



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 2,550 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



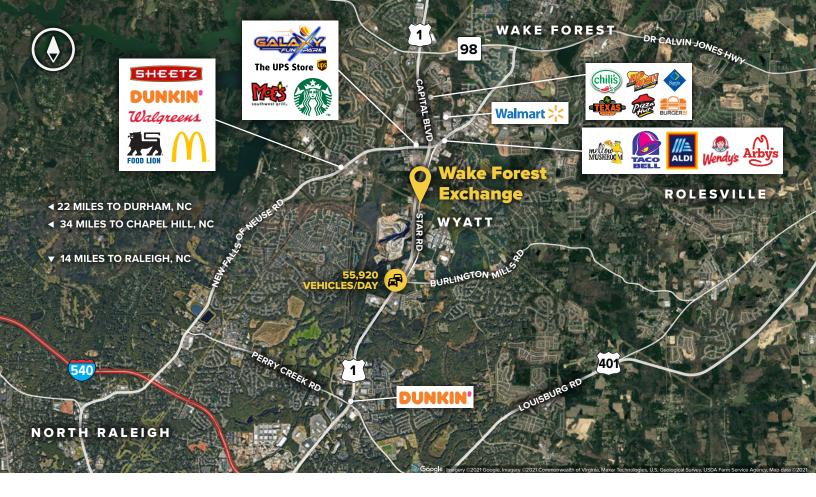
	FUTURE			
35,640 SF	FUTURE			
24,560 SF	FUTURE			
Flex/R&D Specifications				
2,550 up to 60,240 SF	:			
18 ft. clear minimum				
16 ft. clear minimum				
Dock or drive-in				
Brick on block				
4 spaces per 1,000 SF				
НВ				
	24,560 SF ions 2,550 up to 60,240 SF 18 ft. clear minimum 16 ft. clear minimum Dock or drive-in Brick on block 4 spaces per 1,000 SF			

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	1	
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







Distances to:

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

Contact Us

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

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