

WAKEFIELD CROSSING

RALEIGH, NC

EXCELLENT DEMOGRAPHICS / SURROUNDED BY MEDICAL, RETAIL, & OFFICE

Location

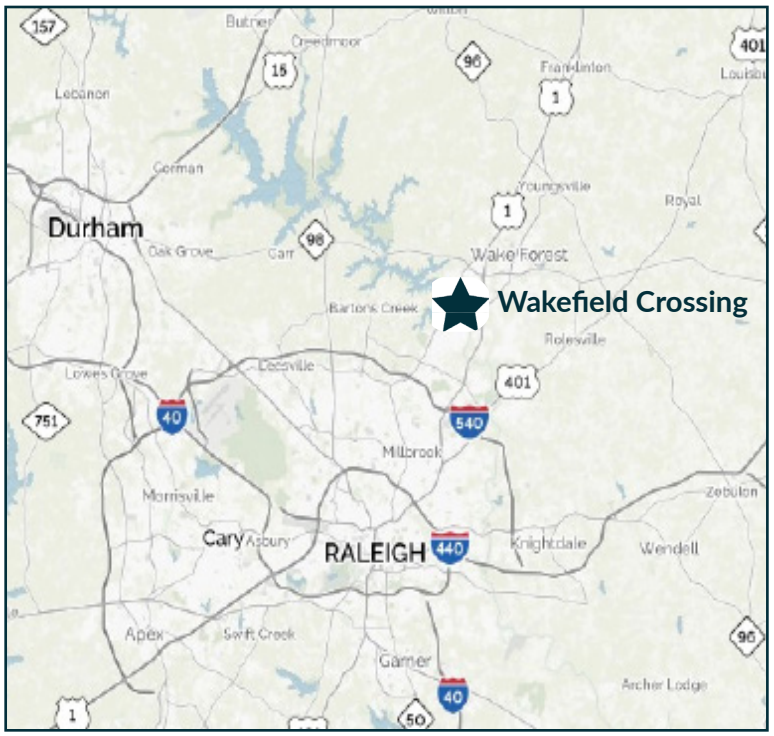
Falls of Neuse Road & Wakefield Pines Drive
Raleigh, NC 27614

Property Features

- Within one mile from UNC Rex Healthcare and Rex Wellness Center.
- Located in the affluent Wakefield Plantation area of North Raleigh.
- Perfect for retail, office or medical use.
- Close proximity to Capital Blvd. / US 1.
- Parking Ratio: 4.22 per 1,000 SF

Traffic Counts

Falls of Neuse Road	19,480 cars per day
Capital Blvd / US 1	48,000 cars per day



Demographics

	1 mile	3 mile	5 mile
Population	8,741	45,612	117,439
Avg. HH Income	$128,908	$123,474	$111,535

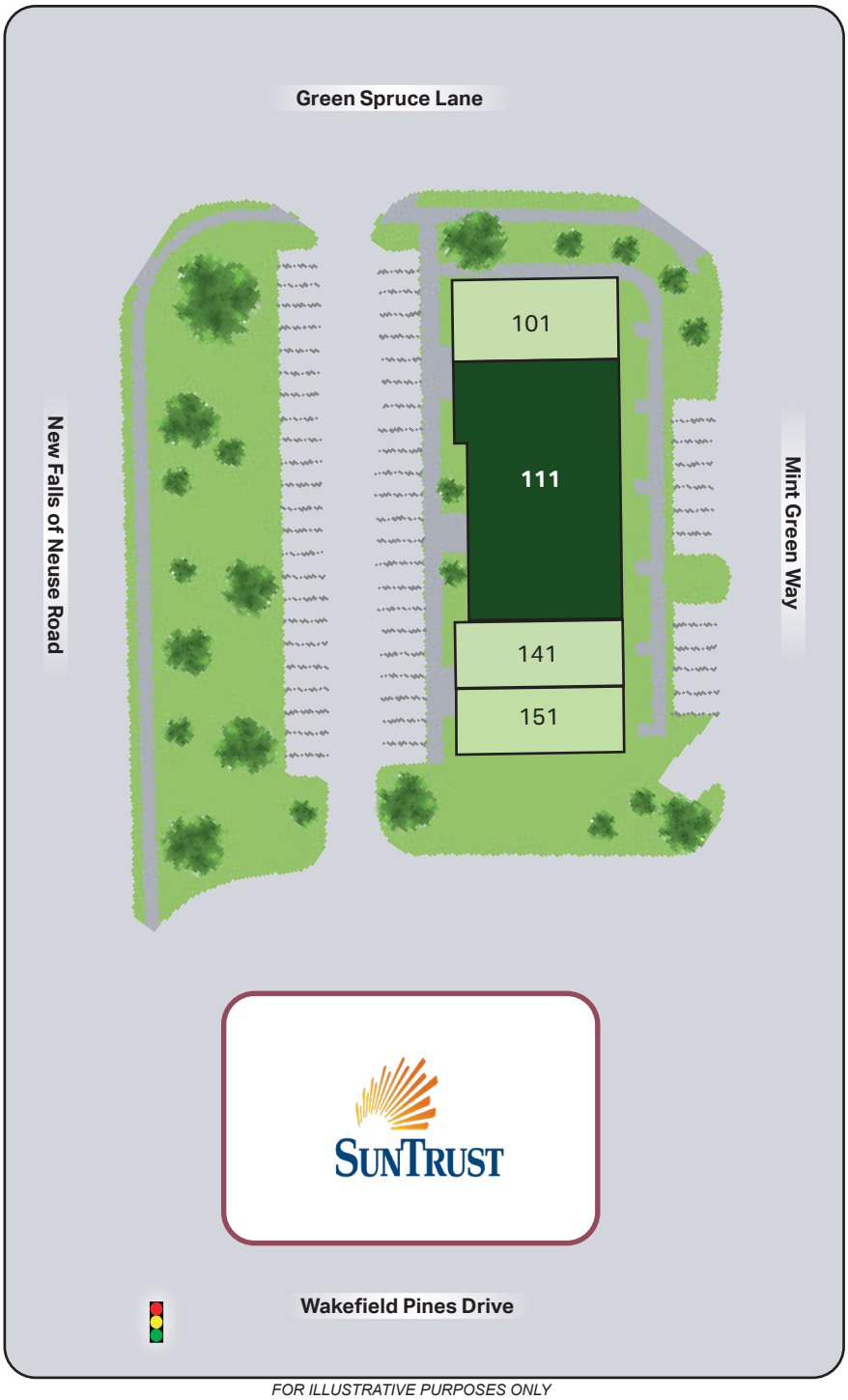
Lynda Lange
Broker
(919) 256-6591
llange@magnoliacos.com
www.magnoliacos.com
4040 ed dr. · suite 201 · raleigh, nc 27612

MAGNOLIA
REAL ESTATE AND MANAGEMENT COMPANY, LLC

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SITEPLAN



FOR ILLUSTRATIVE PURPOSES ONLY

Suite	Tenant	SF
101	Larkspur Hair Salon	2,315
111	**Available 03/01/2027**	**5,706**
141	Riccobene Dentistry	2,252
151	Dogwood Veterinary	2,304

Other tenants in the area:

State Employees' Credit Union

Allstate. You're in good hands.

Burger Town Hall Beer

Wake Health Medical Group
Raleigh's Comprehensive Skin Care Center

Food Lion

Sheetz

McDonald's

Dunkin' Donuts

Walgreens

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