

Summary Report

Wake Forest Crossing II
US Highway 1 & Stadium Drive - Wake Forest, NC

WEINGARTEN REALTY

Real Estate for Everyday Retail

Longitude: -78.530681

Latitude: 35.989022

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	4,262	21,338	39,158	81,550
Average Household Income	\$100,272	\$95,588	\$101,441	\$110,632

Population				
2024 Population	4,918	24,585	45,175	94,712
2019 Population	4,262	21,338	39,158	81,550
2010 Population	3,274	16,330	29,331	60,089
2000 Population	2,573	10,681	15,652	27,419
Absolute Growth 2010 to 2019	30.19%	30.66%	33.50%	35.71%
Projected Growth 2019 to 2024	15.39%	15.22%	15.37%	16.14%

Race & Ethnicity				
% White	82.93%	76.01%	74.95%	76.50%
% Black	7.28%	13.44%	13.89%	12.58%
% Asian	2.35%	2.24%	2.70%	2.60%
% Other	2.15%	2.93%	2.90%	2.77%
% Hispanic	5.29%	5.38%	5.57%	5.55%

Income & Education				
Median Household Income	\$80,827	\$74,407	\$76,835	\$85,662
Average Household Income	\$100,272	\$95,588	\$101,441	\$110,632
% College Graduates	63.57%	59.53%	59.67%	59.63%

Age				
Median Age	36.5	37.1	37.4	38.7
% Age < 18	22.34%	24.39%	24.67%	24.66%
% Age 65 +	12.89%	12.51%	11.88%	11.93%

Households & Housing				
Households	1,526	7,746	14,154	29,094
Average Household Size	2.72	2.72	2.75	2.79
Median Housing Value	\$358,743	\$316,349	\$337,570	\$360,002
% Owner Occupied Housing	59.21%	61.88%	63.15%	68.17%
% Renter Occupied Housing	32.75%	30.78%	29.81%	25.43%
% Vacant Housing	8.04%	7.34%	7.03%	6.39%

Workplace & Workers				
Number of Businesses	74	565	1,162	1,968
Total Number of Employees (FTE)	1,083	6,788	13,557	22,789
% White Collar	80.06%	76.94%	77.44%	78.06%
% Blue Collar	19.94%	23.06%	22.56%	21.94%