

## EXECUTIVE SUMMARY

# LIGON MILL OFFICE PLAZA SHELL SPACE

10580 Ligon Mill Road, Wake Forest, NC 27587



### OFFERING SUMMARY

Available SF:	5,334 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	0.0 Acres
Building Size:	5,337 SF
Zoning:	Commercial
Market:	Wake Forest
Submarket:	Heritage

### PROPERTY OVERVIEW

5,000/sf warm shell space on the basement level of a new construction office building in Ligon Mill Office Plaza in the explosive commercial growth area of Wake Forest. The space is served by elevator and stairs. The space is bright with windows on 3 sides looking out into serene wooded areas. Walk-out to private patio area.

Excellent space to be built out to tenant specifications. May be subdivided into multiple suites. Owner offers negotiable TIA.

### PROPERTY HIGHLIGHTS

- Shell Space
- For Sale or Lease
- Fit-Up Allowance

## ADDITIONAL PHOTOS

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## LOCATION MAPS

# LIGON MILL OFFICE PLAZA SHELL SPACE

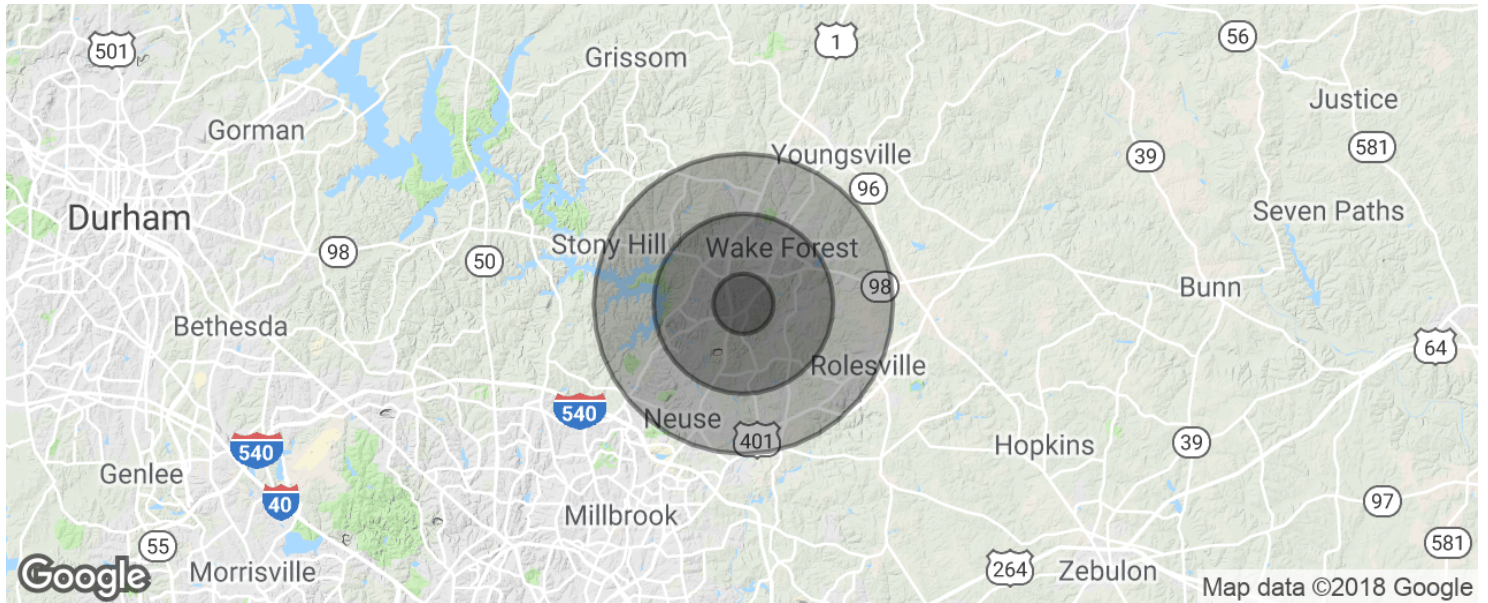
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# DEMOGRAPHICS MAP & REPORT

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	3,987	33,305	79,645
Median age	33.0	34.4	34.6
Median age (Male)	30.6	31.9	32.7
Median age (Female)	33.8	35.2	35.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,454	12,030	28,903
# of persons per HH	2.7	2.8	2.8
Average HH income	\$85,061	\$93,761	\$91,654
Average house value		\$356,092	\$302,153

\* Demographic data derived from 2010 US Census