

# 11016 CAPITAL BLVD.

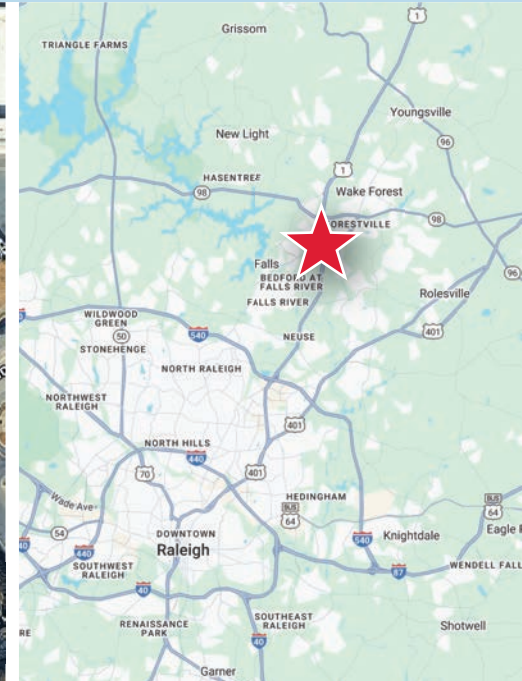
WAKE FOREST, NC 27587

FOR SALE OR GROUND LEASE

**NS** New South Properties

NEWSOUTHPROP.COM

± 2.67 ACRES AVAILABLE FOR SALE OR GROUND LEASE



## PROPERTY HIGHLIGHTS

- ± 2.67 acres available for sale or ground lease
- Located on one of the area's primary retail and commuter routes connecting Wake Forest and Raleigh
- Excellent visibility and frontage on Capital Blvd (US-1)
- Easy access to a signalized intersection and secondary access via surrounding roads
- Minutes to Downtown Wake Forest
- Zoned CU-HB
- Close proximity to major national retailers and restaurants including Sam's Club, Walmart, Harris Teeter, Taco Bell, Chili's, Texas Roadhouse, Red Robin, Wendy's, Starbucks and more!
- **Call Brokers for Pricing**

## DEMOGRAPHICS (2025)



### POPULATION

1 Mile: 5,424  
3 Miles: 64,091  
5 Miles: 171,406



### AVG. HH INCOME

1 Mile: \$106,841  
3 Miles: \$105,563  
5 Miles: \$99,891



### DAYTIME EMPLOYEES

1 Mile: 2,819  
3 Miles: 32,019  
5 Miles: 107,123

## BROKER CONTACT

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SITE AERIAL

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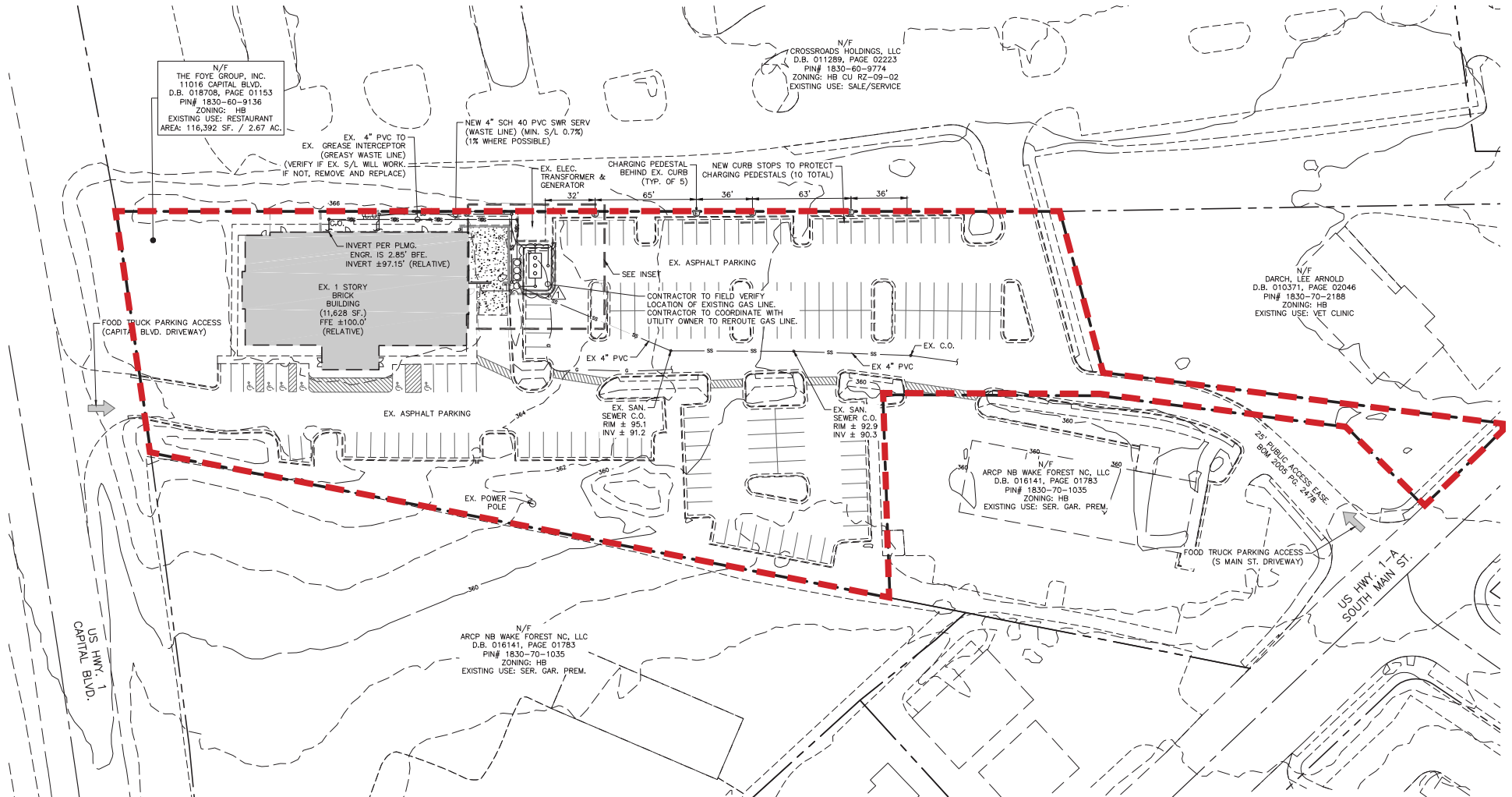
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## SITE SURVEY



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LOCATION OVERVIEW

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Properties  
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**50K+**

Population



**I-540**

Easy  
Access



**30 MIN**

To Downtown  
Raleigh



**US-1**

Major  
Corridor



**\$120K+**

Avg. HH  
Income



**TOP 10**

NC  
Growth Area

## WAKE FOREST AREA RETAILERS



## A PREMIER MARKET FOR GROWTH & INVESTMENT

Wake Forest continues to experience strong residential and commercial growth, supported by rising household incomes, expanding development, and convenient access to the Research Triangle.

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## DEMOGRAPHICS

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POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	9,186	59,235	135,443
2030 Projected Population	9,816	63,678	145,972
Projected Annual Growth (2025–2030)	630 (+1.4%)	4,443 (+1.5%)	10,529 (+1.6%)
HOUSEHOLDS			
2025 Estimated Households	4,007	23,556	51,858
2030 Projected Households	4,395	25,955	57,154
HOUSEHOLD INCOME			
2025 Estimated Average Household Income	\$118,709	\$158,509	\$159,686
BUSINESSES			
2025 Estimated Total Businesses	708	3,087	5,838
2025 Estimated Total Employees	4,976	19,977	34,916

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