

A photograph of a Harris Teeter Heritage Station storefront. The building is constructed of red brick with white architectural accents, including columns and cornices. A large arched window on the left features a colorful logo and the address number 3638. Above the entrance, a sign reads "Harris Teeter" in white script on a dark background, with "Your Neighborhood Food Market" in smaller green text below it. To the right, a covered walkway leads to the entrance. The sky is blue with scattered white clouds. A large, semi-transparent number "11" is overlaid on the right side of the image.

Harris Teeter
Your Neighborhood Food Market

heritage station

TOP PERFORMING HARRIS TEETER
IN A 15 MILE RADIUS

3683 Rogers Rd
Wake Forest, NC 27587

nuveen



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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.



STRONG CUSTOMER TRAFFIC

30,000+

Vehicles per day at the intersection of Forestville Rd and Rogers Rd

1.7 MILLION

Visits annually

56,096

Daytime population within a 3 mile radius



KUMON
MATH. READING. SUCCESS.

 **Harris Teeter**

The UPS Store 

Great Clips

nuveen

market overview

Heritage Station in Wake Forest, NC, is a vibrant shopping center with a diverse mix of retail stores, restaurants, and services. The center is home to a variety of businesses, including popular national brands, local boutiques, and specialty shops. Dining options range from casual eateries to sit-down restaurants, catering to different tastes. The center's layout is designed for easy access and offers ample parking, making it a convenient destination for shoppers. Heritage Station also hosts local events and provides a family-friendly environment, making it a popular spot for both residents and visitors.

\$151,507

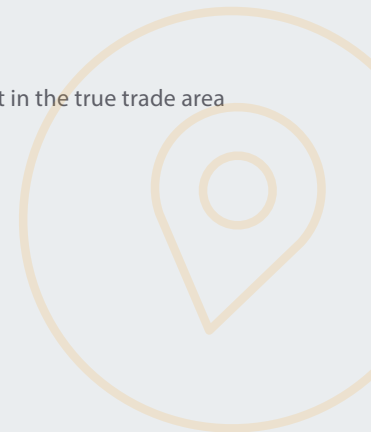
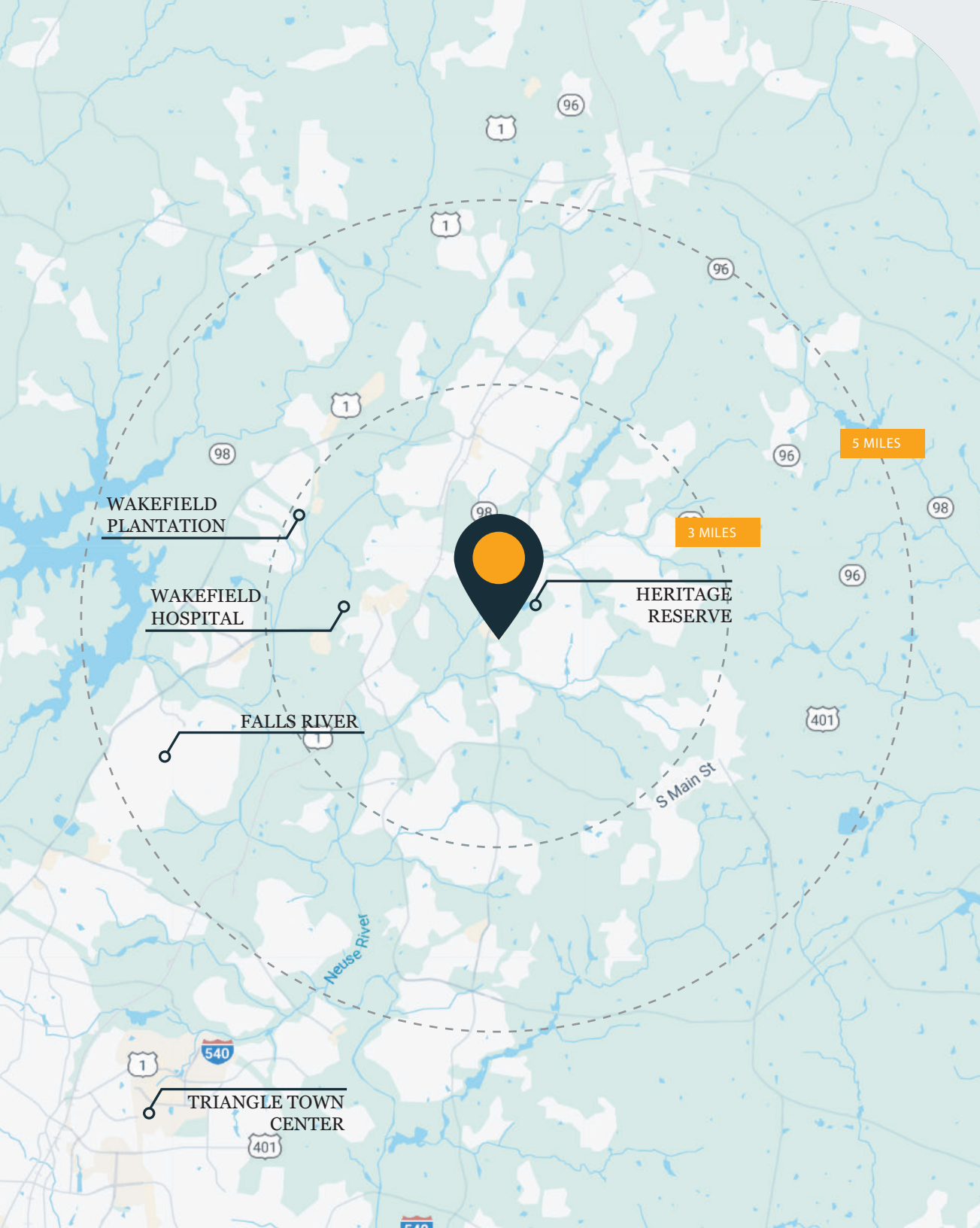
Average HH income within a 3-mile radius

38.7

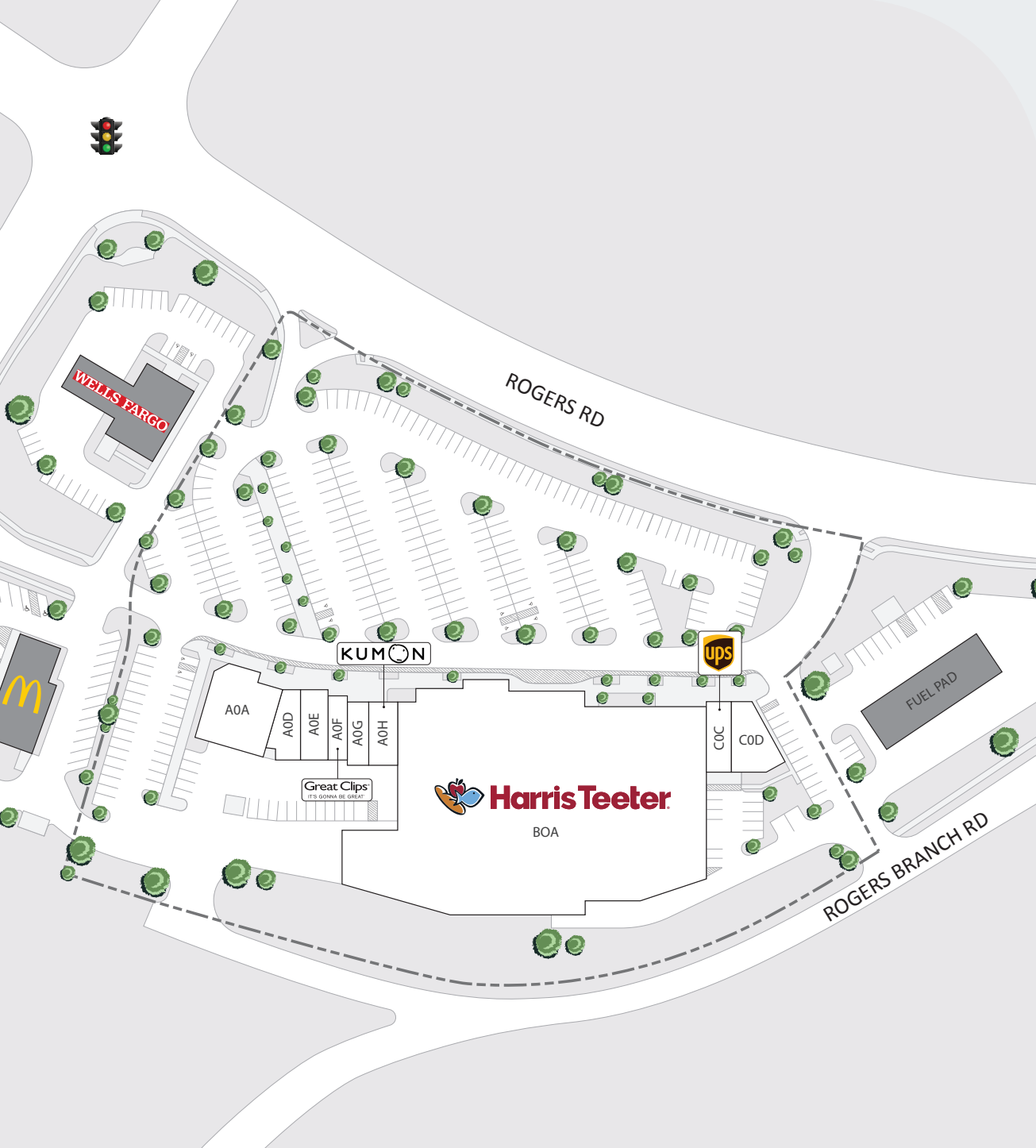
Median age within a 3-mile radius

56.7%

With an educational attainment in the true trade area



site plan



A0A | 4,686 SF
IL BACIO

A0D | 1,535 SF
KWENCH JUICE CAFE

A0E | 1,526 SF
PANDA KING

A0F | 1,187 SF
GREAT CLIPS

A0G | 1,200 SF
IDOL NAILS

A0H | 1,200 SF
KUMON

B0A | 57,723 SF
HARRIS TEETER

C0C | 1,300 SF
THE UPS STORE

C0D | 2,289 SF
STEWART'S BISTRO

strong grocer with internet-resilient shop space lineup

GATHER, RELAX, & ENJOY





contact

WILL REIS

will@crawfordsq.com

205.966.4891

nuveen

general inquiries contact

retail.leasing@nuveen.com



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