



MARKET OF WAKE FOREST

12255 Capital Boulevard

Wake Forest, NC 27587

LEASING

John Koonce

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L O D E N

PROPERTY DESCRIPTION

MARKET OF WAKE FOREST

FOR LEASE

Lease Rate

\$25.00 PSF NNN

AVAILABILITY

Space 12 ± 1,200 SF

Details

- Center is anchored by Ace Hardware and Big Lots
- Located at the intersection of Capital Boulevard/US-1 and Durham Road/NC Highway 98
- Easy ingress and egress from both US-1/Capital Blvd and NC Highway 98
- Adjoining outparcels occupied by BP, Burger King, Dairy Queen, and Goodwill
- 47,500 VPD on Capital Blvd
- 10,500 VPD on NC Hwy 98

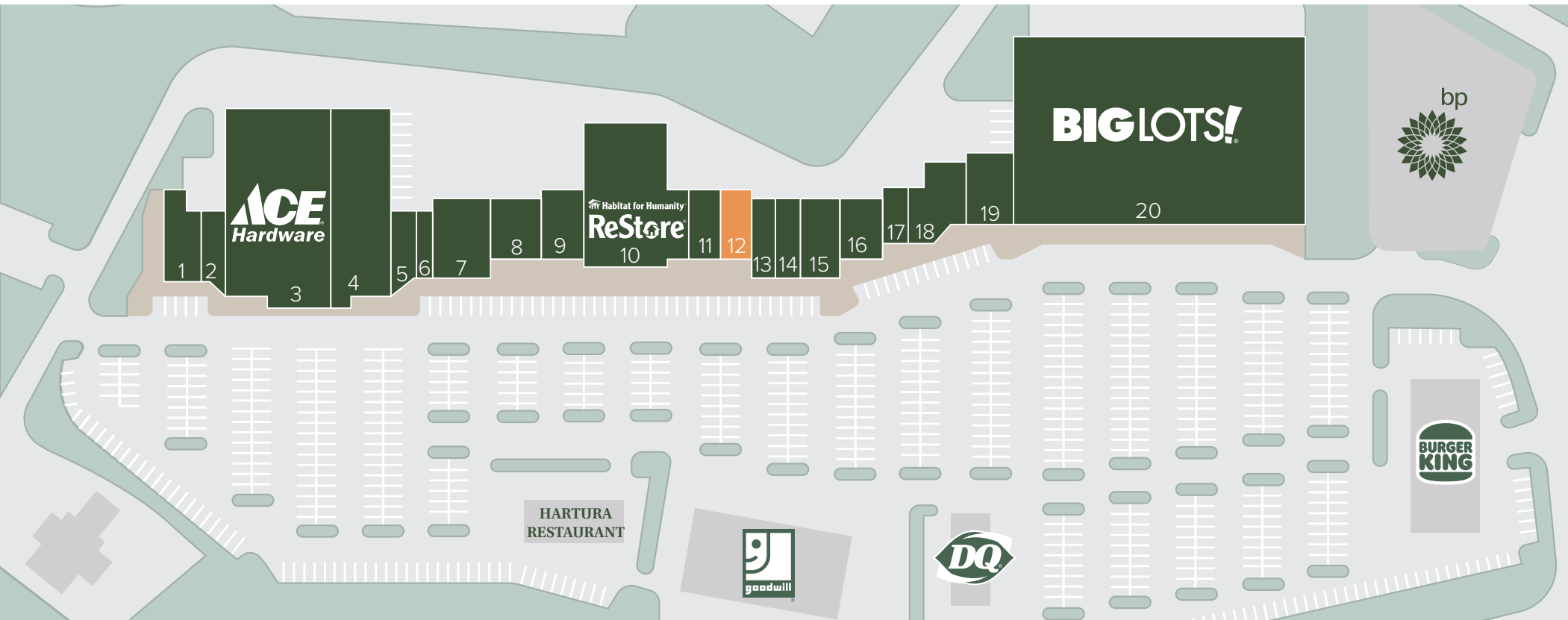
L O D E N



SITE PLAN

MARKET OF WAKE FOREST

1	12217	First Horizon Bank	2,730 SF	11	12259	AJ Salon	1,200 SF
2	12221	The HEMP Company	1,500 SF	12	12261	AVAILABLE	1,200 SF
3	12225	ACE Hardware	19,146 SF	13	12263	Nasrin Brow Studio	1,141 SF
4	12227	Wake Beauty	8,718 SF	14	12265	Regional Finance	1,451 SF
5	12231	Best Dry Cleaners	2,590 SF	15	12267	Mattress Now	2,626 SF
6	12233	Subway	1,200 SF	16	12277	PTA Pizza & Hoagie	2,000 SF
7	12235	Charlie's Kabob Grill	2,500 SF	17	12279	Labelle Nails	1,060 SF
8	12243	New Earth Energies	2,060 SF	18	12281	Warehouse BBQ	3,322 SF
9	12247	Flora Fauna WF	2,060 SF	19	12287	Hong Kong Restaurant	2,400 SF
10	12253	Habitat for Humanity Restore	9,600 SF	20	12295	Big Lots	45,489 SF



L O D E N

PROPERTY PHOTOS

MARKET OF WAKE FOREST



SITE OVERVIEW

MARKET OF WAKE FOREST



SITE OVERVIEW

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Capital Plaza
± 300,000 SF
Target anchored



NC HWY 98/DURHAM RD
10,500 VPD



US-1/
CAPITAL BLVD
47,500 VPD

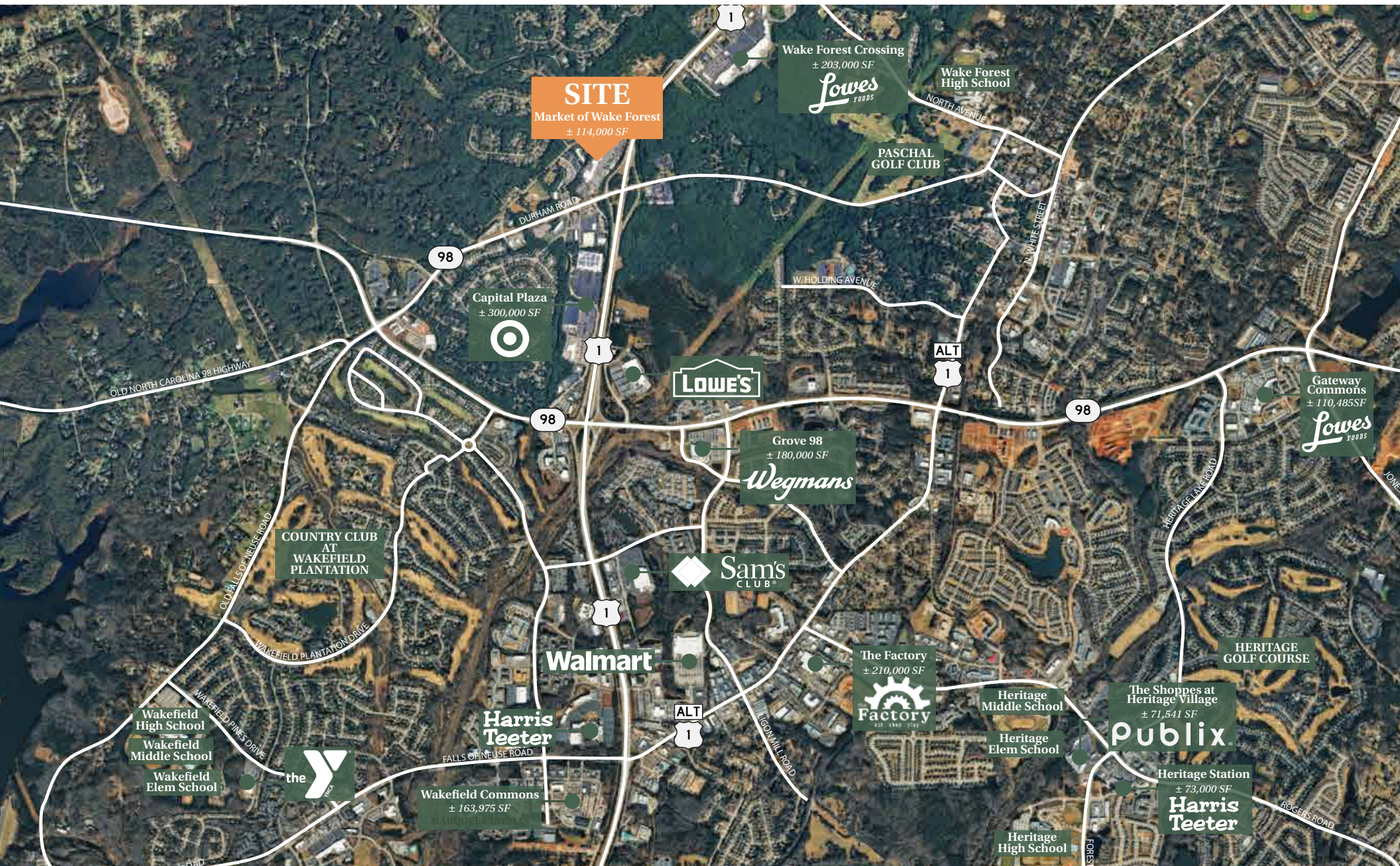


WAKE UNION CHURCH ROAD

FUTURE
COMMERCIAL
AREA

SITE OVERVIEW

MARKET OF WAKE FOREST



DEMOGRAPHICS

MARKET AT WAKE FOREST

WAKE FOREST ACCOLADES

2026

#1 Best Suburb to Live in America

-moveBuddha.com

#1 Most Attractive Overall U.S. City to Move to

-moveBuddha.com

Maggy Award for Best Local Event or Festival for Friday Night on White

-Wake Living Magazine

Anthemion Award for local historic preservation and residential stewardship projects

-Capital Area Preservation

Top Overall Employer & Best-in-Class Employer

-Gallagher High Performing Employer Summit

2025

Recipient of three of the NC Chapter of the American Planning Association's Marvin Collins Awards:

-Wake Forest Downtown Plan (Small Area Plan)

-Go Wake Forest (Implementation)

-South Main Street Corridor Study (Specialized Plan)

L O D E N

DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
Population	3,568	50,956	105,403
Number of Businesses	318	2,097	3,184
Avg. Household Income	\$133,286	\$149,370	\$160,854
Daytime Population	5,997	49,924	89,832



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