

EXECUTIVE SUMMARY



FLEET CENTER @ HERITAGE

3331 Heritage Trade Drive, Wake Forest, NC 27587



OFFERING SUMMARY

Available SF:	4,020 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	0.0 Acres
Building Size:	4,020 SF
Zoning:	HB
Market:	Wake Forest
Submarket:	Heritage

PROPERTY OVERVIEW

4,020/sf office/flex space originally fit-up as national headquarters/call center for Pack Rat. Space can be subdivided depending on tenant requirements. Current layout has executive offices and meeting areas, a bullpen area, kitchen/break area, and ADA restrooms. There is a shared loading dock for the building.

Presented by North Wake Commercial Realty in Wake Forest, NC.

PROPERTY HIGHLIGHTS

- Modern, well-maintained flex building
- 4,020/sf 2nd Generation Space Available
- Shared Dock
- Ample Parking
- May Be Subdivided
- Tenant Improvement Allowance Available

North Wake Commercial Realty, LLC obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NORTHWAKECOMMERCIAL.COM

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2008 S Main St Ste 310 | Wake Forest, NC 27587

ROGER SCOTT

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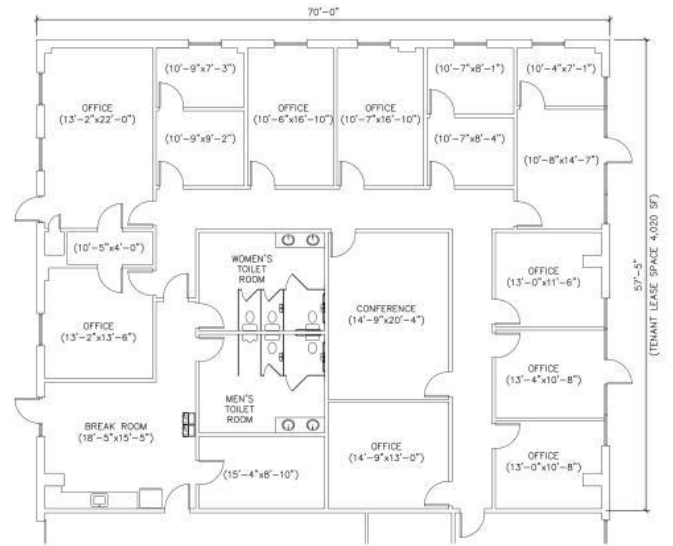
roger@northwakecommercial.com

ADDITIONAL PHOTOS



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LOCATION MAPS



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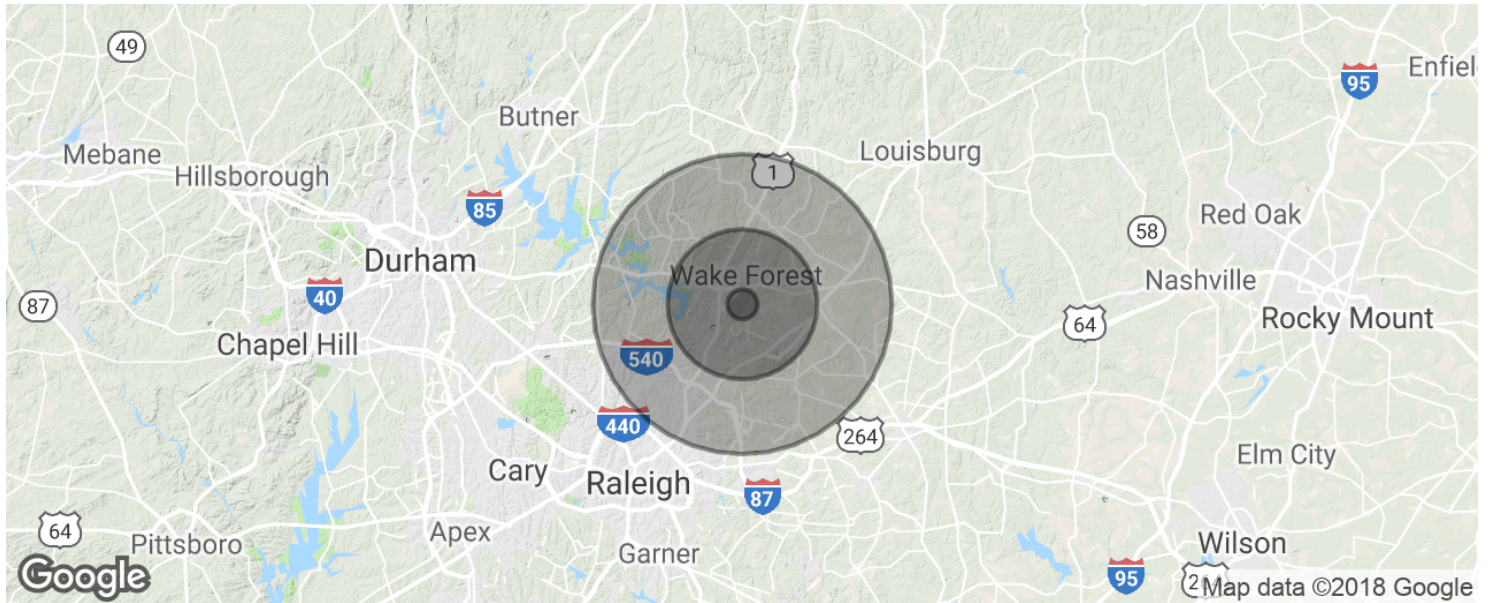
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,558	73,799	227,513
Median age	33.1	34.5	35.5
Median age (Male)	30.9	32.7	34.2
Median age (Female)	34.1	35.3	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	936	26,579	85,945
# of persons per HH	2.7	2.8	2.6
Average HH income	\$81,413	\$88,386	\$83,368
Average house value		\$294,076	\$267,216

* Demographic data derived from 2010 US Census

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