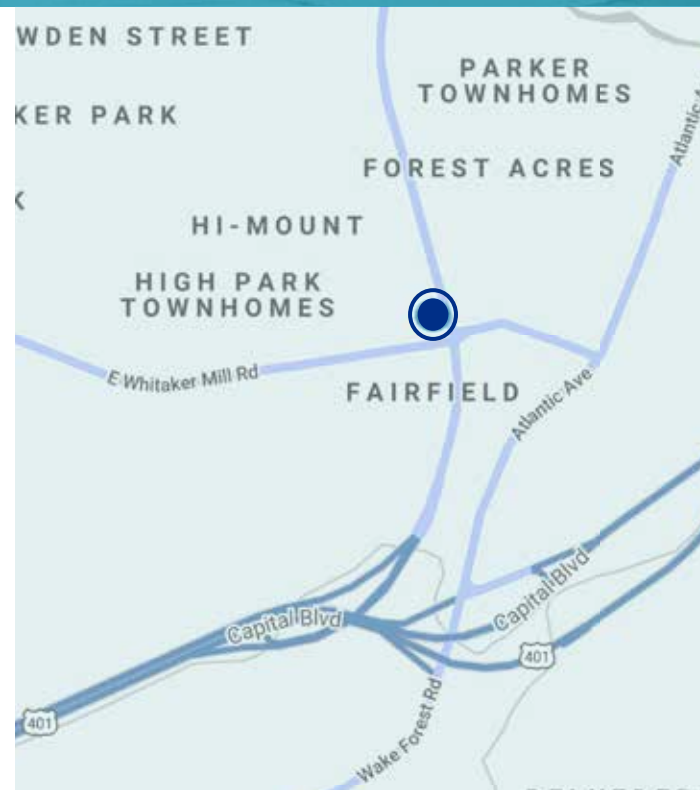




OVERVIEW OF THE SPACE

- 3,360 SF free-standing building, built in 1954
- Nine total parking spaces, with potential for more
- Two drive-in doors
- Masonry construction
- 50' of road frontage on Wake Forest Road
- Strong demographics and traffic counts
- 22,500 AADT on Wake Forest Road (NCDOT 2019)
- Tenant in place until August 1, 2021 and will consider renewal
- **Lease Rate: \$11.95/SF, NNN**
- **Estimated TICAM: \$1.50/SF**



ABOUT THE LOCATION

- Located in highly sought-after corridor, near the intersection of Whitaker Mill and Wake Forest Roads
- New Development nearby including Dock 1031 and McNeil Pointe as well as future development of Iron Works and East End Market
- Total of more than 500 residences and 400,000 SF of commercial space planned across the street



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SITE AERIAL



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