



**1988 S MAIN ST  
WAKE FOREST, NC 27587**

## Lease Information

### Main Street Station

Space Available:	±2,500 SF
Date Available:	Immediately
Accessibility:	Multiple entry points from S Main Street and Ligon Mill Road
Amenities:	Open area, break room, two restrooms, four glass front offices and two hardwall offices or small conference rooms
Lease Rate:	\$20.00/SF NNN
TICAM:	\$3.50/SF
Zoning:	HB (Highway Business)



Main Street Station is located in the heart of Wake Forest on S Main Street, just off Capital Boulevard/US-1. Surrounded by retail, this is a prime location for a variety of retail and service-oriented users.

**BUILDING INFORMATION**

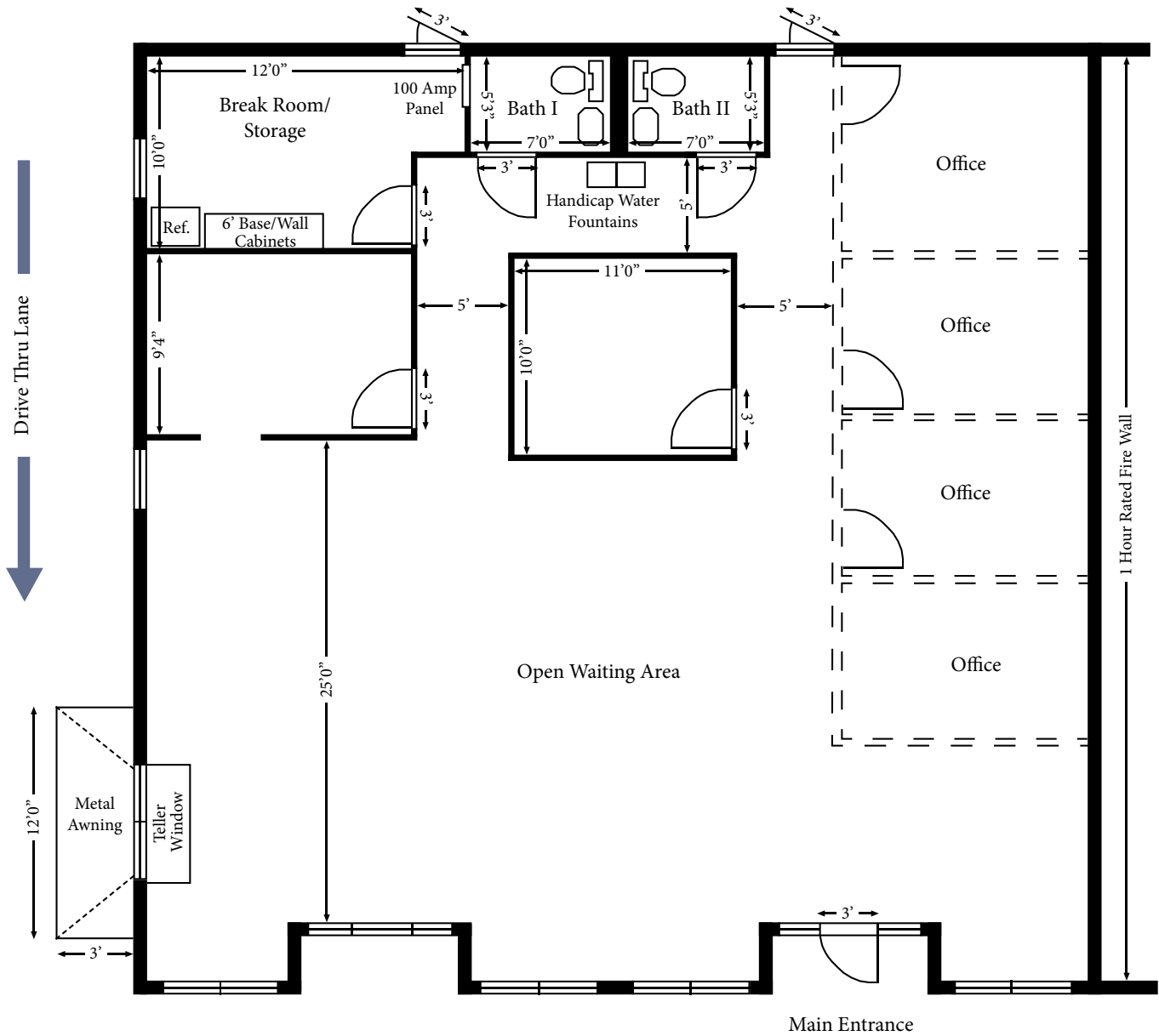
Building SF	25,300 RSF
Stories	1
Year Built	1999
Parking	4.56 spaces per 1,000 SF 115 surface spaces

**AMENITIES**

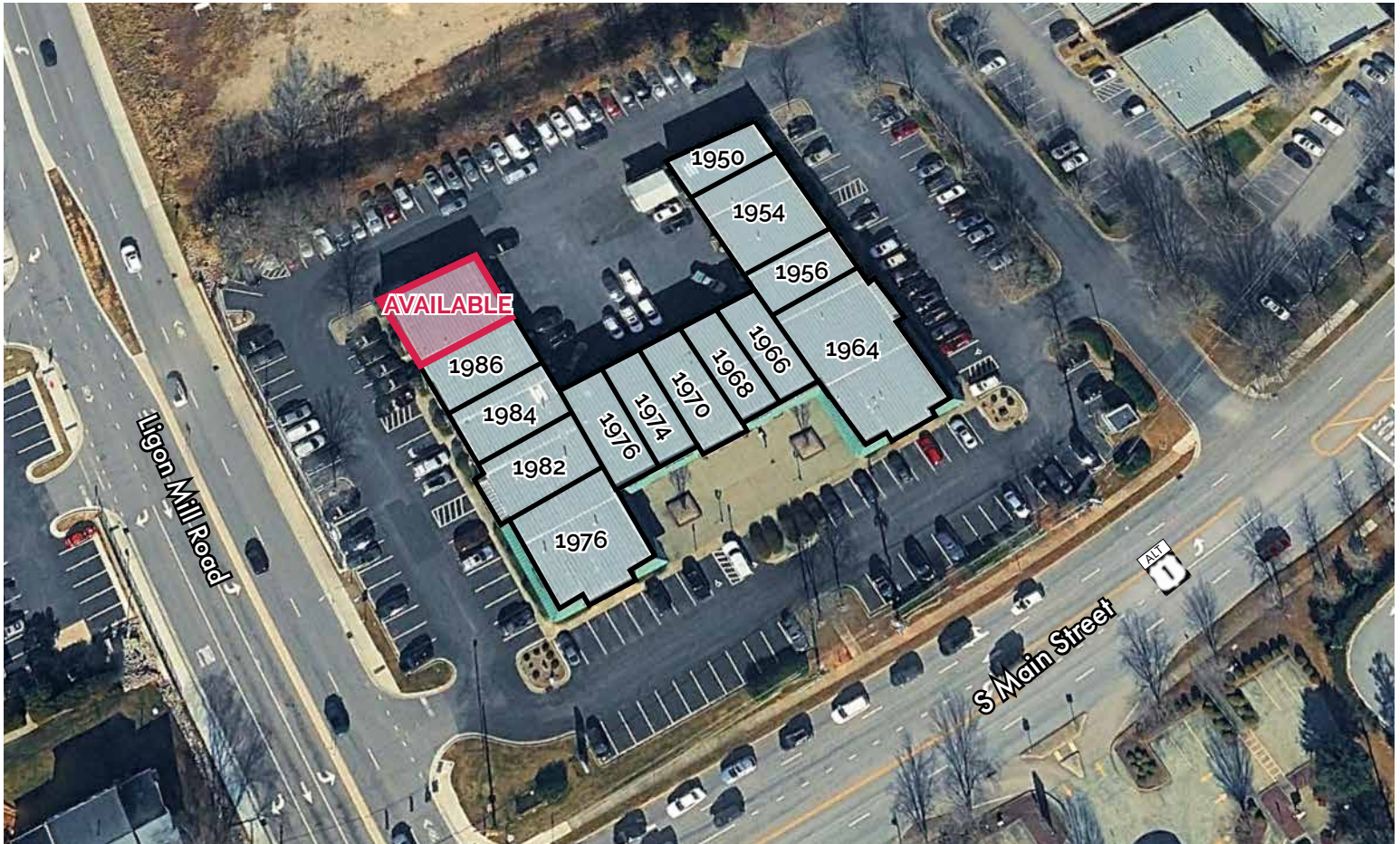
- General parking available
- Open lobby, teller area with drive-thru, vault/safety deposit room, break room, two restrooms, and open office/cubicle area
- Co-tenants include Avance Care, Alchemy Hot Yoga, Cynergy Color Bar and Wake Forest Jewelers
- Several shops and restaurants within easy walking distance



**FLOOR PLAN** \_\_\_\_\_



\*May not be to scale.

**Property Details**
**SITE MAP AND TENANTS**


STREET #	TENANT	SF
1988	AVAILABLE	2,500 SF
1986	O'Briant Chiropractic Health	1,320 SF
1984	Elemental Acupuncture	1,200 SF
1982	Alchemy Hot Yoga	1,400 SF
1976	Wake Forest Jewelers	2,200 SF
1974	Byrd Tile	900 SF
1972	Liberty Tax	900 SF

SUITE	Tenant	SF
1970	Cynergy Color Bar	1,400 SF
1968	Trek CBD	1,200 SF
1966	Body Performance Massage	1,320 SF
1964	Avance Primary Care	3,200 SF
1956	Neuse Consulting Group	1,120 SF
1954	Wake Audiology	2,350 SF
1950	Enterprise Rent-A-Car	1,150 SF

Exterior Property Photos



Interior Property Photos



Location Map



**LINKS**

- [Bus Routes](#)
- [Chamber of Commerce](#)

	3-Mile	5-Mile
Population	65,982	146,427
<a href="#">Walk Score</a>	Somewhat Walkable (58)	

NEARBY ATTRACTIONS

- Exit Strategy Escape Room
- The Factory
- Wakefield Commons
- North Wake Baseball Factory Park

EASE OF ACCESS

- US-1/Capital Blvd 0.7 miles
- US-401 5.0 miles
- I-540 6.4 miles
- Downtown Raleigh 15.4 miles
- RDU International Airport 23.6 miles



Visit our website for more information.