

OFFICE FOR LEASE

10500-101 LIGON MILL OFFICE SUITE

10500 Ligon Mill Road, Wake Forest, NC 27587



AVAILABLE SF:	1,500 SF
LEASE RATE:	\$16.00 SF/Yr (NNN)
BUILDING SIZE:	1,500 SF
BUILDING CLASS:	A
ZONING:	Commercial
MARKET:	Wake Forest

PROPERTY OVERVIEW

1,500/sf end unit located in a 6,000/sf, single story, all brick office building. The space has 5 large offices, 1 smaller interior office, 2 ADA restrooms, a break/kitchenette area, and a reception/waiting area. 4,500/sf of the building is occupied by Novant Primary Care Partners medical office.

All offices, with the exception of the smaller interior office, have windows providing a bright and airy work environment. The unit was previously occupied by SleepWorks, LLC, a sleep diagnostics laboratory.

Negotiable TIA available.

Rent is NNN.

PROPERTY FEATURES

- Easy Access to Major Routes
- Adjacent to Shopping, Recreation, & Residential Areas
- Public Transportation Nearby
- Located Less Than 1 Mile from Rex Wakefield

KW COMMERCIAL
4700 Homewood Court,
Suite #200
Raleigh, NC 27609

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ROGER SCOTT
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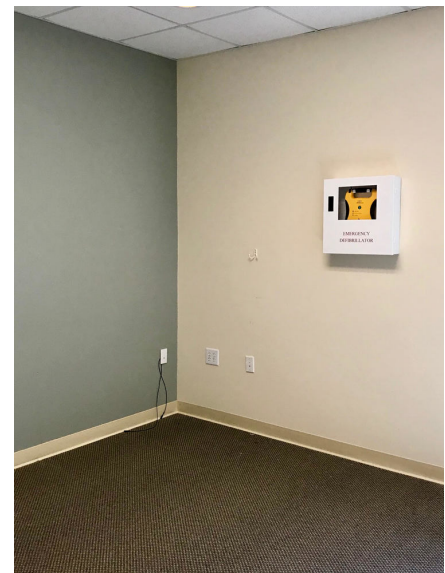
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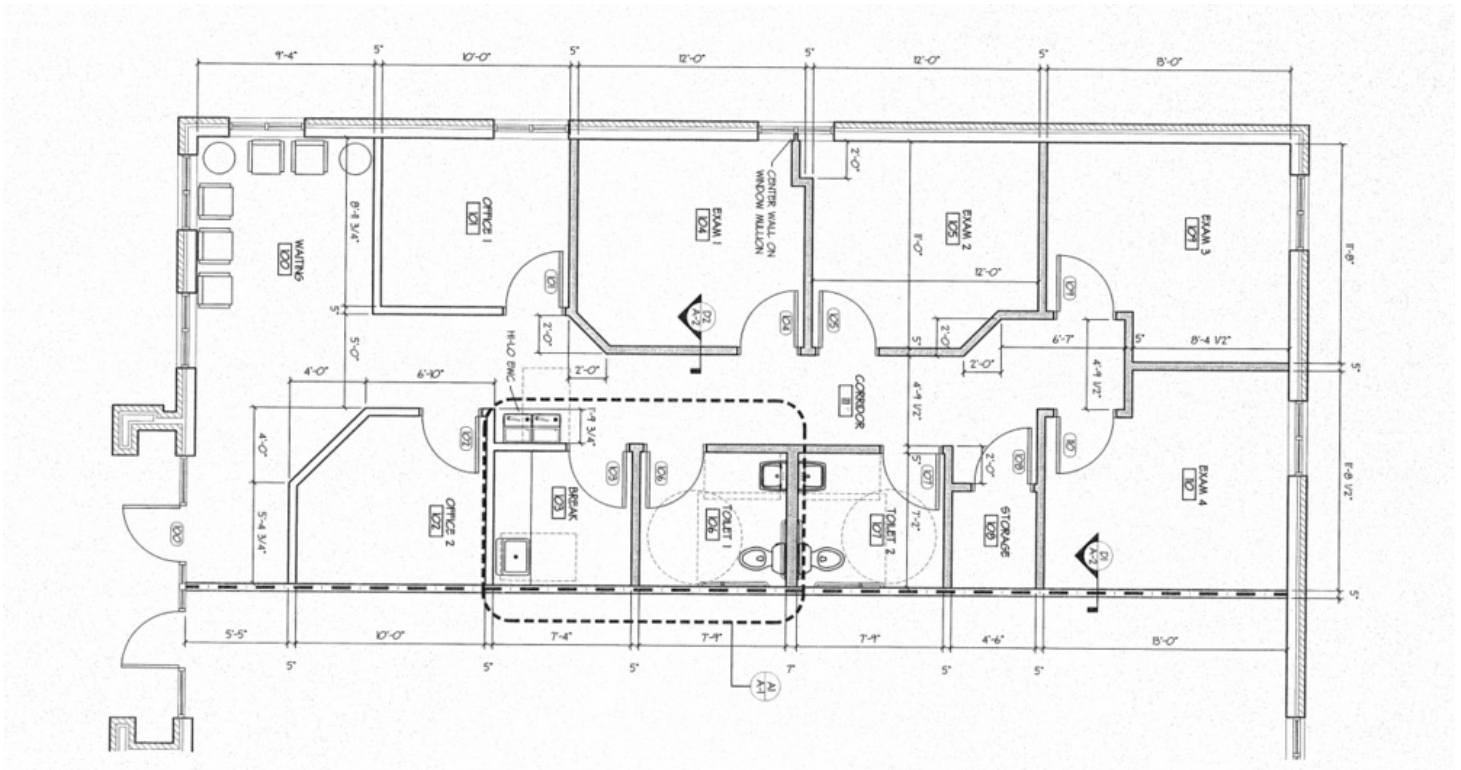
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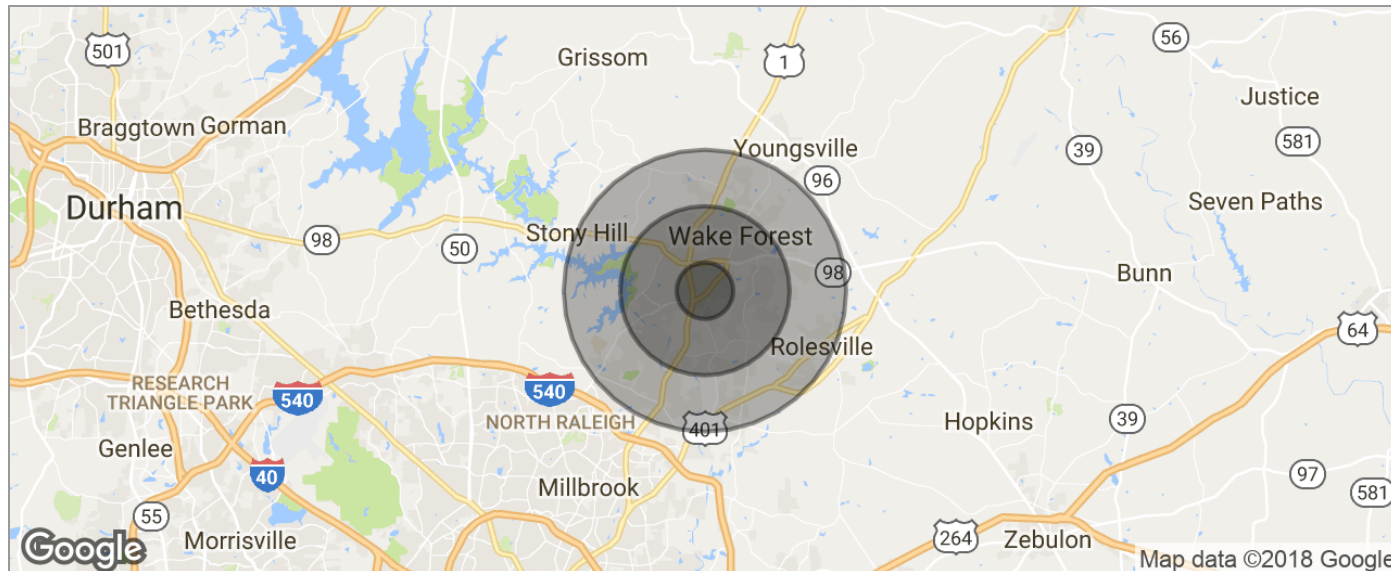
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,805	33,334	80,742
MEDIAN AGE	32.9	34.4	34.6
MEDIAN AGE (MALE)	30.6	31.9	32.7
MEDIAN AGE (FEMALE)	33.8	35.2	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,392	12,039	29,295
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$84,079	\$93,542	\$91,538
AVERAGE HOUSE VALUE		\$351,870	\$299,965
RACE	1 MILE	3 MILES	5 MILES
% WHITE	84.8%	79.7%	75.5%
% BLACK	9.5%	13.6%	16.7%
% ASIAN	3.5%	3.6%	3.3%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	1.4%	1.6%	2.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.2%	4.4%	6.5%

* Demographic data derived from 2010 US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 101	Office Condo	\$16.00 SF/YR	NNN	1,500 SF	VACANT

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