



Wake Forest Exchange

Star Road Wake Forest, NC 27587





About Wake Forest Exchange

- New 30-acre business community located along Star Road (US 1) near South Main Street (New Falls of Neuse Road)
- ► Flexible suite sizes ranging from 2,400 square feet up to 59,760 square-feet with full-building opportunities
- Conveniently located near a variety of business amenities, shopping, entertainment and restaurants, as well as a diverse residential area featuring both mature and new communities
- Just 13 miles north of downtown Raleigh with quick convenient connections to surrounding communities
- Access top talent from North Carolina's Research
 Triangle located less than 30 minutes from North

Traffic Count (MDOT)

Star Road at Burlington Mills Road: 55,920 vehicles/day

Demographics

	1 Miles	3 Miles	5 Miles
Population	1,965	44,547	102,086
Avg. Household Income	\$87,090	\$110,608	\$103,762

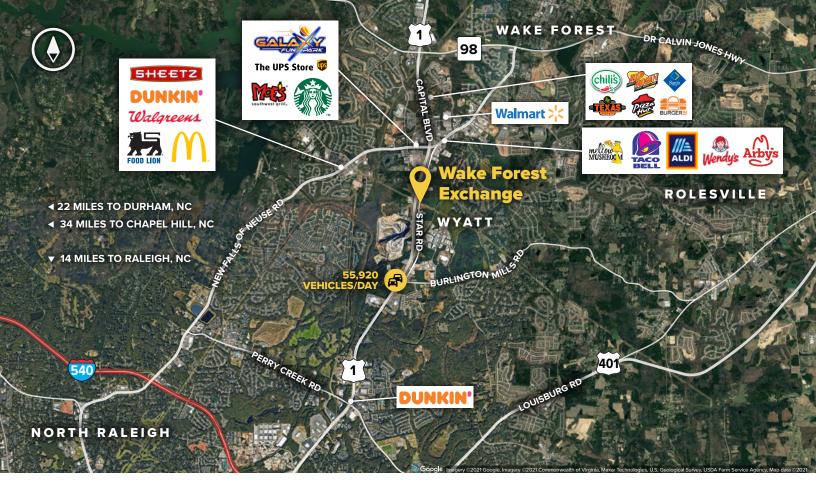
Flex/R&D Buildings	•	
Building A	59,760 SF	FUTURE
Building B	35,280 SF	FUTURE
Building C	24,000 SF	FUTURE
Flex/R&D Specifications		
Suite Sizes	2,400 up to 59,760 SF	
Ceiling Height		
Buildings A & B	18 ft. clear minimum	
Building C	16 ft. clear minimum	
Loading	Dock or drive-in	
Construction	Brick on block	
Parking	4 spaces per 1,000 SF	
Zoning	НВ	

Single-Story Office Building				
25,600 SF	FUTURE			
Single-Story Office Specifications				
2,560 up to 25,600 SF				
10 ft. clear minimum				
Brick on block				
4 spaces per 1,000 SF				
НВ				
	25,600 SF Specifications 2,560 up to 25,600 10 ft. clear minimum Brick on block 4 spaces per 1,000			

Retail Buildings		
Building A	10,725 SF	FUTURE
Building B	9,425 SF	FUTURE







Distances to:

Chapel Hill, NC	34 miles
Durham, NC	22 miles
Raleigh, NC	13 miles
Raleigh-Durham International Airport	20 miles

Contact Us

For additional leasing information or to schedule a tour, contact:

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