

LEASE

12316 Hampton Way, Ste. 101

SUITE 101

Wake Forest, NC 27587

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25 SF/yr (NNN)
AVAILABLE SF:	±4,286 SF

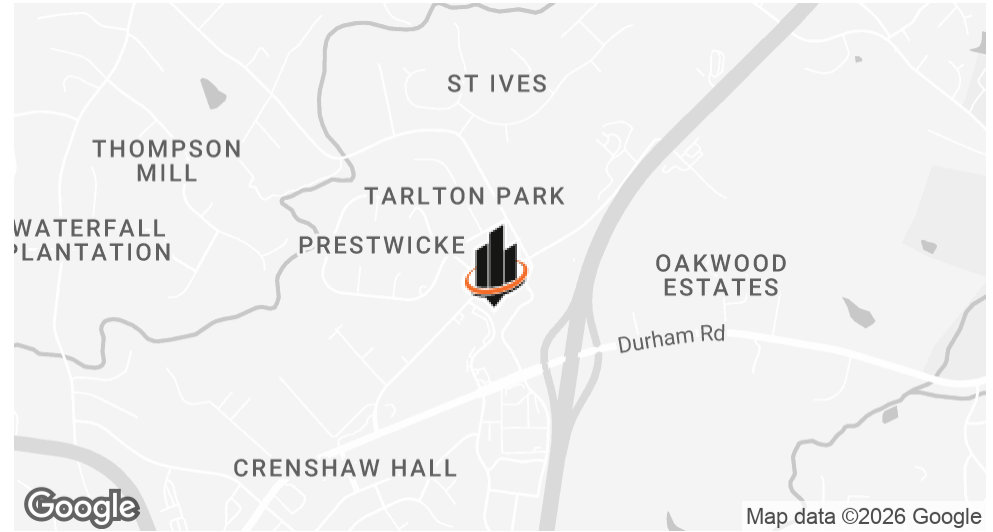
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PROPERTY DESCRIPTION

Introducing 12316 Hampton Way, a versatile property that offers flexibility and style. This elevator-served, two-story building features a timeless all-brick exterior and a durable metal roof, providing a sophisticated and low-maintenance environment for your business. With 56 surface parking spaces and excellent access to major transportation routes, this property is in the perfect location for your business to grow and thrive. Explore the endless possibilities this property has to offer and make it the new home for your business.

PROPERTY HIGHLIGHTS

- Elevator-served, two-story building with all-brick exterior and metal roof.
- Parking: 56 surface spaces (3.4/1,000 SF).
- Location/access: Minutes to US-1 (Capital Blvd) and NC-98 with connectivity to RTP, RDU Airport, and Downtown Raleigh.

ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

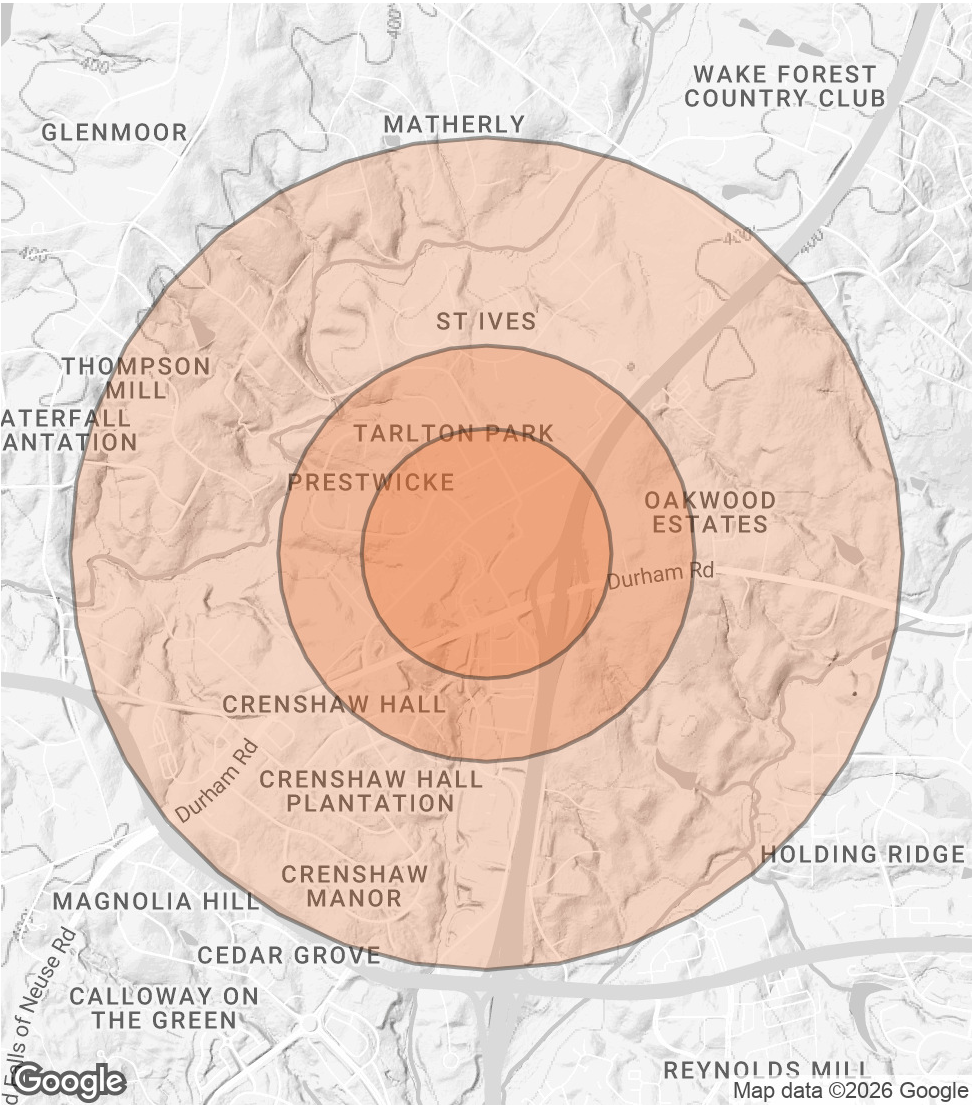
POPULATION 0.3 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	369	1,131	4,756
AVERAGE AGE	47.0	45.1	44.0
AVERAGE AGE (MALE)	46.5	44.4	43.1
AVERAGE AGE (FEMALE)	48.7	47.4	46.7

HOUSEHOLDS & INCOME 0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	147	449	1,895
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$130,683	\$127,820	\$125,872
AVERAGE HOUSE VALUE	\$495,791	\$458,962	\$439,533

2023 American Community Survey (ACS)



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FLOOR PLANS



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