



Wake Forest Exchange

Star Road

Wake Forest, NC 27587



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

SJPI.COM/RALEIGH | 919.827.0600

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 2,550 square feet up to 60,240 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 Carolina's Tier 1 universities

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	60,240 SF	FUTURE
Building B	35,640 SF	FUTURE
Building C	24,560 SF	FUTURE

Flex/R&D Specifications

Suite Sizes	2,550 up to 60,240 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	HB

Medical Flex Building

Building A	25,730 SF	FUTURE
------------	-----------	--------

Single-Story Office Specifications

Suite Sizes	2,560 up to 25,730 SF
Ceiling Height	14 ft. clear minimum
Construction	Brick on block
Parking	5 spaces per 1,000 SF
Zoning	CD

Retail Buildings

Building A Single-Story	10,960 SF	FUTURE
Building B Two-Story	19,200 SF	FUTURE

For more information on Wake Forest Exchange, visit: sjpi.com/wakeforestexchange





Wake Forest Exchange | Site Plan



City of Raleigh
Public Utilities Department
North Raleigh Operations Center

PHASE II
FUTURE
DEVELOPMENT



**For illustrative purposes only*



Distances to:

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

Contact Us

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

Dustin Atkielski
 Regional Partner
 datkielski@sjpi.com | 919.827.0600

North Carolina Regional Office:
 1752 Heritage Center Drive | Suite 201
 Wake Forest, NC 27587

919.827.0600 | SJPI.COM/RALEIGH

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space nationwide.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 01/25

