

## EXECUTIVE SUMMARY

# HERITAGE PROFESSIONAL PARK BUILDING PADS

3203 Rogers Road, Wake Forest, NC 27587



## OFFERING SUMMARY

**Sale Price:** Pricing starts at \$202,560.00

**Lot Size:** 0.39 Acres

**Zoning:** Highway Business (HB)

**Price / SF:** -

## PROPERTY OVERVIEW

Three pad-ready building lots in Heritage Professional Park on Rogers Road in the center of Heritage Wake Forest. The park has a mix of medical, dental, and professional offices. The park has Highway Business (HB) zoning allowing a wide variety of uses.

Pad B - approved for a 4,000/sf building priced at \$325,000.00

Pad E - approved for a 5,064/sf building priced at \$185,000.00

Pad H - approved for an 8,000/sf building priced at \$275,000.00

All infrastructure is in place (curb & gutter, parking, common landscaping, area lighting, etc.) All utilities are available at the pads.

Presented by North Wake Commercial Realty in Wake Forest, NC.

## PROPERTY HIGHLIGHTS

- All Utilities Available
- Infrastructure In-Place
- 20,000+ VPD on Rogers Road
- Central Location

North Wake Commercial Realty, LLC obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**ROGER SCOTT**

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**SHIPMAN NORTH CUTT**

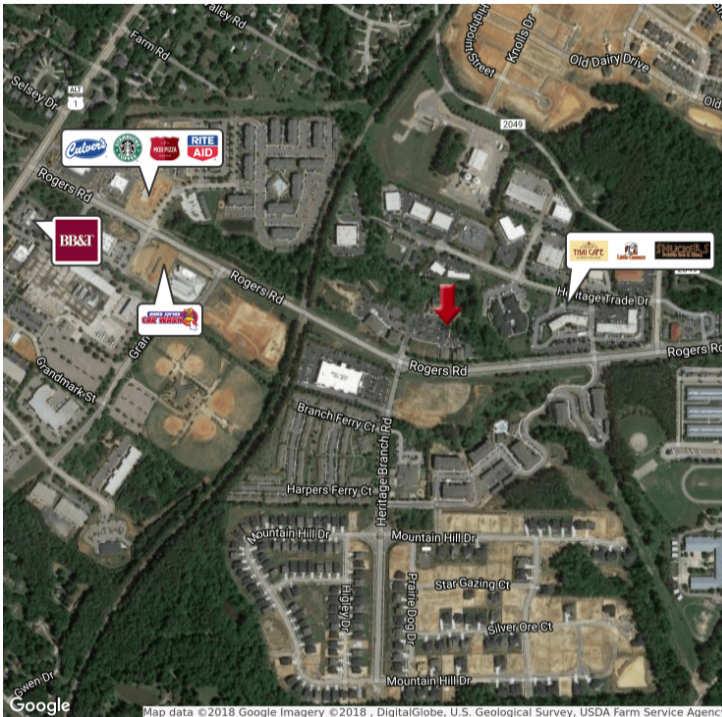
919.271.7504

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## ADDITIONAL PHOTOS

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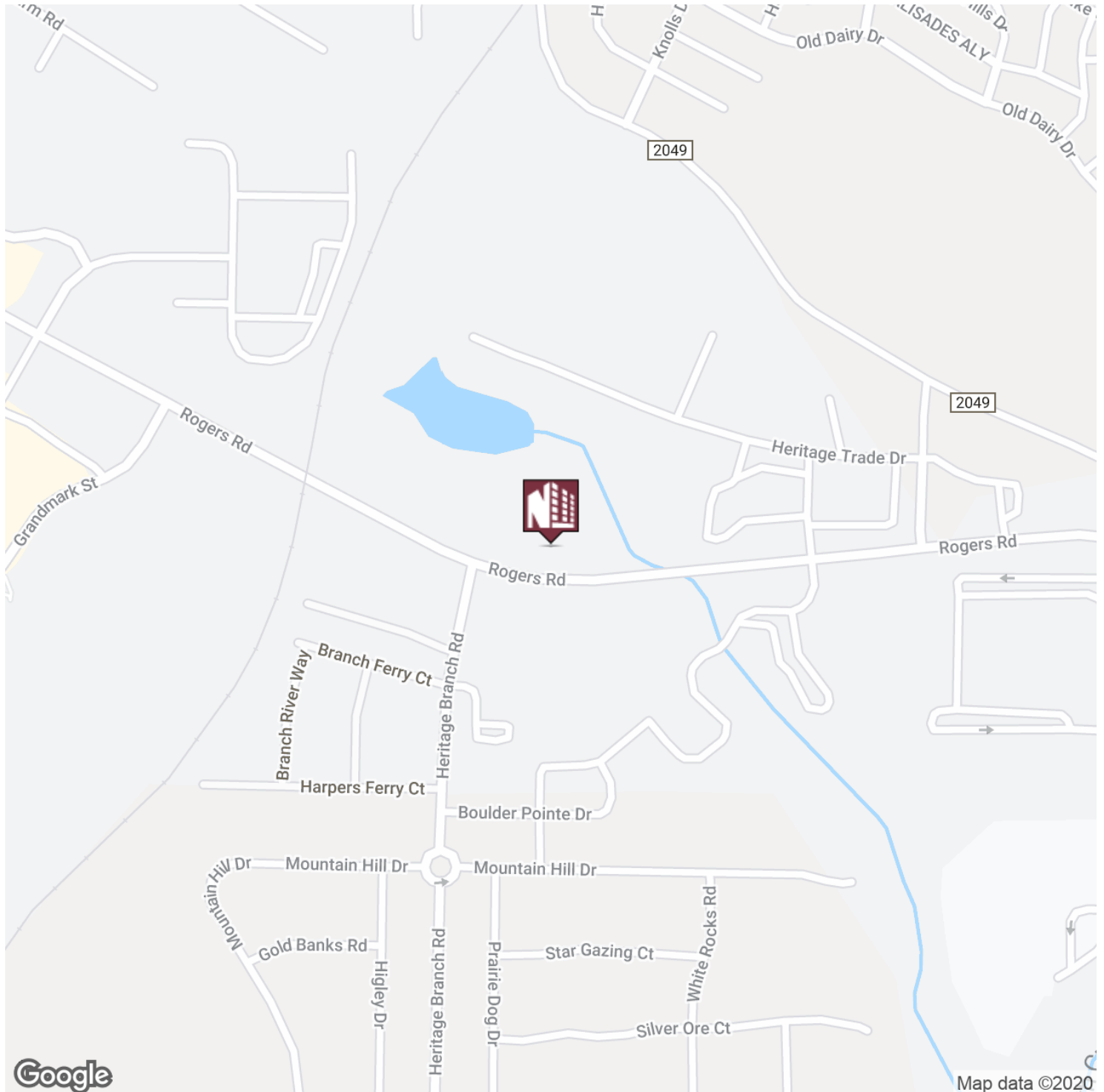
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## LOCATION MAPS

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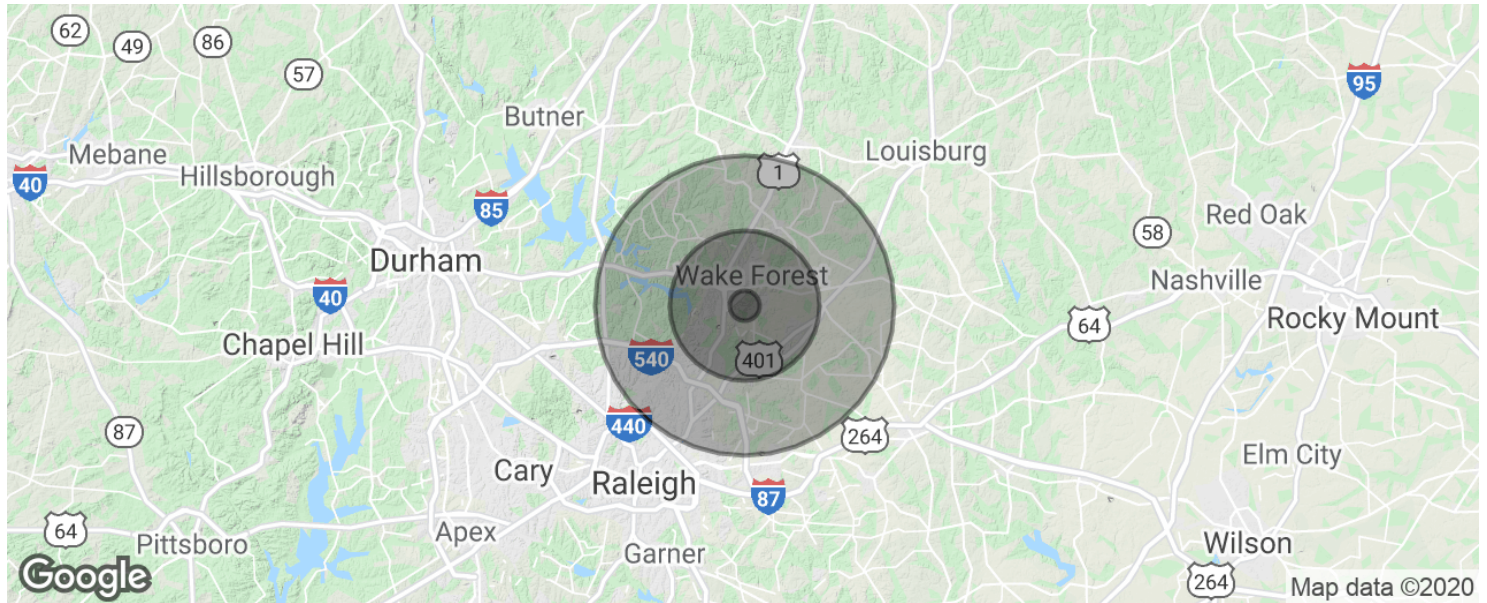


## DEMOGRAPHICS MAP & REPORT



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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,770	76,378	234,825
Median age	32.7	34.5	35.5
Median age (Male)	30.6	32.7	34.2
Median age (Female)	33.7	35.3	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,019	27,547	89,154
# of persons per HH	2.7	2.8	2.6
Average HH income	\$79,732	\$88,977	\$82,893
Average house value		\$293,792	\$267,276

\* Demographic data derived from 2010 US Census

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