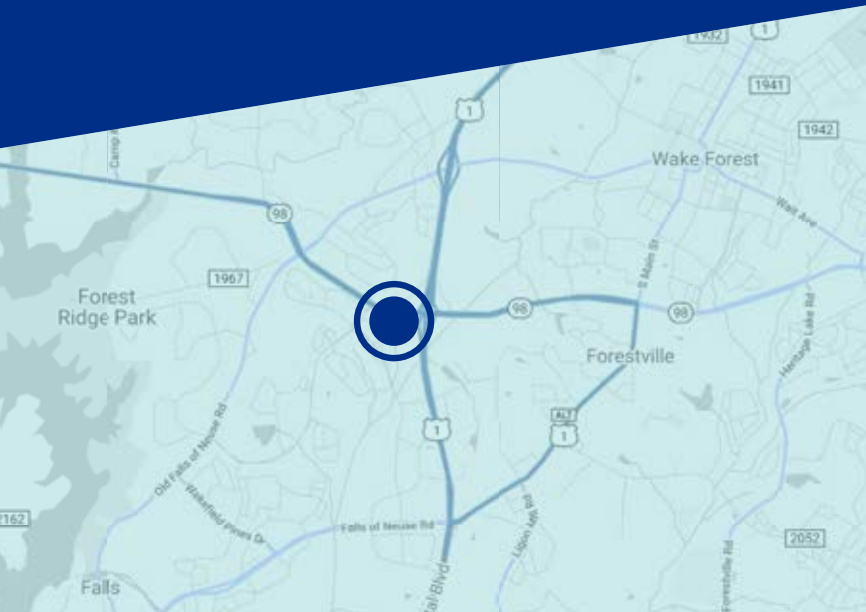


**11670
NORTHPARK DRIVE
WAKE FOREST, NC 27587**

**2.9 ACRES OF LAND
FOR SALE OR LEASE**



11670 NORTHPARK DRIVE WAKE FOREST, NC 27587

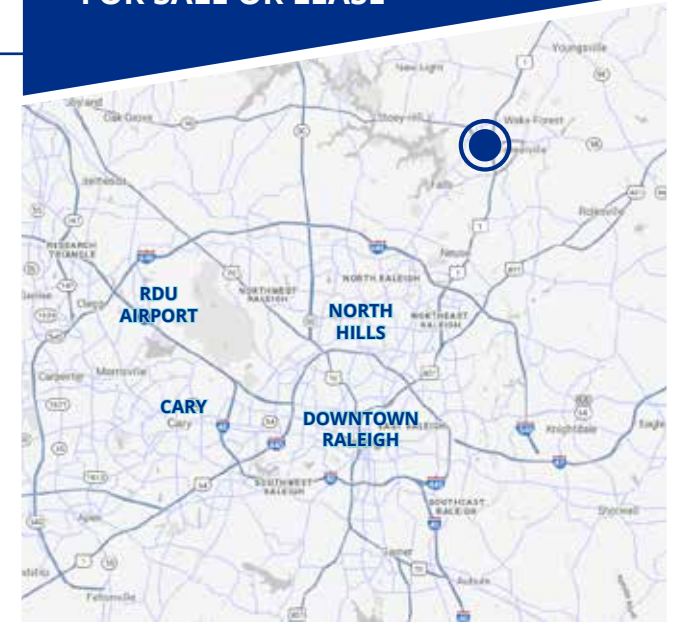
2.9 ACRES OF LAND
FOR SALE OR LEASE

OVERVIEW

- Property consists of 2.9 acres, available for sale or lease
- Zoned HB which allows for many commercial uses
- Preliminary site plan includes 2,500 SF convenience store, 864 SF car wash, and gas station with a 10-pump canopy

LOCATION

- Subject property is located at the Southwest corner of NC-98 / US-1 intersection
- 48,500 VPD along US-1
- 33,000 VPD along NC-98
- Signalized intersection at NC-98 & Northpark Drive
- Adjacent businesses include PDQ, Panera Bread, Carolina Ale House, Duke Primary Care, Wake Forest family physicians, and Life Storage
- Located southwest of Downtown Wake Forest
- 0.5 miles from the future Wegman's at Grove 98, a 300,000 SF mixed-use project
- Wegman's to deliver 2Q 2021, remaining retail and residential to deliver 2Q 2022



SALES PRICE
\$750,000

LEASE RATE
\$80,000/year

VIJAY K. SHAH, CCIM

vshah@trademarkproperties.com

919.645.1425 direct 919.812.0964 mobile

CLAIBORNE LORD

clord@trademarkproperties.com

919.645.1426 direct 919.219.8635 mobile



1001 Wade Avenue, Suite 300, Raleigh, NC 27605
trademarkproperties.com • 919.782.5552

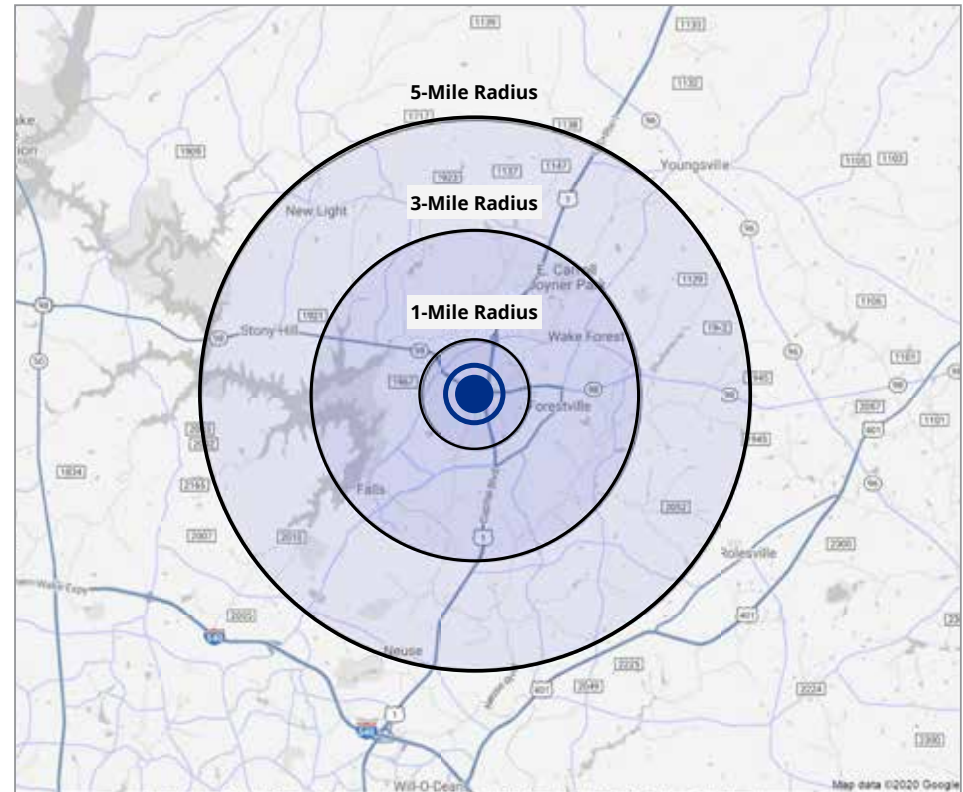
The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

11670 NORTHPARK DRIVE WAKE FOREST, NC 27587

**2.9 ACRES OF LAND
FOR SALE OR LEASE**

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
POPULATION			
2020 Estimated Population	10,322	46,003	104,333
2025 Projected Population	11,271	50,369	114,511
HOUSEHOLDS			
2020 Estimated Households	3,947	17,382	38,707
2025 Projected Households	4,352	19,248	42,826
INCOME			
2020 Estimated Average Household Income	\$135,896	\$123,568	\$127,885



Source: SITES USA November 2020

VIJAY K. SHAH, CCIM

vshah@trademarkproperties.com

919.645.1425 direct 919.812.0964 mobile

CLAIBORNE LORD

clord@trademarkproperties.com

919.645.1426 direct 919.219.8635 mobile



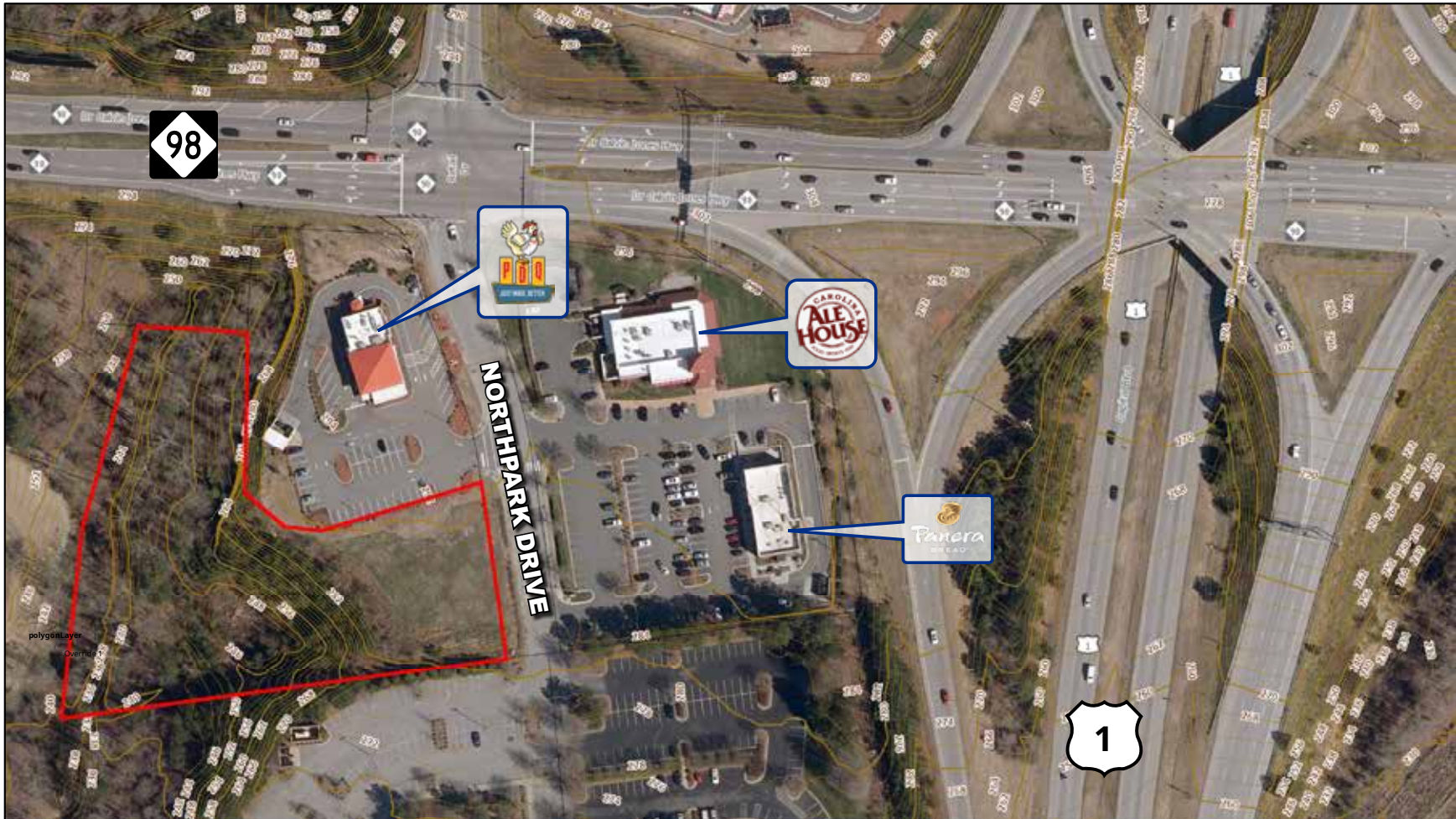
1001 Wade Avenue, Suite 300, Raleigh, NC 27605
trademarkproperties.com • 919.782.5552

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

11670 NORTHPARK DRIVE
WAKE FOREST, NC 27587

2.9 ACRES OF LAND
FOR SALE OR LEASE

TOPOGRAPHY MAP



VIJAY K. SHAH, CCIM

vshah@trademarkproperties.com

919.645.1425 direct 919.812.0964 mobile

CLAIBORNE LORD

clord@trademarkproperties.com

919.645.1426 direct 919.219.8635 mobile



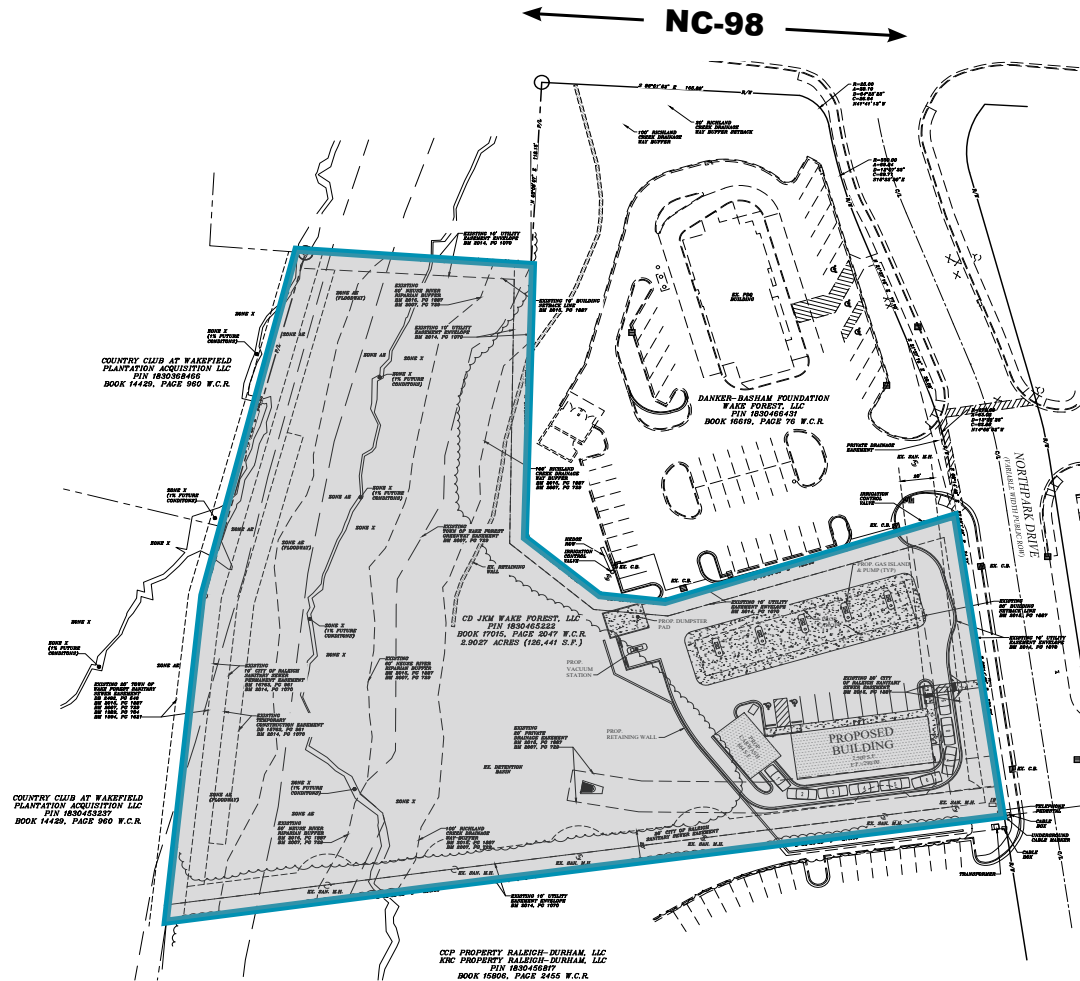
1001 Wade Avenue, Suite 300, Raleigh, NC 27605
trademarkproperties.com • 919.782.5552

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

11670 NORTHPARK DRIVE
WAKE FOREST, NC 27587

2.9 ACRES OF LAND
FOR SALE OR LEASE

PRELIMINARY SITE PLAN



VIJAY K. SHAH, CCIM
vshah@trademarkproperties.com
919.645.1425 direct 919.812.0964 mobile

CLAIBORNE LORD
clord@trademarkproperties.com
919.645.1426 direct 919.219.8635 mobile



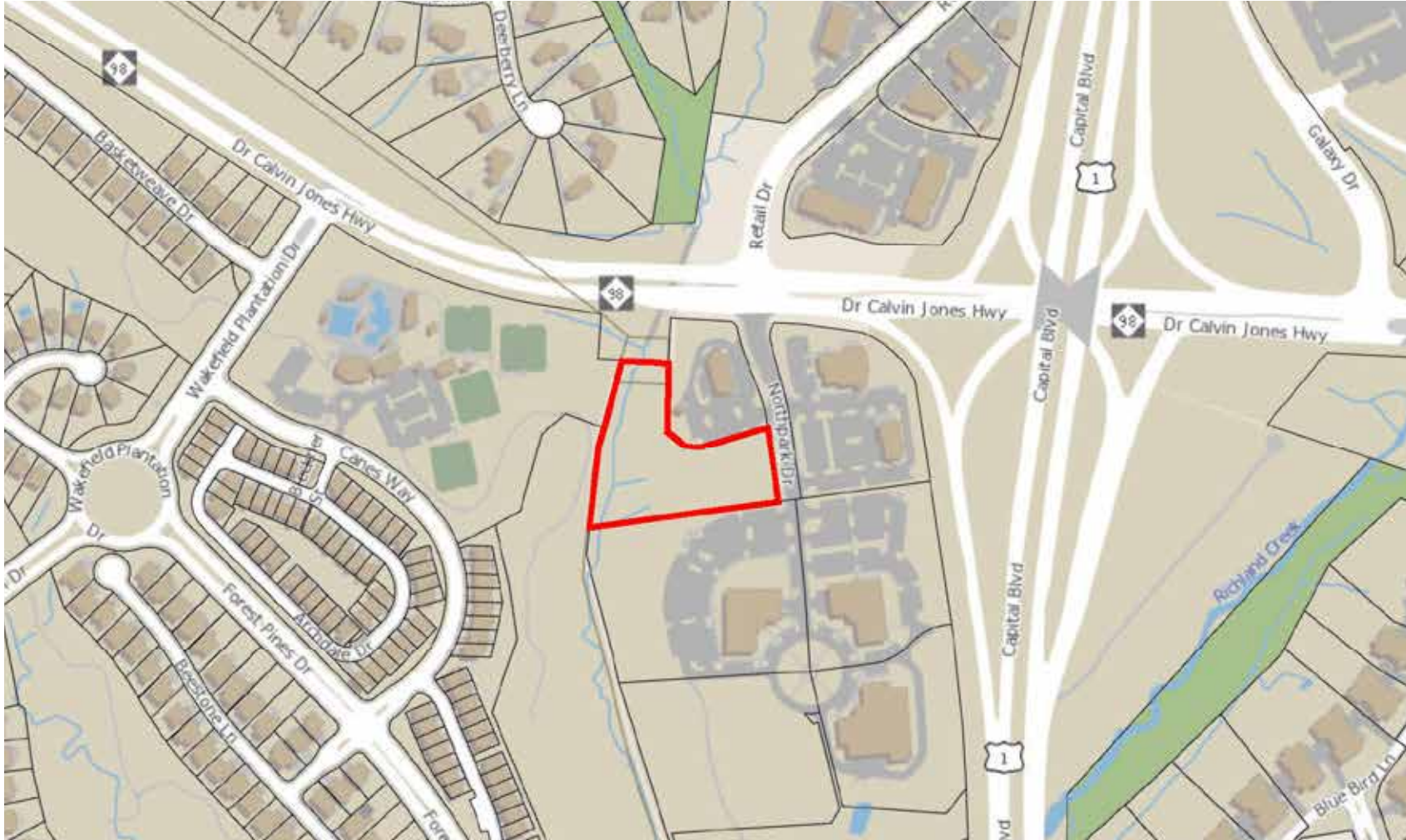
1001 Wade Avenue, Suite 300, Raleigh, NC 27605
trademarkproperties.com • 919.782.5552

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

11670 NORTHPARK DRIVE WAKE FOREST, NC 27587

2.9 ACRES OF LAND
FOR SALE OR LEASE

PARCEL MAP



VIJAY K. SHAH, CCIM

vshah@trademarkproperties.com

919.645.1425 direct 919.812.0964 mobile

CLAIBORNE LORD

clord@trademarkproperties.com

919.645.1426 direct 919.219.8635 mobile



1001 Wade Avenue, Suite 300, Raleigh, NC 27605
trademarkproperties.com • 919.782.5552

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

11670 NORTHPARK DRIVE
WAKE FOREST, NC 27587

2.9 ACRES OF LAND
FOR SALE OR LEASE

NEARBY RETAIL



VIJAY K. SHAH, CCIM

vshah@trademarkproperties.com

919.645.1425 direct 919.812.0964 mobile

CLAIBORNE LORD

clord@trademarkproperties.com

919.645.1426 direct 919.219.8635 mobile



1001 Wade Avenue, Suite 300, Raleigh, NC 27605
trademarkproperties.com • 919.782.5552

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.