



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

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TENANTS LIST

ROC	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

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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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	2,573	10,681	15,652	27,507
2010 Population	3,274	16,330	29,331	60,454
2020 Population	4,367	21,908	40,153	84,211
2025 Population	4,947	24,806	45,491	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	82.99%	75.85%	74.89%	76.33%
% Black	7.39%	13.52%	13.84%	12.53%
% Asian	2.25%	2.12%	2.59%	2.54%
% Other	2.07%	2.89%	2.9%	2.84%
% Hispanic	5.31%	5.62%	5.78%	5.76%
Income & Education				
Median Household Income	82,079	78,521	79,682	89,195
Average Household Income	\$102,491	\$100,323	\$105,958	\$116,233
% College Graduates	67.22%	61.15%	60.77%	60.41%
Age				
Median Age	36.7	37.3	37.6	39
% Age < 18	21.82%	23.68%	23.88%	23.73%
% Age 65 +	13.44%	12.99%	12.37%	12.43%
Households & Housing				
Households	1,564	7,956	14,515	30,040
Average Household Size	2.72	2.72	2.75	2.79
Median Housing Value	\$366,476	\$325,133	\$346,164	\$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	79.02%	75.15%	76.15%	77.26%
% Blue Collar	20.98%	24.85%	23.85%	22.74%



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