



CAVENESS FARMS

US 1 at Caveness Farms Ave, Wake Forest, NC

**WEINGARTEN
REALTY**

- Zoned Residential Mixed-Use
- All utilities available
- Existing onsite detention constructed
- More than 1000 feet of frontage along Capital Blvd. with two signalized access points
- Caveness Farms is a master-planned development with retail and multiple restaurant options within walking distance

PROPERTY SIZE 296,442 SQ. FT.

LAT/LONG 35.95511 N, -78.53825 W

TRAFFIC COUNTS US 1 - 47,000

CONTACT

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TENANTS LIST

	Chili's Grill & Bar	0 SF
X0A	Available	0 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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DEMOGRAPHICS



POPULATION

1-Mile 7,759
 3-Mile 52,344
 5-Mile 113,798



NUMBER OF HOUSEHOLDS

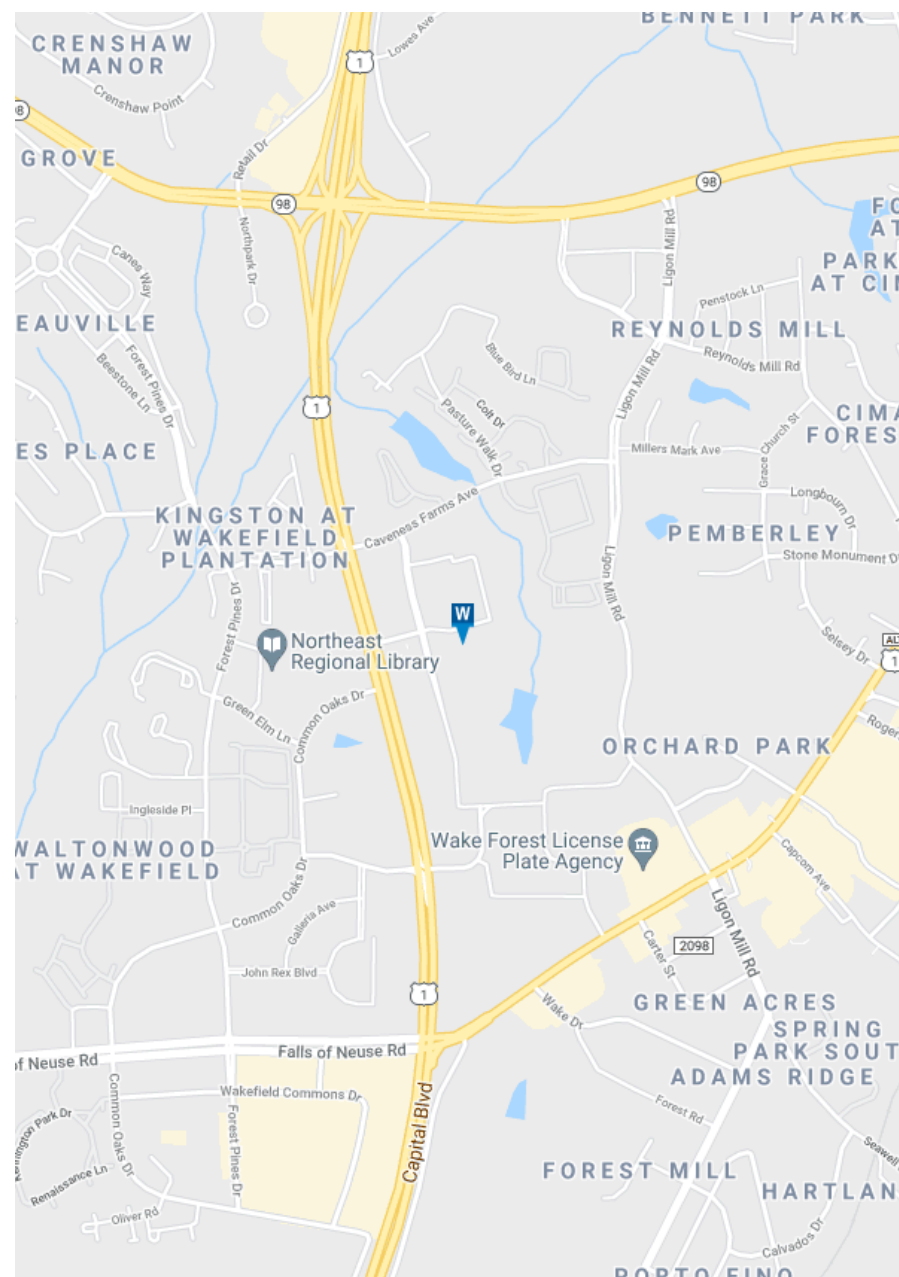
1-Mile 2,836
 3-Mile 18,913
 5-Mile 40,726



AVERAGE HOUSEHOLD INCOME

1-Mile \$112,523
 3-Mile \$115,566
 5-Mile \$117,572

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	7,759	25,716	52,344	113,798
Average Household Income	\$112,523	\$111,839	\$115,566	\$117,572
Population Trends				
2000 Population	1,742	6,445	15,165	36,349
2010 Population	5,943	19,466	39,124	83,274
2020 Population	7,759	25,716	52,344	113,798
2025 Population	8,508	28,421	58,482	128,382
Absolute Growth 2010 to 2020'	30.55%	32.11%	33.79%	36.65%
Projected Growth 2020 to 2025'	9.66%	10.52%	11.73%	12.82%
Race & Ethnicity				
% White	74%	74.08%	74.48%	71.48%
% Black	13.01%	13.19%	13.57%	16.02%
% Asian	4.42%	3.93%	3.29%	3.33%
% Other	2.78%	2.8%	2.99%	2.98%
% Hispanic	5.79%	5.99%	5.67%	6.19%
Income & Education				
Median Household Income	81,894	80,884	86,025	91,396
Average Household Income	\$112,523	\$111,839	\$115,566	\$117,572
% College Graduates	62.35%	61.85%	63.25%	62.72%
Age				
Median Age	37.8	38	37.9	38.8
% Age < 18	23.4%	23.7%	24.6%	24.45%
% Age 65 +	10.76%	11.44%	11.68%	11.85%
Households & Housing				
Households	2,836	9,384	18,913	40,726
Average Household Size	2.73	2.73	2.75	2.78
Median Housing Value	\$392,643	\$389,180	\$380,733	\$372,594
% Owner Occupied Housing	61.74%	61.93%	65.02%	69.02%
% Renter Occupied Housing	30.62%	30.65%	28.14%	24.87%
% Vacant Housing	7.64%	7.42%	6.83%	6.11%
Workplace & Workers				
Number of Businesses	511	1,057	1,647	2,372
% White Collar	79.61%	78.64%	78.96%	78.32%
% Blue Collar	20.39%	21.36%	21.04%	21.68%



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