

WAKE FOREST CROSSING II

Capital Blvd at Stadium Dr, Wake Forest, NC

WEINGARTEN REALTY.

The outparcel at Wake Forest Crossing is a new addition to the existing center. The property is located directly on US 1 and benefits from great visibility. This is the first retail center for all traffic approaching the Raleigh MSA from the north. Kohl's, TJ Maxx, Ross Dress for Less, Michaels, and Lowes Foods shadow-anchor this premier retail destination.

PROPERTY SIZE 0 SQ. FT.

LAT/LONG 35.98941 N, -78.52883 W

TRAFFIC COUNTS US HWY 1 & STADIUM DR - 46,800

CONTACT

Jimmy Conder

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Gene Douglas

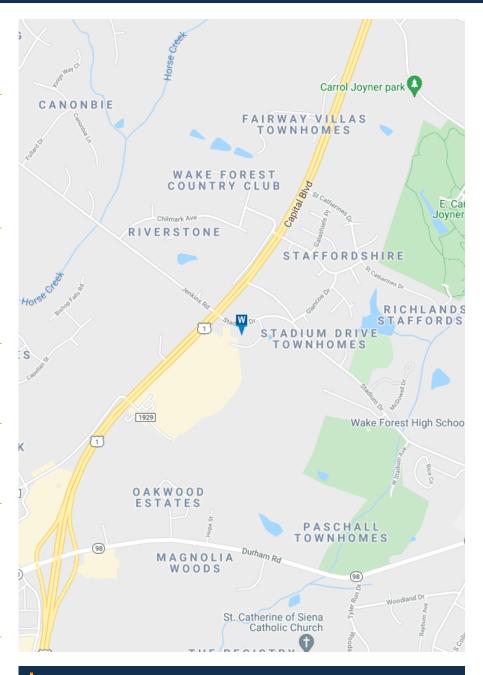
Property Manager p 919.845.3942 gdouglas@weingarten.com



TENANTS LIST

R0C	Available	0 SF
1	Kohl's	0 SF
2	Ross Dress for	
	Less	0 SF
3	Michaels	0 SF
4	T.J. Maxx	0 SF

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	4,367	21,908	40,153	84,211
Average Household Income	\$102,491	\$100,323	\$105,958	\$116,233
Population Trends 2000 Population 2010 Population 2020 Population 2025 Population	2,573 3,274 4,367 4,947	10,681 16,330 21,908 24,806	15,652 29,331 40,153 45,491	27,507 60,454 84,211 95,994
Absolute Growth 2010 to 2020'	33.41%	34.16%	36.89%	39.3%
Projected Growth 2020 to 2025'	13.28%	13.23%	13.29%	13.99%
Race & Ethnicity % White % Black % Asian % Other % Hispanic	82.99% 7.39% 2.25% 2.07% 5.31%	75.85% 13.52% 2.12% 2.89% 5.62%	74.89% 13.84% 2.59% 2.9% 5.78%	76.33% 12.53% 2.54% 2.84% 5.76%
Income & Education				
Median Household Income Average Household Income % College Graduates	82,079 \$102,491 67.22%	78,521 \$100,323 61.15%	79,682 \$105,958 60.77%	89,195 \$116,233 60.41%
Age				
Median Age % Age < 18 % Age 65 +	36.7 21.82% 13.44%	37.3 23.68% 12.99%	37.6 23.88% 12.37%	39 23.73% 12.43%
Households & Housing				
Households	1,564	7,956	14,515	30,040
Average Household Size Median Housing Value	2.72 \$366,476	2.72 \$325,133	2.75 \$346,164	2.79 \$371,802
% Owner Occupied Housing	59.28%	61.62%	62.65%	67.77%
% Renter Occupied Housing	32.71%	30.67%	29.58%	25.36%
% Vacant Housing	8.01%	7.71%	7.77%	6.87%
Workplace & Workers Number of Businesses	75	581	1,205	2,044
% White Collar % Blue Collar	79.02% 20.98%	75.15% 24.85%	76.15% 23.85%	77.26% 22.74%
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