



# **Wake Forest Exchange**

**Star Road** Wake Forest, NC 27587





### **About Wake Forest Exchange**

- New 30-acre business community located along Star Road (US 1) near South Main Street (New Falls of Neuse Road)
- ► Flexible suite sizes ranging from 2,550 square feet up to 60,240 square-feet with full-building opportunities
- Conveniently located near a variety of business amenities, shopping, entertainment and restaurants, as well as a diverse residential area featuring both mature and new communities
- Just 13 miles north of downtown Raleigh with quick convenient connections to surrounding communities
- Access top talent from North Carolina's Research Triangle – located less than 30 minutes from North Carolina's Tier 1 universities

#### **Traffic Count (MDOT)**

Star Road at Burlington Mills Road: 55,920 vehicles/day

#### **Demographics**

	1 Miles	3 Miles	5 Miles
Population	1,965	44,547	102,086
Avg. Household Income	\$87,090	\$110,608	\$103,762



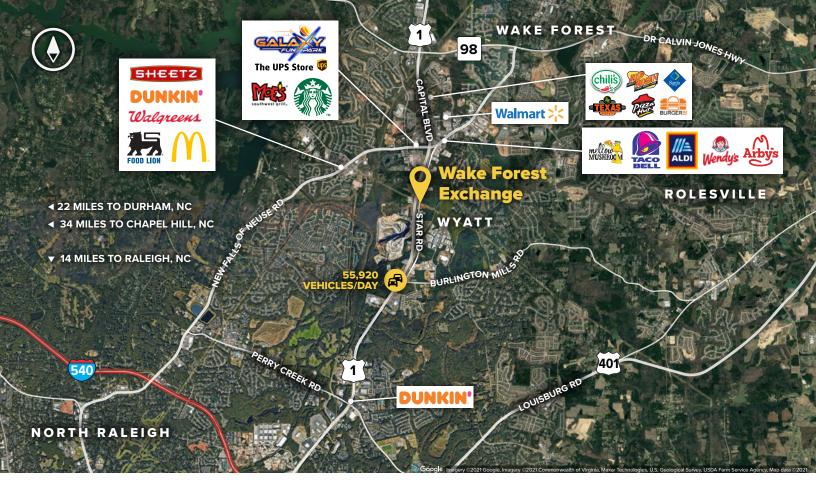
Flex/R&D Buildings		
Building A	60,240 SF	FUTURE
Building B	35,640 SF	FUTURE
Building C	24,560 SF	FUTURE
Flex/R&D Specificat	ions	
Suite Sizes	2,550 up to 60,240 SF	:
Ceiling Height		
Buildings A & B	18 ft. clear height	
Building C	16 ft. clear height	
Loading	Dock or drive-in	
Construction	Brick on block	
Parking	4 spaces per 1,000 SF	
Zoning	НВ	

Medical Flex Building			
Building A	25,730 SF	FUTURE	
Single-Story Office Specifications			
Suite Sizes	2,560 up to 25,730	SF	
Ceiling Height	14 ft. clear height		
Construction	Brick on block		
Parking	5 spaces per 1,000	SF	
Zoning	CD		

Retail Buildings		
Building A   Single-Story	10,960 SF	FUTURE
Building B   Two-Story	19,200 SF	FUTURE







#### **Distances to:**

Raleigh, NC	. 13 miles
Raleigh-Durham International Airport	20 miles
Durham, NC	22 miles
Chanel Hill NC	34 miles

## **Contact Us**

For additional leasing information or to schedule a tour, contact:

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