



Wake Forest Exchange

Star Road

Wake Forest, NC 27587



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

SJPI.COM/RALEIGH | 919.827.0600

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 Specifications

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	HB

Medical Flex Building

Building A	25,730 SF	FUTURE
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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

For more information on Wake Forest Exchange, visit: sjpi.com/wakeforestexchange





Wake Forest Exchange | Site Plan



City of Raleigh
Public Utilities Department
North Raleigh Operations Center

PHASE II
FUTURE
DEVELOPMENT

FOREST
CONSERVATION
AREA



**For illustrative purposes only*



- ◀ 22 MILES TO DURHAM, NC
- ◀ 34 MILES TO CHAPEL HILL, NC
- ▼ 14 MILES TO RALEIGH, NC

Distances to:

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

Contact Us

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

Dustin Atkielski
Regional Partner
datkielski@sjpi.com | 919.827.0600

North Carolina Regional Office:
1752 Heritage Center Drive | Suite 201
Wake Forest, NC 27587

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About St. John Properties

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