



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



CRAWFORD SQUARE
REAL ESTATE ADVISORS

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.

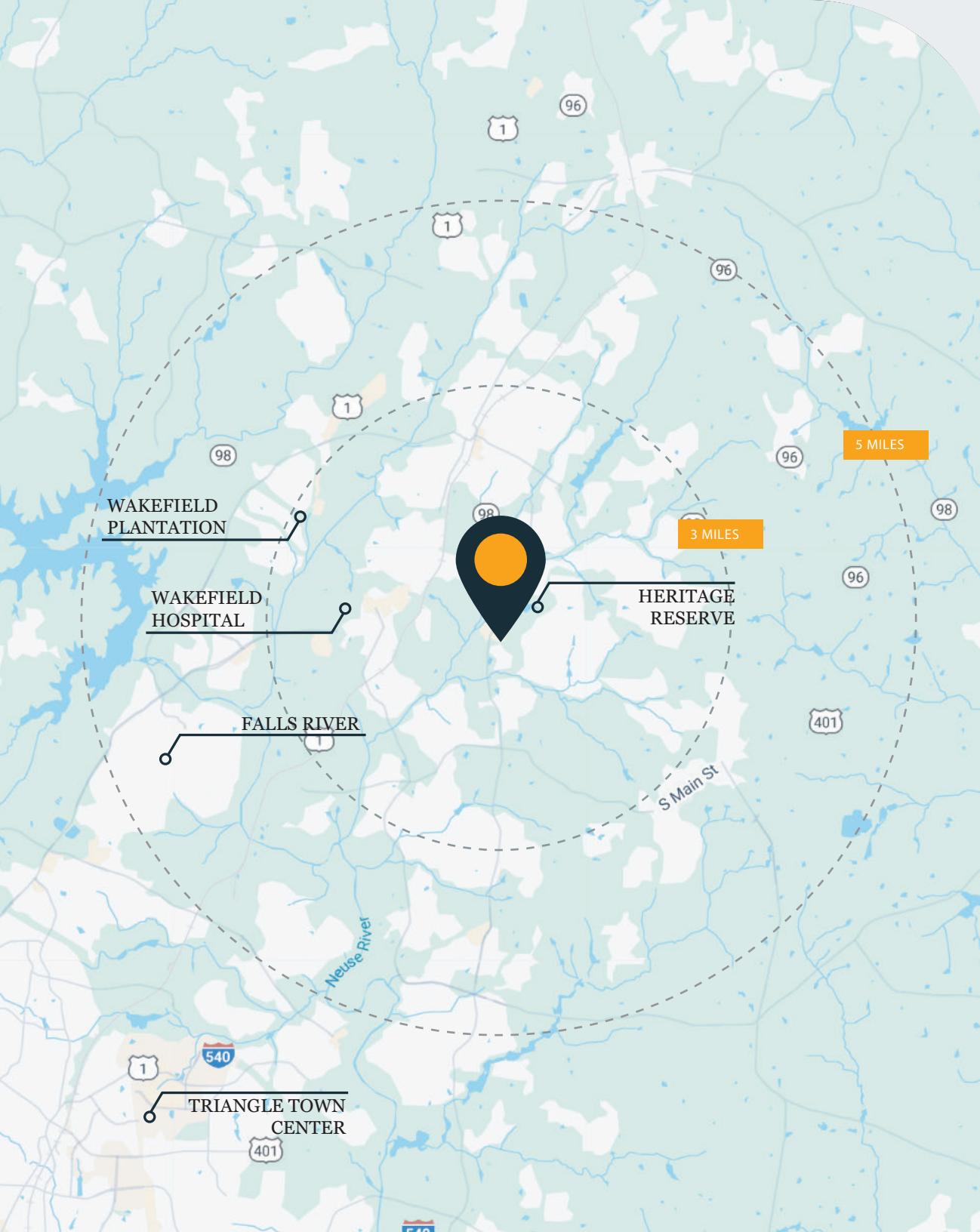
Harris Teeter[®]

The UPS Store[™] 

Great Clips[®]

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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

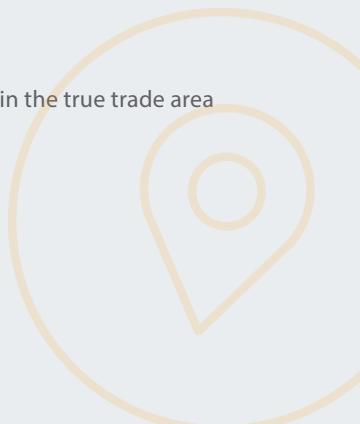
Average HH income within a 3-mile radius

38.7

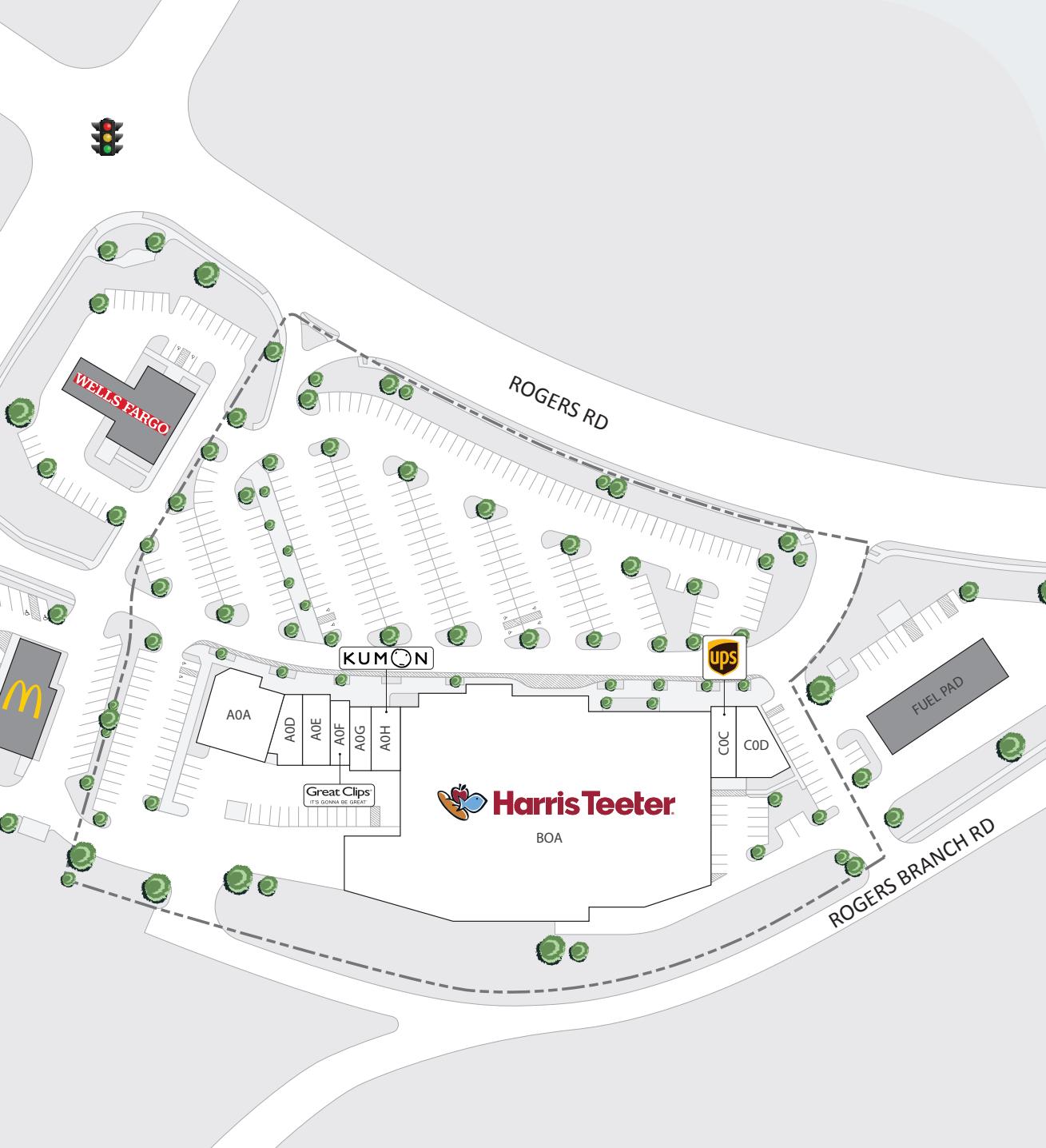
Median age within a 3-mile radius

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





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