



CRAWFORD SQUARE
REAL ESTATE ADVISORS



HERITAGE STATION

3683 ROGERS ROAD | WAKE FOREST, NC 27587

FEATURED TENANTS

Great Clips



LEASING AGENT

WILL REIS +1 (205) 453-6240

will@crawfordsq.com

PROPERTY HIGHLIGHTS

- Located in the heart of Wake Forest at the heavily traveled intersection of Rogers Rd and Forestville Rd
- Anchored by dominant grocer, Harris Teeter with a dynamic mix of national, regional, and local tenants
- Adjacent to the award-winning Heritage Master planned golf course community with over 4,000 homes and average household incomes exceeding \$117,000

POPULATION

3 mile	57,727
5 mile	120,965
10 mile	325,645

DAYTIME POPULATION

3 mile	52,105
5 mile	99,282
10 mile	299,751

DEMOGRAPHICS



HOUSEHOLDS

3 mile	20,505
5 mile	43,750
10 mile	125,885

AVG HH INCOME (\$)

3 mile	138,540
5 mile	138,865
10 mile	125,390

MED HH INCOME (\$)

3 mile	110,966
5 mile	107,354
10 mile	90,699



**HERITAGE
STATION**



Brier Creek Commons

TJ-maxx verizon Total Wine & More ME Massage Envy
 Lush Bath&BodyWorks Target SALLY BEAUTY
 Great Clips myeyedr. carter's
 ROSS DRESS FOR LESS noodles DICK'S SPORTING GOODS B.J.'S SEPHORA
 HomeGoods Staples PETSMART BARNES&NOBLE
 Michaels MEN'S WEARHOUSE TALBOTS

Wake Forest Crossing

EUROPEAN WAX CENTER FLY ROOM SHOES EAST COAST WINGS-GRILL JEFF'S BAGEL BUN
 Michaels Spectrum petco MATTRESSFIRM
 THE VITAMIN SHOPPE Kirklands
 TJ-maxx ROSS DRESS FOR LESS Orangetheory FITNESS
 CAFO DOLLAR TREE Lowes ME Massage Envy

Shoppes at Heritage Village

Publix THE JOINT chiropractic
 Chick-fil-A SportClips COLD STONE CREAMERY

Capital Plaza

MATTRESSFIRM SportClips Staples
 THE HOME DEPOT PETSMART Applebee's Banfield PET HOSPITAL

Heritage Station

Starbucks kwench IDOLNAILS UPS
 Great Clips THE UPS STORE
 WELLS FARGO Harris Teeter MCDONALD'S

Alexander Place

Starbucks MOE'S SHERBET CUPS O2 FITNESS
 Panera Bread DOLLAR TREE SEPHORA
 Walmart KOHL'S

Wakefield Commons

PAPAJOHNS Great Clips PNC MATHNASIUM
 THE HONEY BAKED Ham AT&T FESTA MEXICANA Pickled Onion GALAXY
 MOE'S JASON MAYER Starbucks Bank of America goldfish
 burn boot camp swim school

Triangle Town Center

DTLR Rainbow LENS CRAFTERS
 VANS "OFF THE WALL" FINISH LINE SHOE DEPT. ENCORE TORRID
 Foot Locker Bath&BodyWorks Saks Fifth Avenue
 Dillard's macy's belk LOFT
 PACSUN THE CLOSET PLACE VICTORIA'S SECRET Chick-fil-A
 claire's HOLLISTER rue21 CHAMPS
 BARNES&NOBLE AMERICAN EAGLE
 EXPRESS AÉROPOSTALE

Crabtree Valley Mall

MICHAEL KORS ALDO VANS "OFF THE WALL" MOE'S Chick-fil-A Clarks
 Foot Locker JOHNSTON&MURPHY macy's Paris Bonnies
 THE CHEMIST PLACE COACH francesca's sleep number Abercrombie & Fitch
 PACSUN FOREVER 21 H&M T CHAMPS
 lululemon chico's VICTORIA'S SECRET HOLLISTER SEPHORA
 ANN TAYLOR HOLLISTER ATHLETA
 J.JILL GAP Apple belk claire's aerie LOFT
 OLD NAVY BANANA REPUBLIC FINISH LINE EXPRESS
 Buckle J.CREW WHITEHOUSE BLACK MARKET
 AMERICAN EAGLE BEST BUY Starbucks zumiez Bath&BodyWorks
 AÉROPOSTALE BARNES&NOBLE SOM



AREA MAP



Harris Teeter



Richland Creek Elementary School



Wake Forest High School



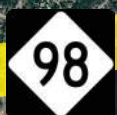
BIG LOTS!



TARGET



LOWE'S



98



Wegmans



Lowes FOODS



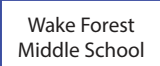
sam's club



LIDL



Walmart



Wake Forest Middle School

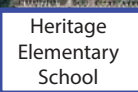
Award-winning Heritage master planned golf course community



1



Heritage Middle School



Heritage Elementary School



HERITAGE STATION



Heritage High School



CRAWFORD SQUARE REAL ESTATE ADVISORS

SUITE	TENANT	SF
A0A	IL BACIO	4,686
A0D	KWENCH JUICE CAFE	1,535
A0E	PANDA KING	1,526
A0F	GREAT CLIPS	1,187
A0G	IDOL NAILS	1,200
A0H	KUMON MATH AND READING	1,500
BOA	HARRIS TEETER	57,723
C0C	THE UPS STORE	1,300
C0D	STEWART'S BISTRO	2,289

