

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

Rick Carson

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Gene Douglas

Property Manager p 919.845.3942 gdouglas@weingarten.com



TENANTS LIST

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







*** POPULATION

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



NUMBER OF HOUSEHOLDS

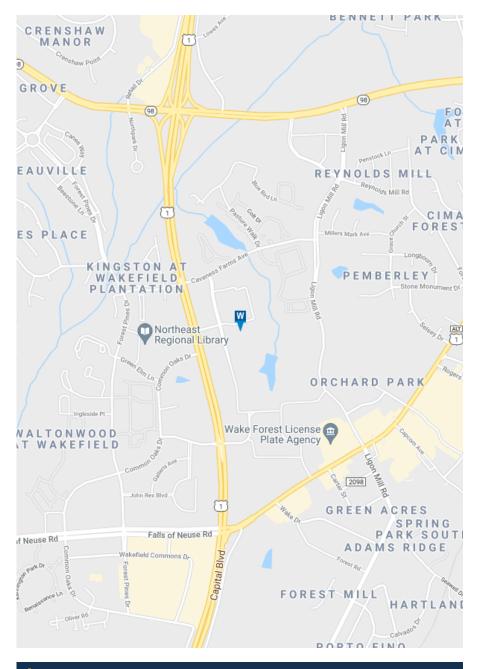
1-Mile 2,836 3-Mile 18,913 5-Mile 40,726



SS AVERAGE HOUSEHOLD INCOME

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

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 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 81,894 80,884 86,025 91,396 Average Household Income \$1,	Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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 *** *** *** 11.73% 12.82% Race & Ethnicity *** *** *** 11.73% 12.82% Race & Ethnicity *** *** *** *** 11.83% 13.57% 16.02% % Asian 4.42% 3.93% 3.29% 3.33% *** *** *** *** *** *** *** *** *** *** *** *** *** *** *** *** *** *** ***	Population	7,759	25,716	52,344	113,798
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	% Blue Collar	20.39%	21.36%	21.04%	21.68%



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