



Asking Price:

**\$16.50**

PSF MG

Contact us:

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## OFFICE PROPERTY FOR LEASE

1784 Heritage Center Dr.  
Wake Forest, NC 27587  
Suite 103

Well appointed, ground floor office suite for lease. Exterior brick construction with attractive stone detail. Convenient location to Capital Blvd and Downtown Wake Forest.

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

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## FOR LEASE | 1784 HERITAGE CENTER DR. | Suite 103



**960**  
Square Feet



**Multi-Tenant**



**2009**  
Year Built



**HB**  
Highway Business



**Modified Gross**  
Lease Type



**US 1**  
0.3 Mile

### THE AREA

- › Walking distance to restaurants, retail and a variety of family friendly attractions.
- › Second exit from Heritage Office Center with right turn onto S. Main St.
- › Located at signalized traffic light at Rogers Road and S. Main St.
- › ±2 miles from Downtown Wake Forest

### DEMOGRAPHICS - 3 MILES



**Current Population**  
(2017)  
53,441



**Median Household Income**  
(2017)  
\$84,812

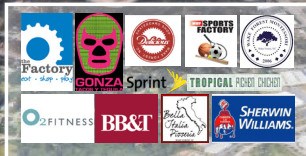


**Projected Population**  
(2022)  
60,069



**Total Households**  
(2017)  
19,277

Less than 1.5 miles from Capital Blvd.



**North Wake Baseball  
Factory Ballpark**

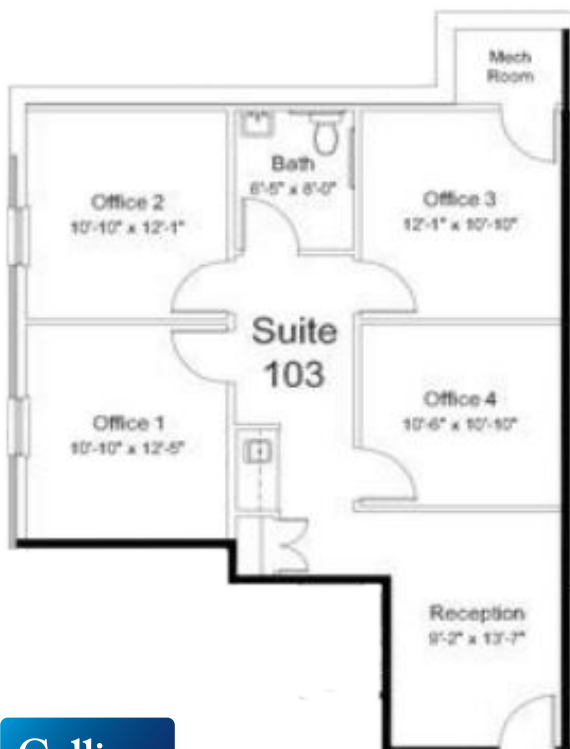
**Rogers Rd**  
**Property Location**

**Falls of Neuse**





## FOR LEASE | 1784 HERITAGE CENTER DR. | Suite 103



### Available Space

- › Suite 103
- › 960 Square Feet
- › Layout: Reception with window
  - Three offices
  - Conference room
  - Kitchenette
  - Restroom
- › Handicap Accessible
- › All suites have private baths with tile flooring and kitchenettes with granite countertops
- › All interior walls sound insulated for confidentiality and quiet working environment
- › Solid core doors and wood trim moldings throughout
- › High ceilings and multiple energy-efficient casement windows