



### Center Highlights

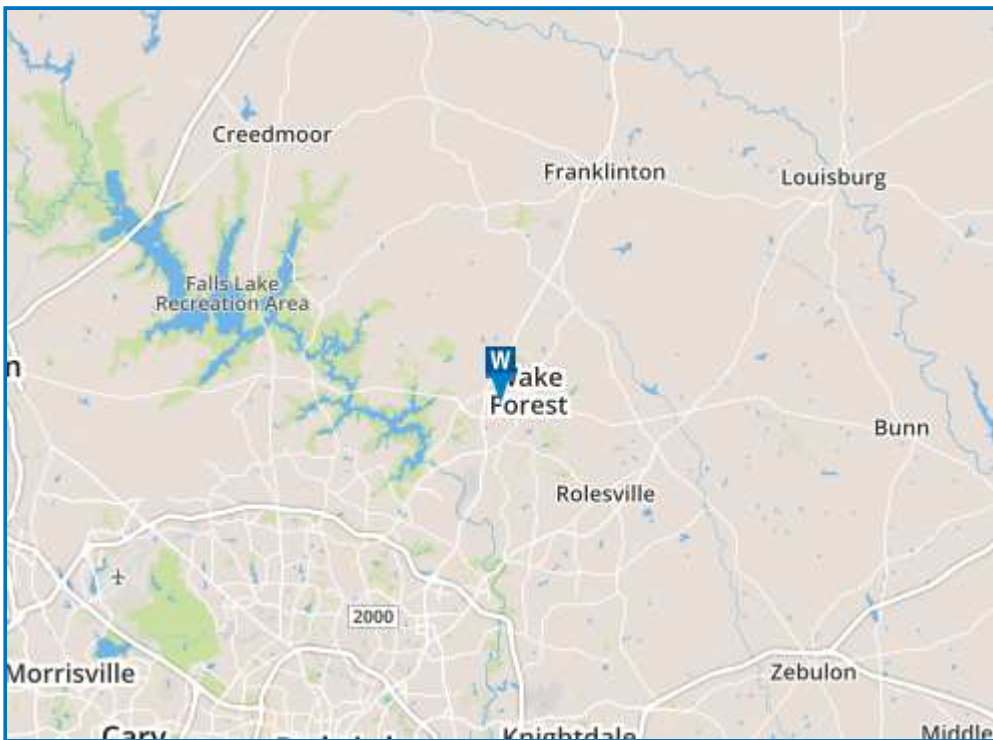
The outparcel at Wake Forest Crossing is a new addition to the existing center. The property is located directly on US 1 and benefits from great visibility. This is the first retail center for all traffic approaching the Raleigh MSA from the north. Kohl's, TJ Maxx, Ross Dress for Less, Michaels, and Lowes Foods shadow-anchor this premier retail destination.

**Center Address:** Capital Blvd at Stadium Dr

**City/State:** Wake Forest, NC

**Property Size:** 14,575 sq. ft.

**Latitude/Longitude:** 35.98952 N, -78.52938 W



### Demographics



**Population:**  
3-mile radius

**37,697**



**Traffic Counts:**  
US Hwy 1 &  
Stadium Dr

**46,800**



**Average  
Household  
Income:**

**\$96,260**

### Contact Us

**Jimmy Conder**

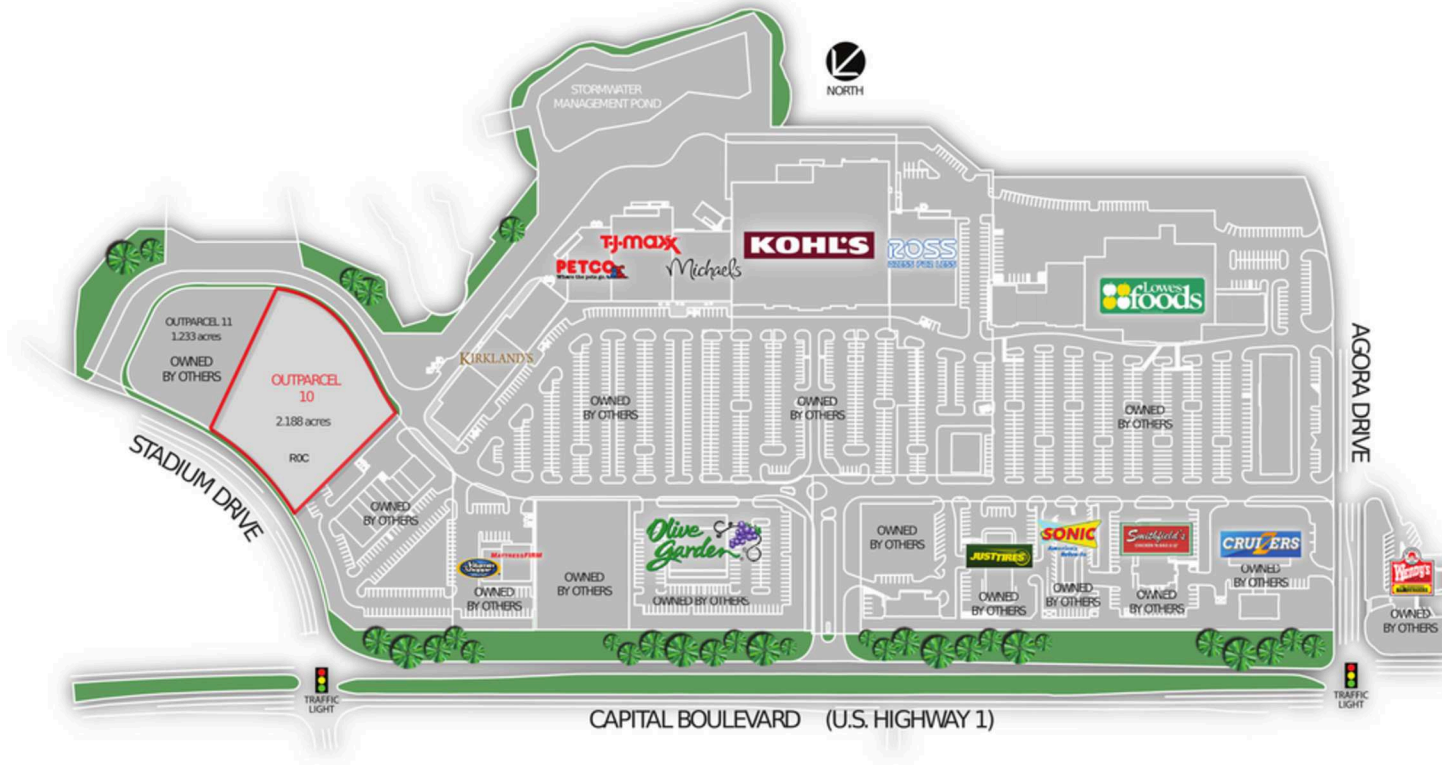
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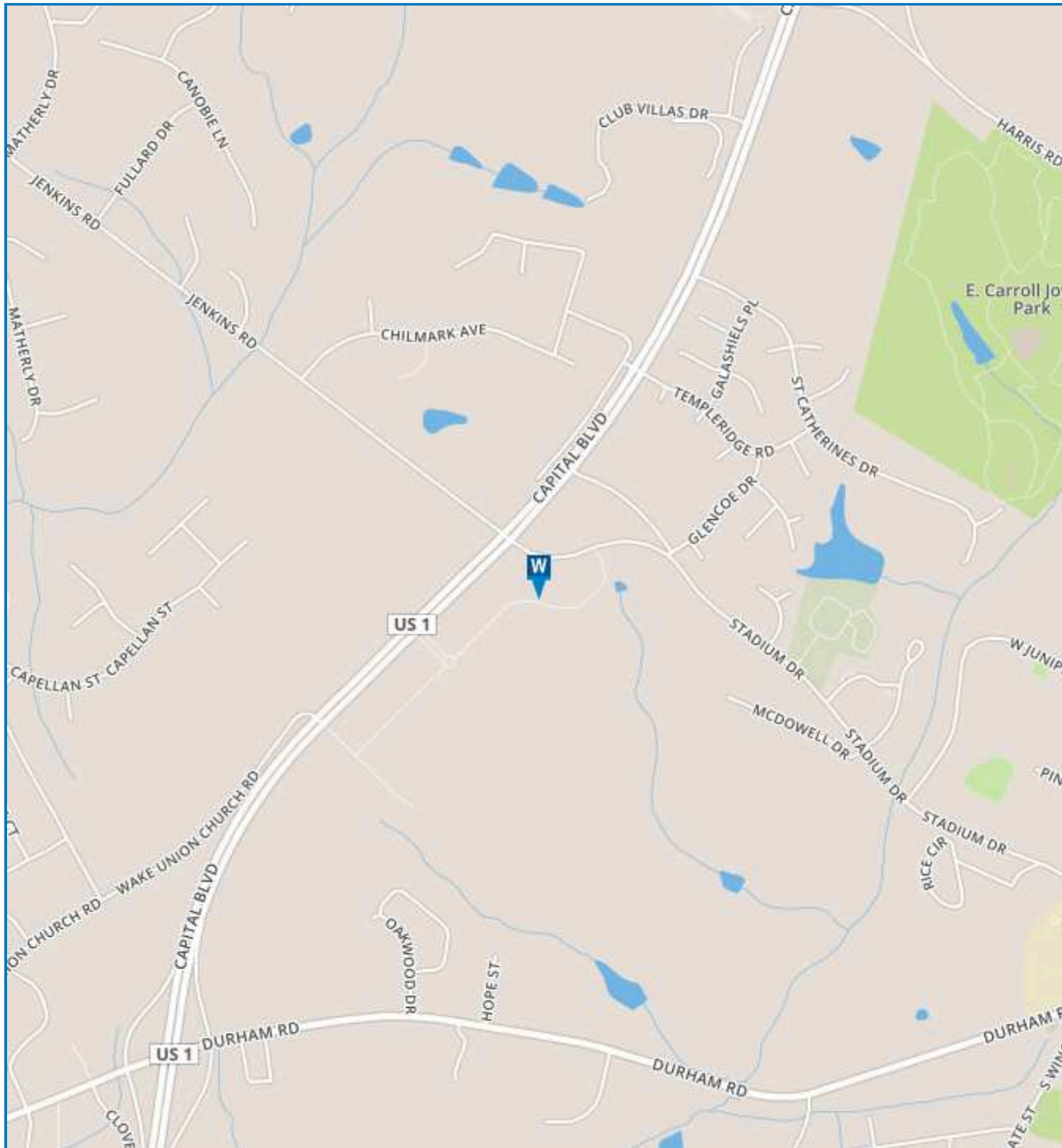
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**TENANT LIST**

**R0C Available**

- 1 Kohl's
- 2 Ross Dress for Less
- 3 Michaels
- 4 T.J. Maxx



**Demographics**



**Population:**

1-Mile **4,150**  
 3-Mile **37,697**  
 5-Mile **78,366**



**Number of Households:**

1-Mile **1,486**  
 3-Mile **13,631**  
 5-Mile **27,959**



**Average Household Income:**

1-Mile **96,172**  
 3-Mile **96,260**  
 5-Mile **104,145**



**Total Number of Employees:**

1-Mile **726**  
 3-Mile **12,030**  
 5-Mile **20,877**