

FOR LEASE > RETAIL PROPERTY

353 S. White St. Wake Forest, NC 27587



PROPERTY DETAILS

Total Square Footage	±5,330
Land Size	.99 AC
Pricing	Contact Broker
Lease Type	NNN
Building Type	Freestanding
TICAM	TBD
Zoning	RA-HC
County	Wake
Parking	53 Spaces

KEY FEATURES

- Prime leasing opportunity for a stand-alone 5,330 SF building with two lane drive-thru
- Located in revitalized downtown Wake Forest, 2 miles from US 1/Capital Blvd
- RA-HC (Research Applications Heavy Commercial) - zoning allows for a wide array of uses.



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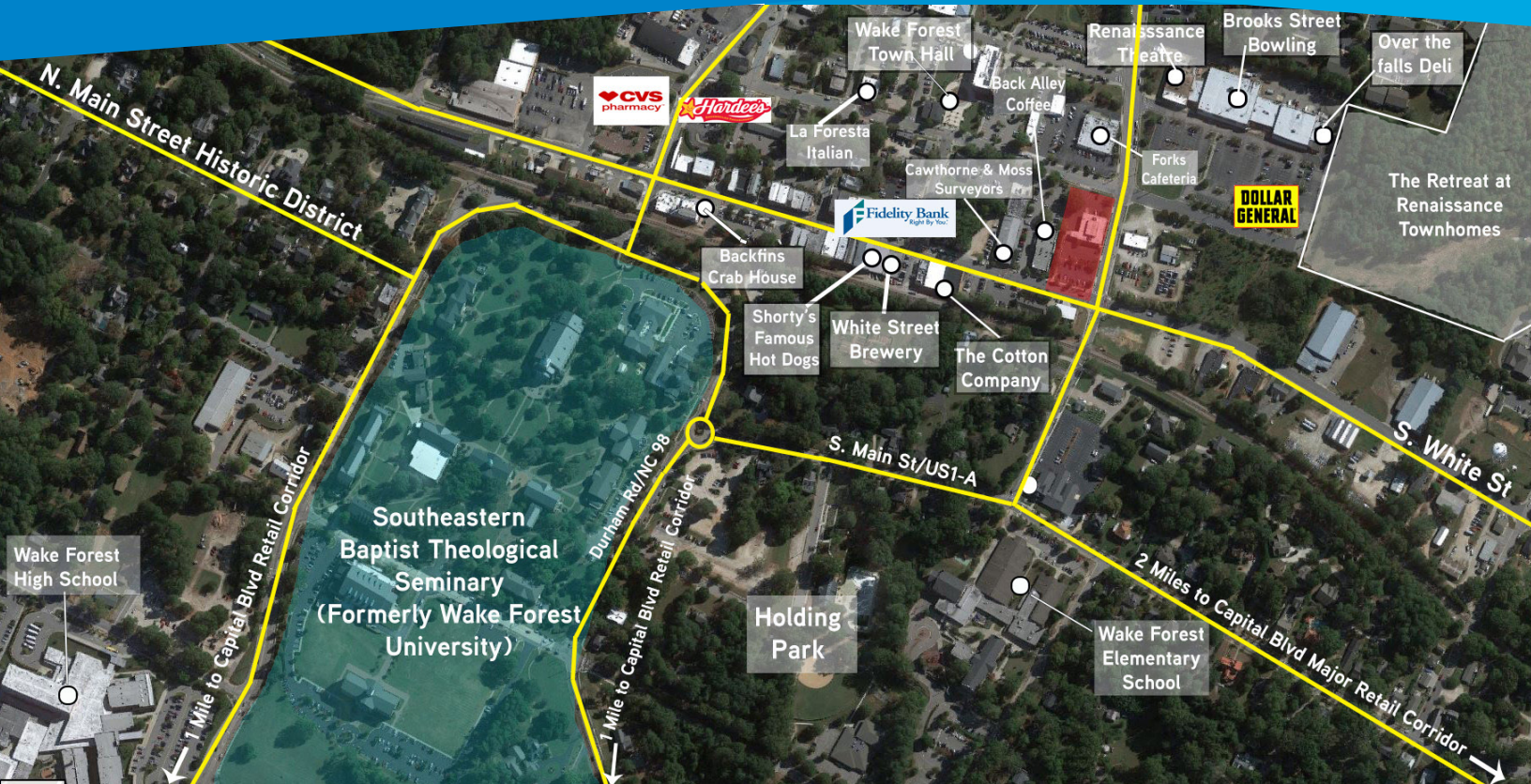
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COLLIERS INTERNATIONAL | Raleigh-Durham

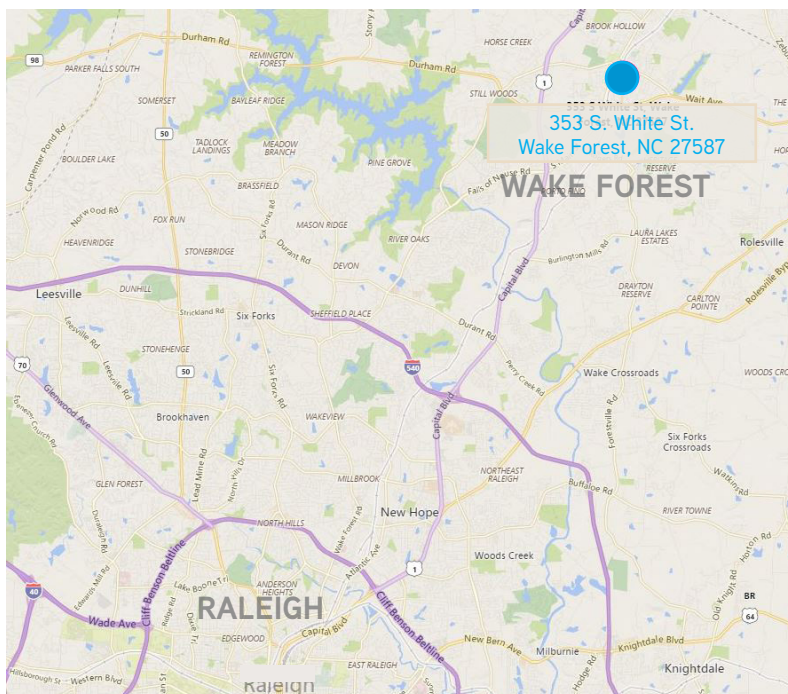
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LOCATION MAP



DEMOGRAPHICS

2017 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	7,250	43,960	82,957
DAYTIME POPULATION	7,275	39,578	67,110
AVG. HOUSEHOLD INCOME	\$64,478	\$92,646	\$100,172
HOUSEHOLDS	2,694	15,551	29,273
MEDIAN AGE	34.2	36.0	36.8

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REVITALIZED DOWNTOWN

- Downtown Wake Forest is home to art galleries, coffee companies, specialty shops, restaurants and boutiques that have come together to revitalize downtown streets and buildings. Notable businesses include Shorty's Hot Dogs which has been in business since 1916 in its original location, White Street Brewing who's Kolsh won Gold at the World Beer Festival in 2014, and the Cotton Company that serves as a marketplace of specialty boutiques and upscale home décor and gifts. Downtown restaurants include Back Alley Coffee Roasters, Backfins Crabhouse, The Burger Shop, The Forks Cafeteria, LaForesta Italian Café & Pizzeria, Las Margaritas, The Lemon Tree, Lumpy's Ice Cream, Sugar Magnolia Cafe, Ollies Café, Over The Falls, Pizza Amore, and Wake Forest Coffee Co.
- Downtown Wake Forest also promotes numerous festivals throughout the year such as HerbFest, the Mardi Gras Festival, ItaliaFest, OctoberFest, Microbrewery Festival and Friday Night on White that has approximately 9,000 attendees every 2nd Friday of the month throughout the warmer summer.



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