

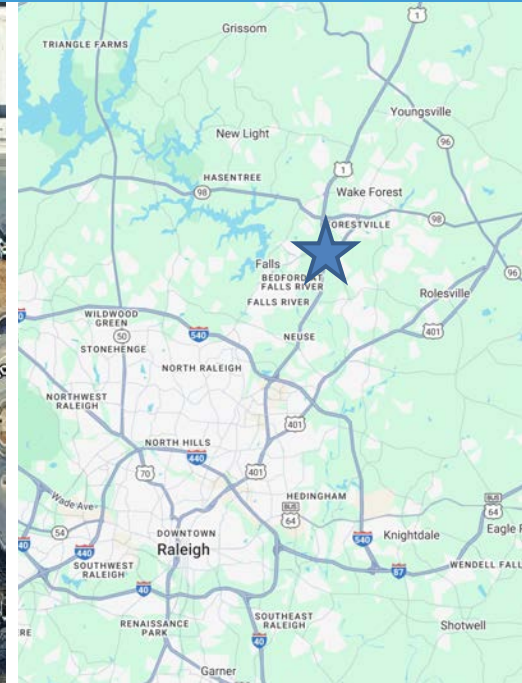
11016 CAPITAL BLVD.

WAKE FOREST, NC 27587

FOR SALE OR
GROUND LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 2.67 ACRES AVAILABLE FOR SALE OR GROUND LEASE



PROPERTY HIGHLIGHTS

- ± 2.67 acres available for sale or ground lease
- Located on one of the area's primary retail and commuter routes connecting Wake Forest and Raleigh
- Excellent visibility and frontage on Capital Blvd (US-1)
- Easy access to a signalized intersection and secondary access via surrounding roads
- Minutes to Downtown Wake Forest
- Zoned CU-HB

- Close proximity to major national retailers and restaurants including Sam's Club, Walmart, Harris Teeter, Taco Bell, Chili's, Texas Roadhouse, Red Robin, Wendy's, Starbucks and more!
- **Call Brokers for Pricing**

DEMOGRAPHICS (2025)



POPULATION

1 Mile: 9,186
3 Miles: 59,325
5 Miles: 135,443



AVG. HH INCOME

1 Mile: \$118,709
3 Miles: \$158,509
5 Miles: \$159,686



DAYTIME EMPLOYEES

1 Mile: 4,976
3 Miles: 19,977
5 Miles: 34,916

BROKER CONTACT

JOHN CALHOUN

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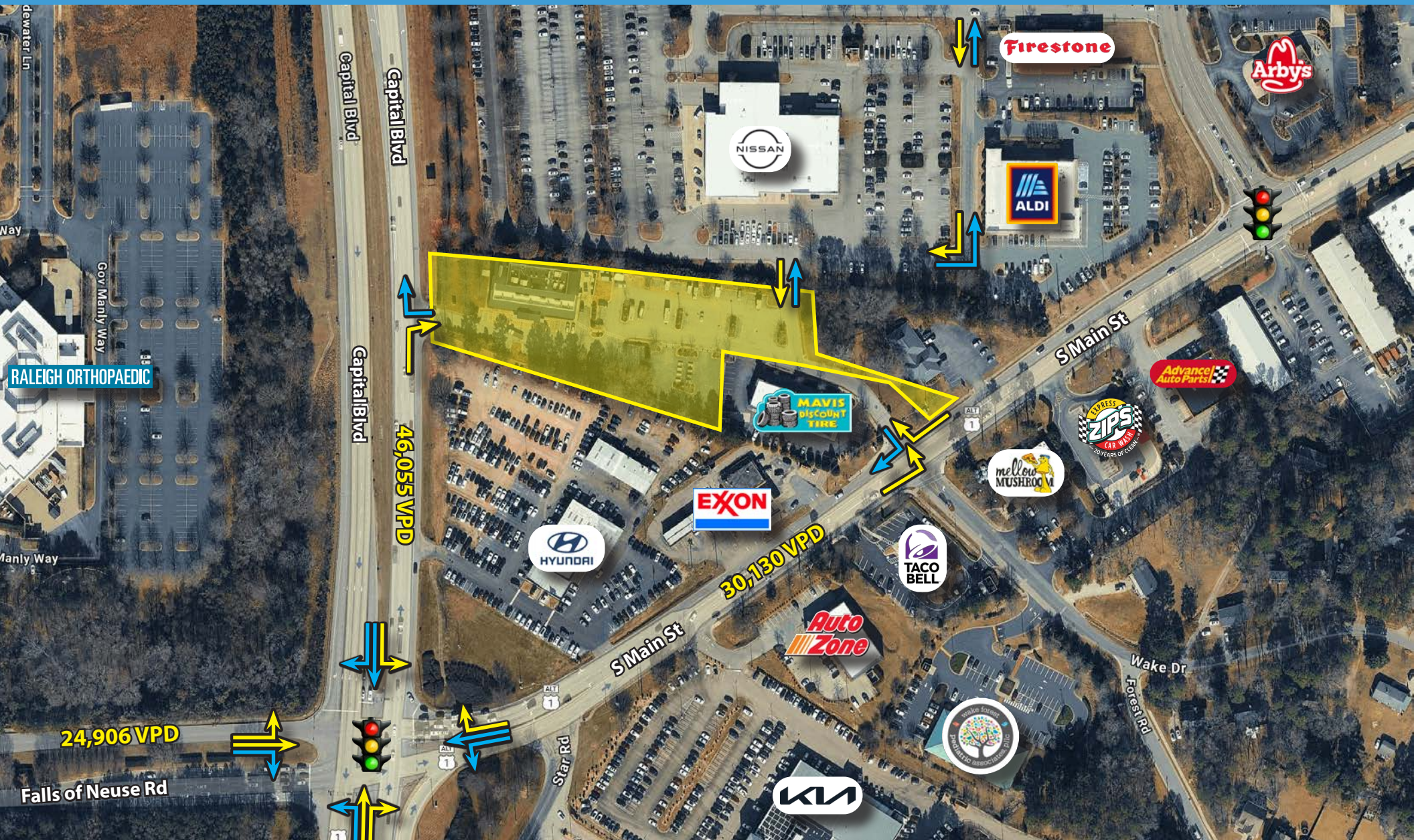
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SITE AERIAL

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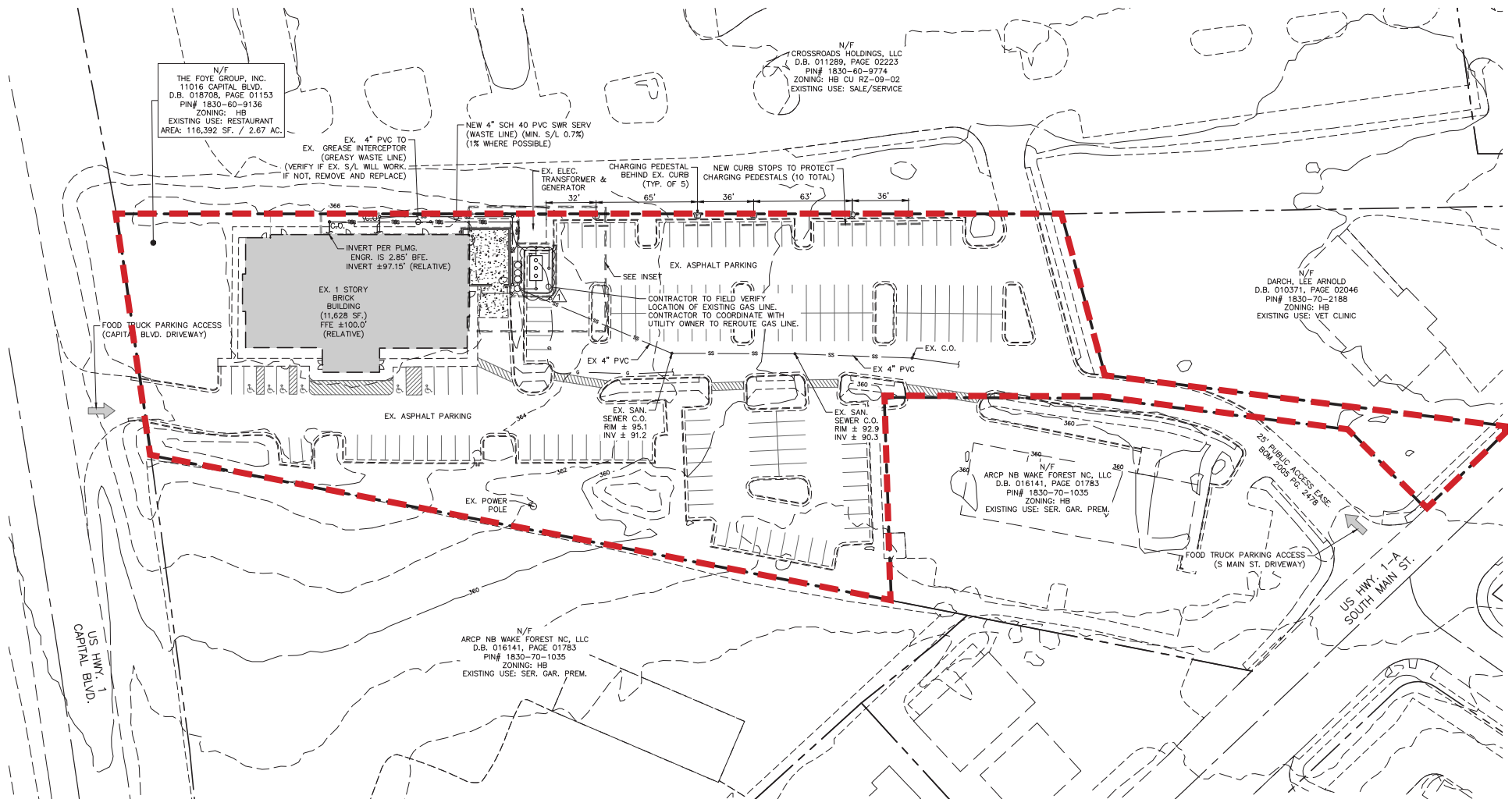
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SITE SURVEY

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LOCATION
OVERVIEW

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WAKE FOREST, NC - WAKE COUNTY

Wake Forest, NC is a high-growth market just north of Raleigh, offering strong commercial real estate fundamentals and long-term opportunity. With a population of over 50,000 and projected growth well into the future, the area benefits from rising household incomes, expanding residential development, and increasing consumer demand. Convenient access to major highways and the greater Research Triangle makes Wake Forest an attractive location for retail, office, medical, and service-oriented users seeking visibility, connectivity, and a thriving customer base.



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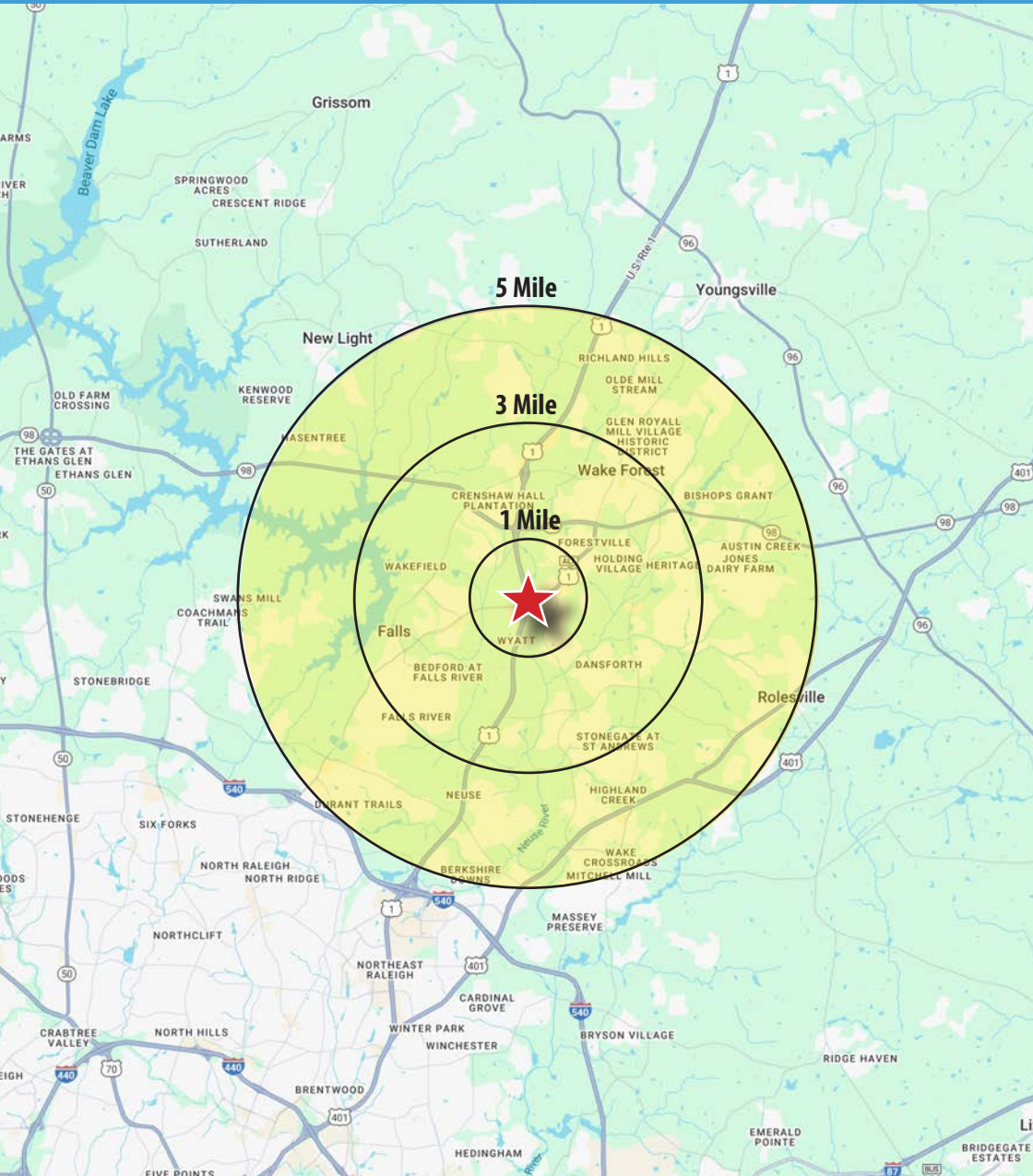
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DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	9,186	59,235	135,443
2030 Projected Population	9,816	63,678	145,972
Projected Annual Growth (2025-2030)	630 (+1.4%)	4,443 (+1.5%)	10,529 (+1.6%)

HOUSEHOLDS

2025 Estimated Households	4,007	23,556	51,858
2030 Projected Households	4,395	25,955	57,154

HOUSEHOLD INCOME

2025 Estimated Average Household Income	\$118,709	\$158,509	\$159,686
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BUSINESSES

2025 Estimated Total Businesses	708	3,087	5,838
2025 Estimated Total Employees	4,976	19,977	34,916

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