

# Redevelopment opportunity

2208 S MAIN STREET | WAKE FOREST, NC



OFFERING MEMORANDUM

JUNE 2026

AVISON  
YOUNG

# Property highlights



## Redevelopment opportunity / operational car wash

Located in one of the fastest growing municipalities in North Carolina, the property offers a high-growth, high visibility location with strong fundamentals for investors and developers. South Main Street serves as a key corridor linking the town of Wake Forest to the greater Raleigh market. With proximity to major retail destination, including Wake Forest Plaza, The Factory, The Shoppes at Caveness Farms, and Wakefield Commons, the property benefits from strong daily traffic counts and direct regional connectivity.

## Offering Summary

Address	2208 S Main Street Wake Forest, NC 27587
Building SF	2,200
Acreage	0.4 acres
Year Built	1980
Zoning	HB
Pricing	Inquire with broker
Equipment	Self Service: 2014 Carolina Pride Equipment Stainless Steel with CAT pumps Automatic: 2014 Laser 4000 (inoperable)

## PROPERTY SNAPSHOT



### PRIME LOCATION

Located on a primary commercial corridor, offering direct connectivity to major routes like U.S. 1 and N.C. 98.



### EXCELLENT VISIBILITY

Excellent visibility and high traffic counts on Capital Boulevard and Main Street

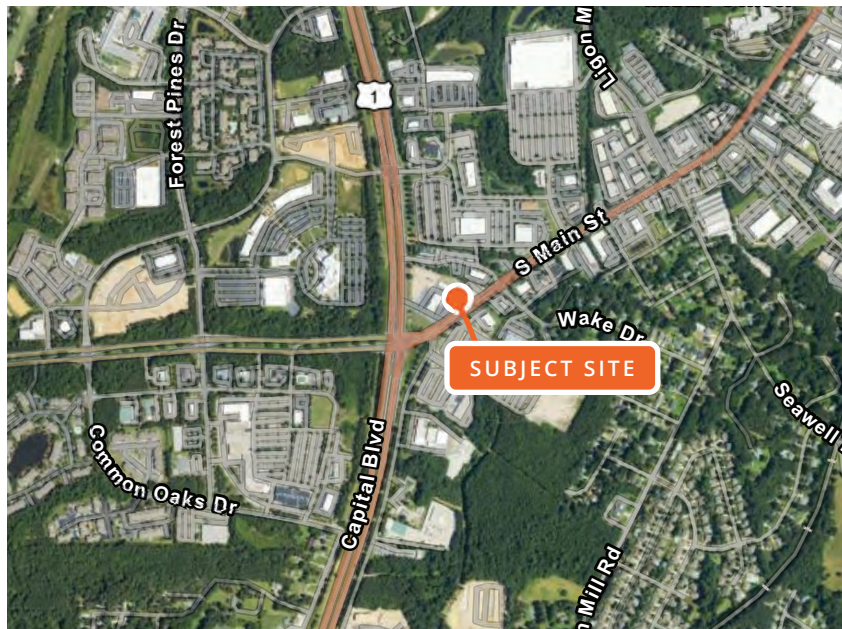
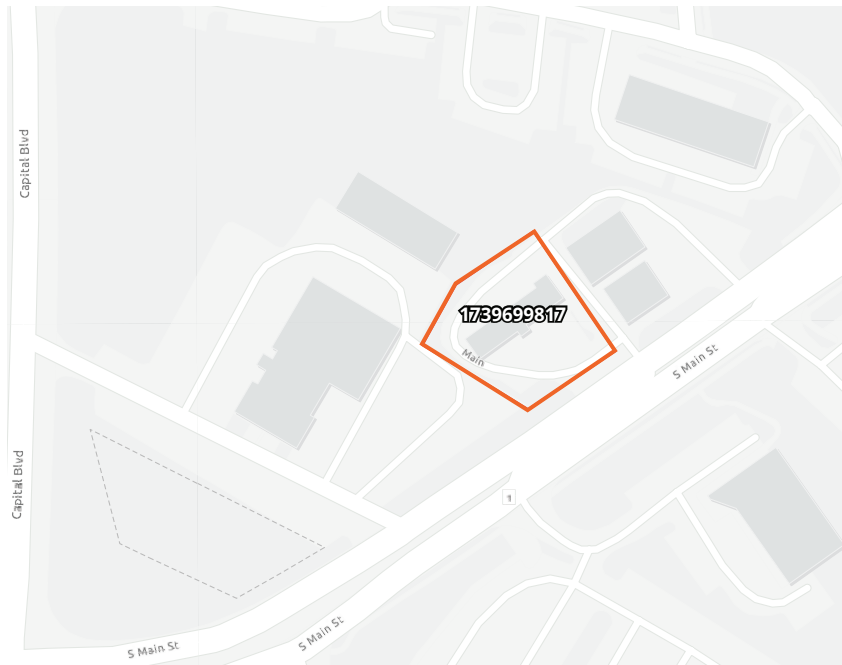


### INCOME PRODUCING

Price includes operational car wash business



**REDEVELOPMENT OPPORTUNITY**  
Redevelopment opportunity in a rapidly growing area. Perfect for freestanding retail, offices and more.



# Location overview





# Property photos



# Let's connect.

## CONTACTS

### JOSH POINTS

Senior Vice President

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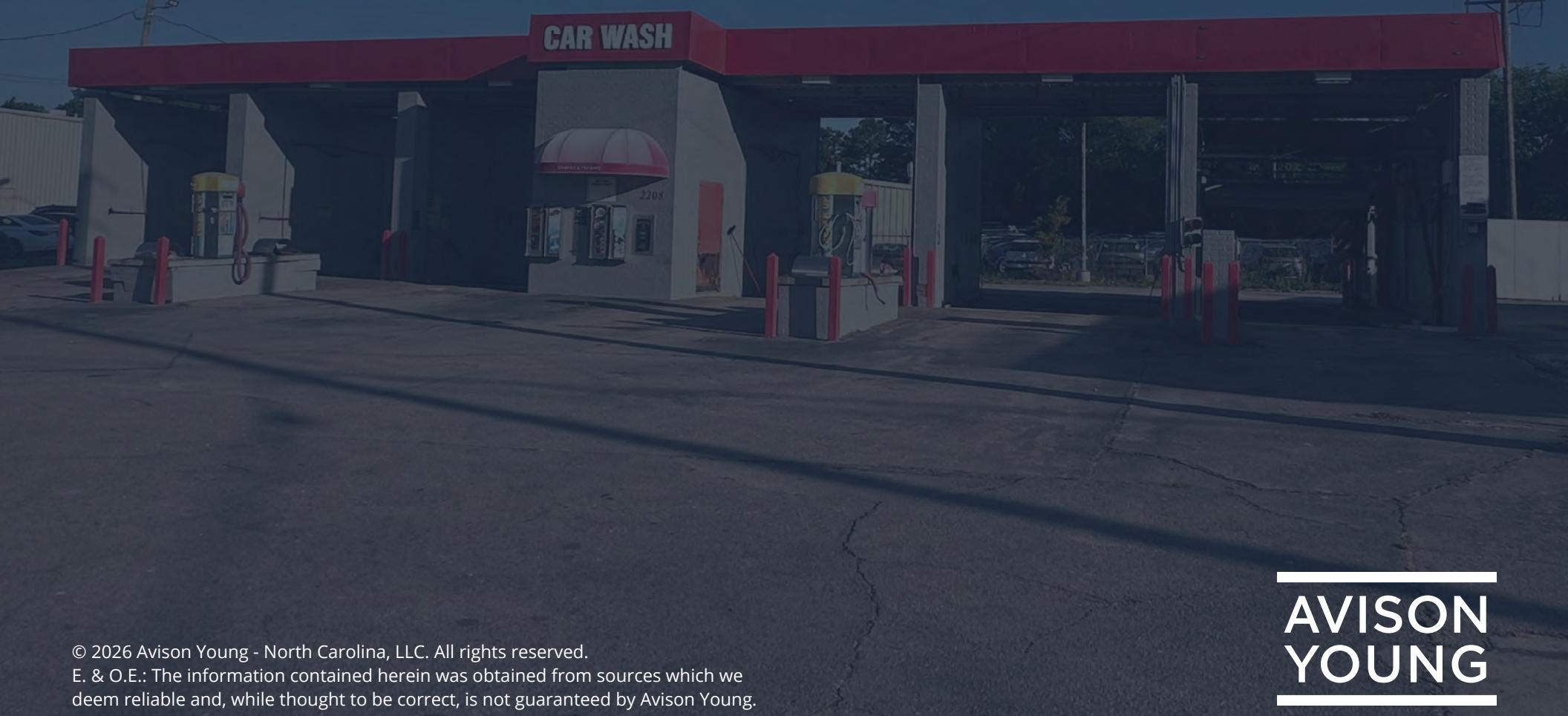
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