

# 3133 Burlington Mills Road

Wake Forest, NC 27587

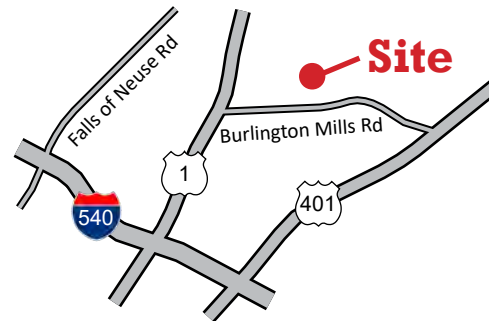
FOR  
LEASE



## 23,500 SF Commercial Space Available for Lease in Wake Forest

### Features

- Property includes one large patio between the two buildings and one smaller patio
- Great location at the corner of Burlington Mills Rd and Ligon Mill Rd, convenient to Hwy 1 (1.5 Miles), Hwy 401 (2 Miles) and I-540 (4 Miles)
- 3 miles from the new proposed WakeMed Healthplex
- 144 +/- Apartments planned behind the site with cross access and 315 homes in the adjacent Kitchin Farms neighborhood
- Delivery: March 2027
- Call broker for pricing



For more information,  
please contact:

**Rikky Goswami**

919.606.1531

rikky@  
insightpropertygroup.com

**Insight Property Group**

209 W. Millbrook Road  
Raleigh, NC 27609  
919.833.2200

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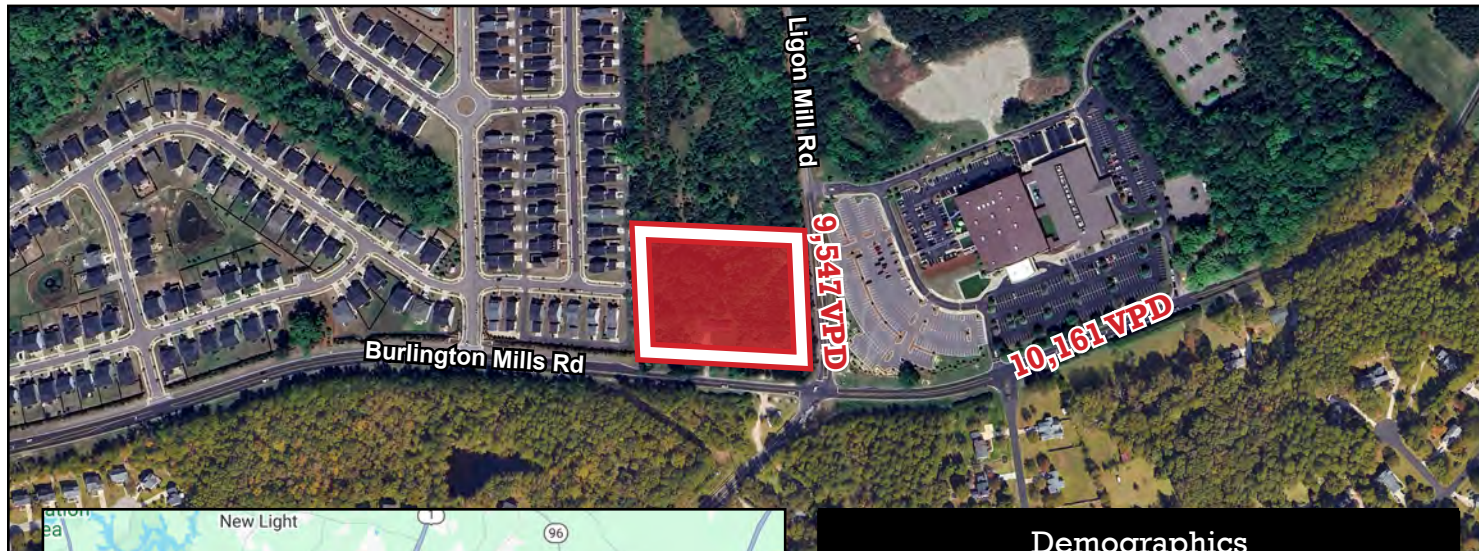
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## Demographics

|                             | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------------|-----------|-----------|-----------|
| 2023 Total Population       | 5,581     | 63,675    | 139,516   |
| 2028 Population Projections | 5,876     | 67,717    | 147,758   |
| Pop Growth 2019-2024        | 5.29%     | 6.35%     | 5.91%     |
| Average Age                 | 37.80     | 37.30     | 37.40     |
| 2023 Total Households       | 1,864     | 22,772    | 50,700    |
| HH Growth 2023-2028         | 5.69%     | 6.39%     | 5.93%     |
| Median Household Income     | \$118,872 | \$98,288  | \$93,687  |
| Ave Household Size          | 3.00      | 2.80      | 2.70      |
| Median Home Value           | \$334,139 | \$324,740 | \$318,061 |

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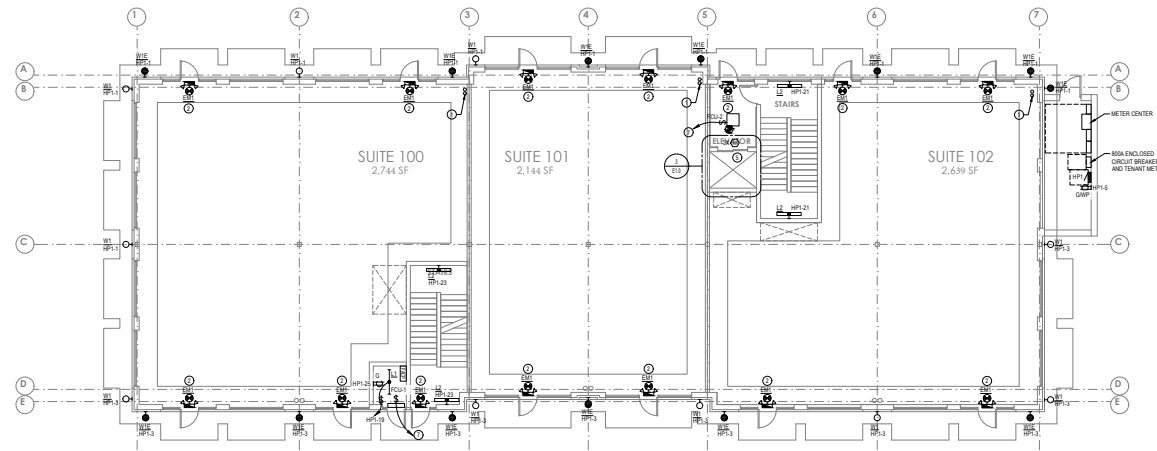
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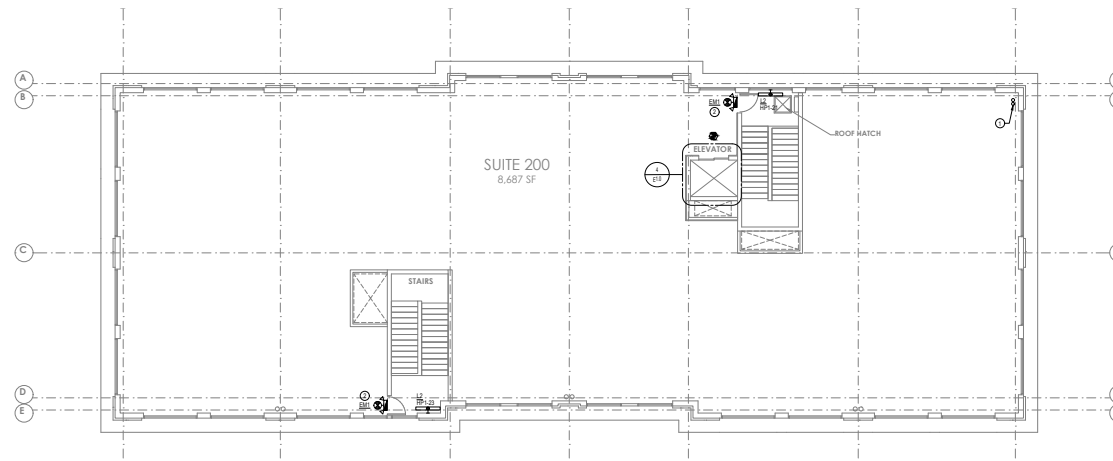
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## Building 1



First Floor



Second Floor

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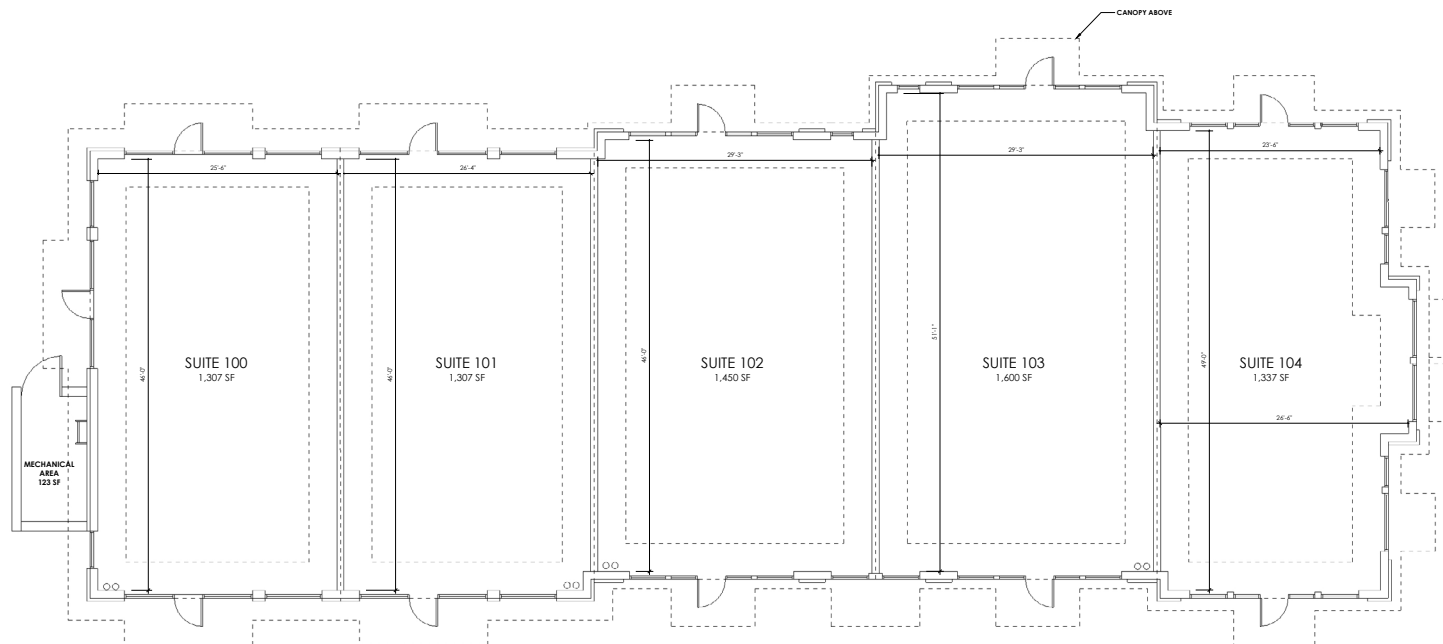
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## Building 2



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