

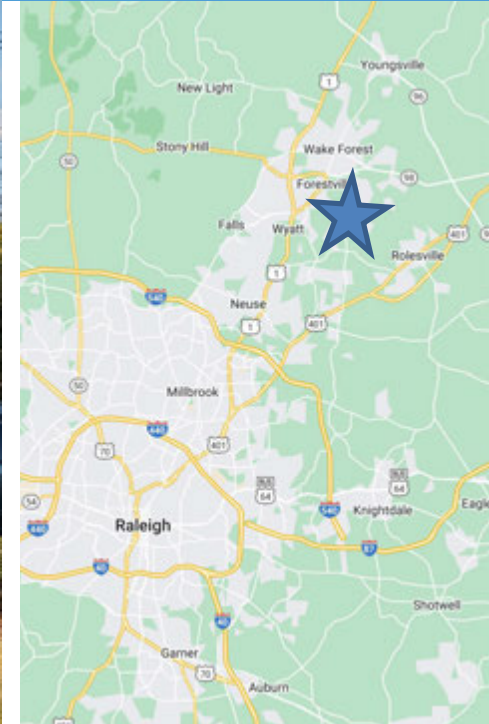
3619 ROGERS ROAD

WAKE FOREST, NC 27587

AVAILABLE

NS New South
Properties
NEWSOUTHPROP.COM

FINANCIAL SERVICES BUILDING: +/- 4,172 SF ON 1.39 ACRES



PROPERTY HIGHLIGHTS

- Available May 2023
- High growth trade area with outstanding traffic generators in Harris Teeter and Publix
- Excellent visibility plus multiple points of access
- Zoned "NB" – Neighborhood Business allows for variety of approved use categories, subject to site covenants

CALL FOR PRICING



BROKER CONTACT

SCOTT MILEHAM
704.927.2886
smileham@newsouthprop.com



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SITE AERIAL

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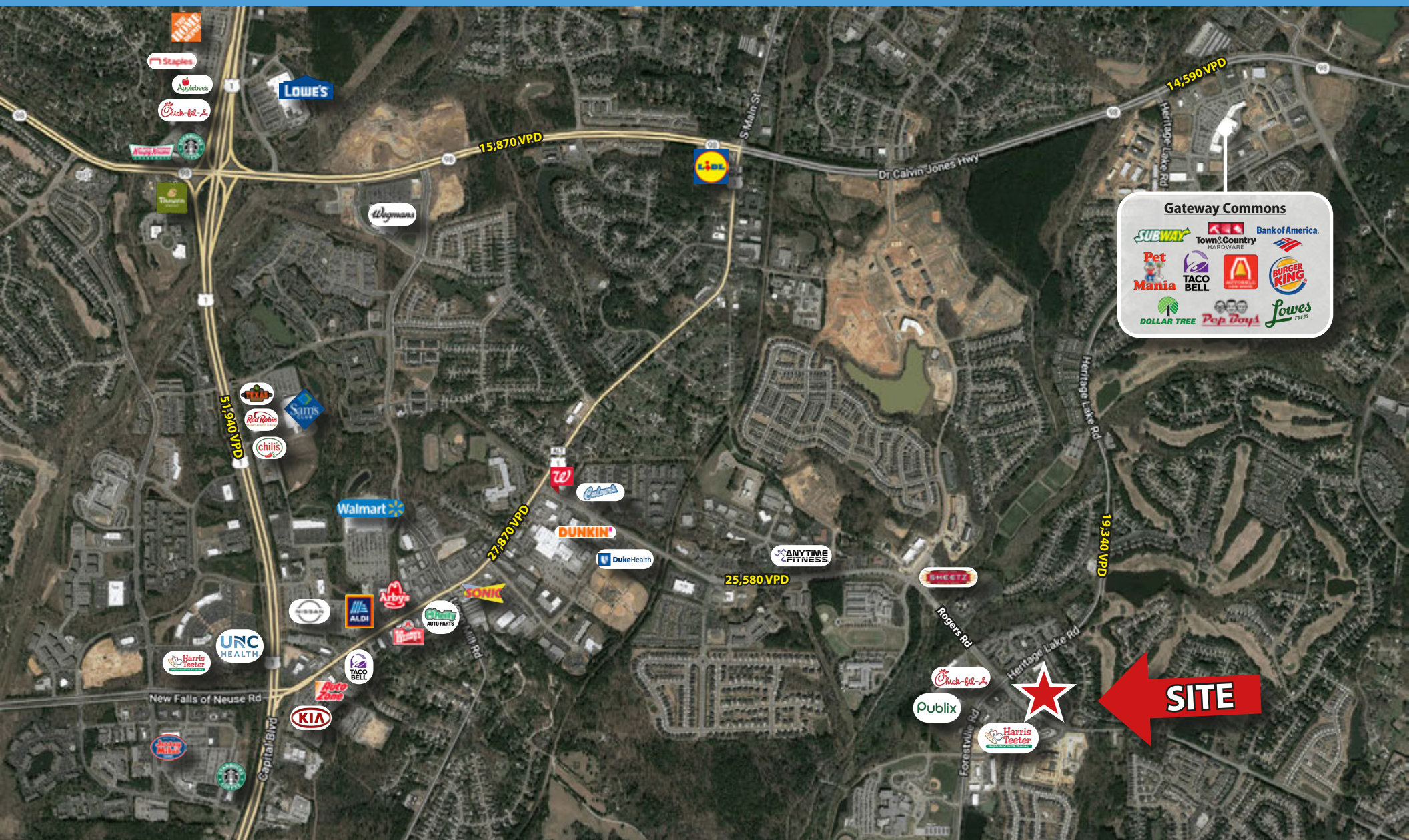
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MARKET AERIAL

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SURROUNDING
DEVELOPMENTS

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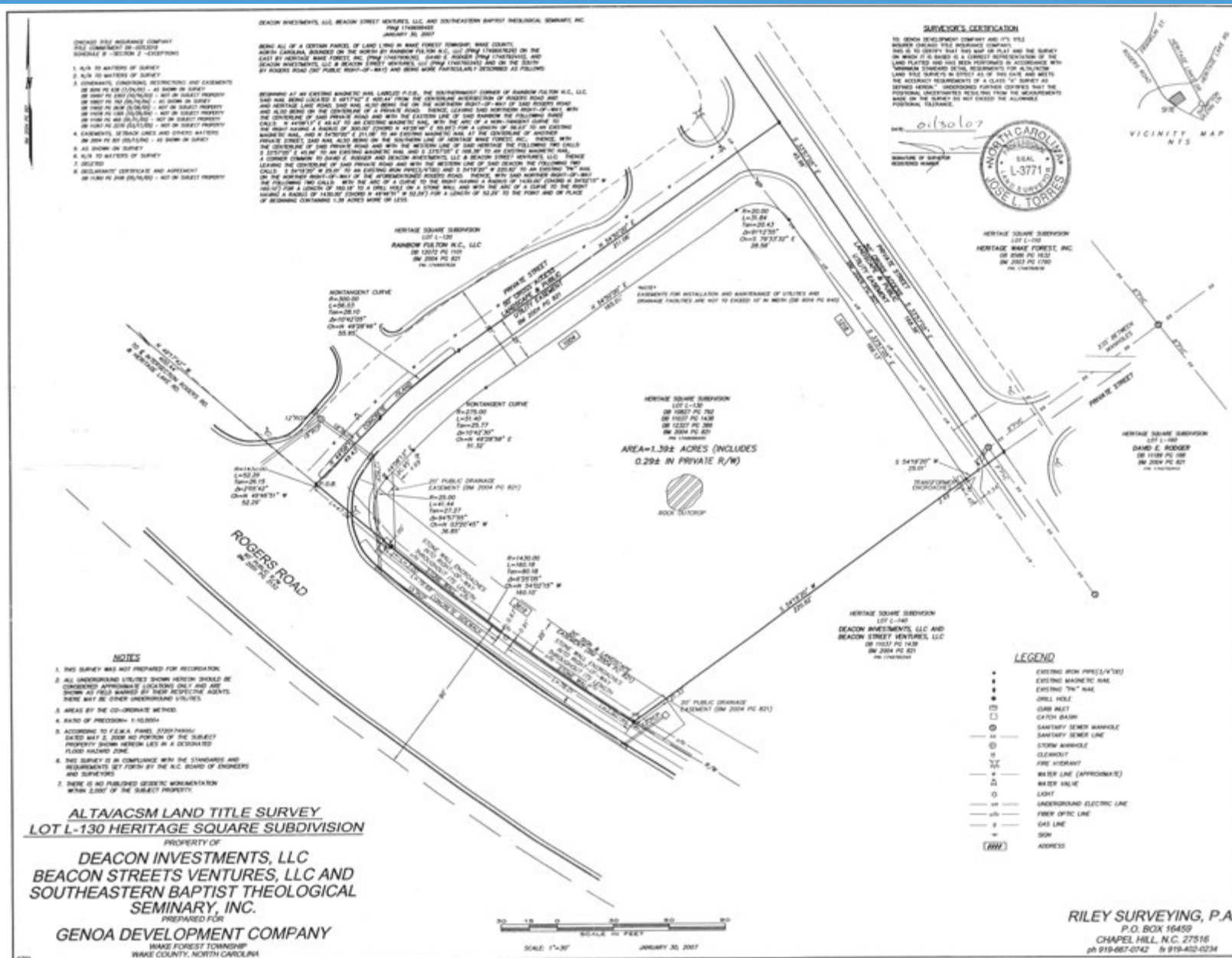


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BUILDING
PHOTOS

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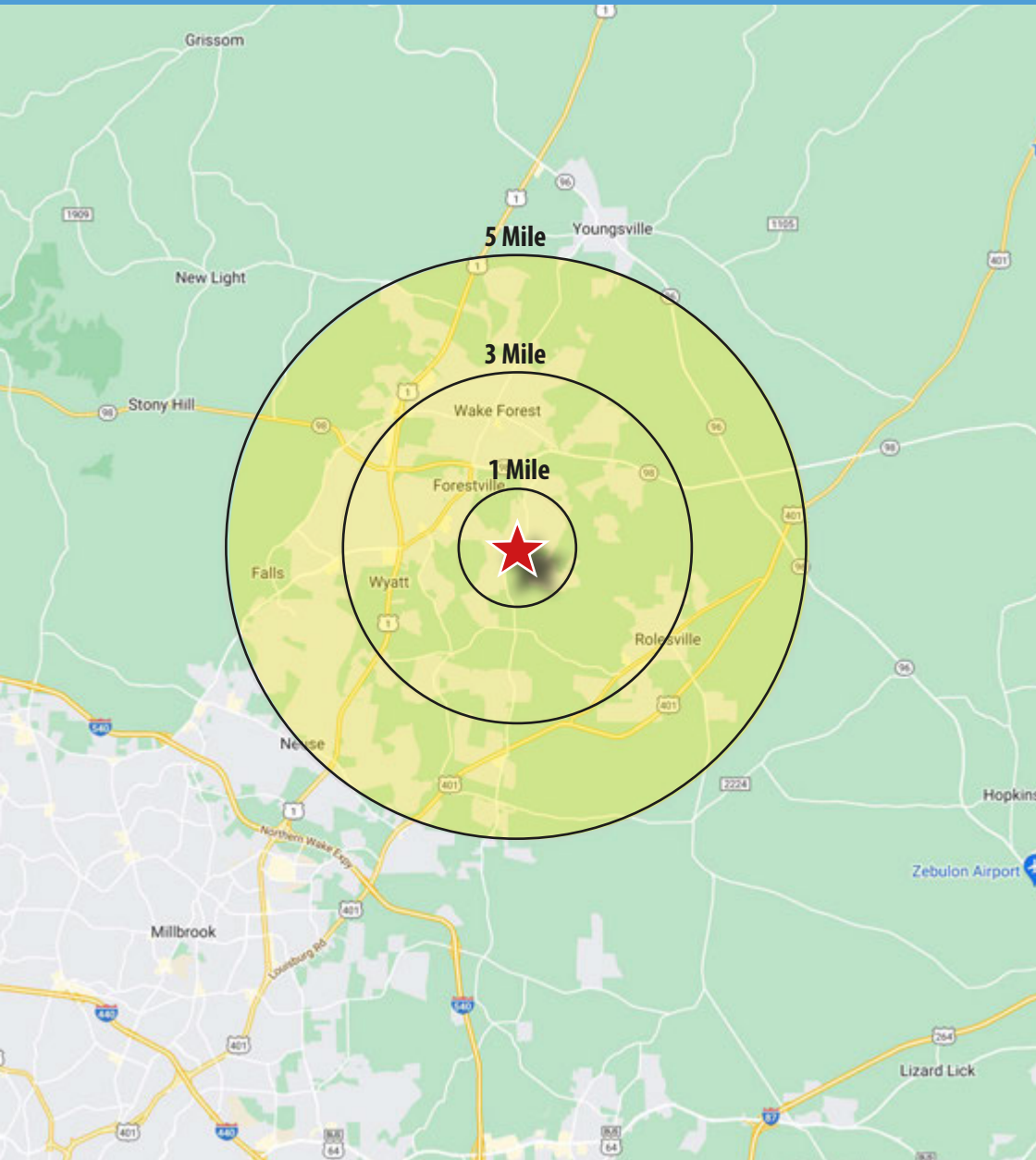
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DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILE	5 MILE
2022 Estimated Population	8,231	54,947	118,354
2027 Projected Population	8,848	59,617	128,811
Projected Annual Growth (2022-2027)	617 (1.5%)	4,670 (1.7%)	10,458 (1.8%)

HOUSEHOLDS

2022 Estimated Households	3,000	19,693	42,939
2027 Projected Households	3,346	22,239	48,614

HOUSEHOLD INCOME

2022 Estimated Average Household Income	\$114,123	\$112,189	\$115,314
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BUSINESSES

2022 Estimated Total Businesses	451	2,498	4,293
2022 Estimated Total Employees	3,005	18,061	29,840

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