

HERITAGE STATION

3683 ROGERS ROAD | WAKE FOREST, NC 27587



Property Details

Owned GLA

72,946 SF

Availability

0 Suites | 0 SF

Overview

- Anchored by strong-performing Harris Teeter in the heart of Wake Forest with a dynamic mix of national, regional, and local tenants
- Strategically positioned at the heavily-traveled intersection of Rogers Rd (24,000 VPD) and Forestville Rd (13,000 VPD)
- Located next to the award-winning Heritage master planned golf course community with over 4,000 homes and an affluent customer base with AHIs exceeding \$117,000

Tenant Mix



Great Clips®



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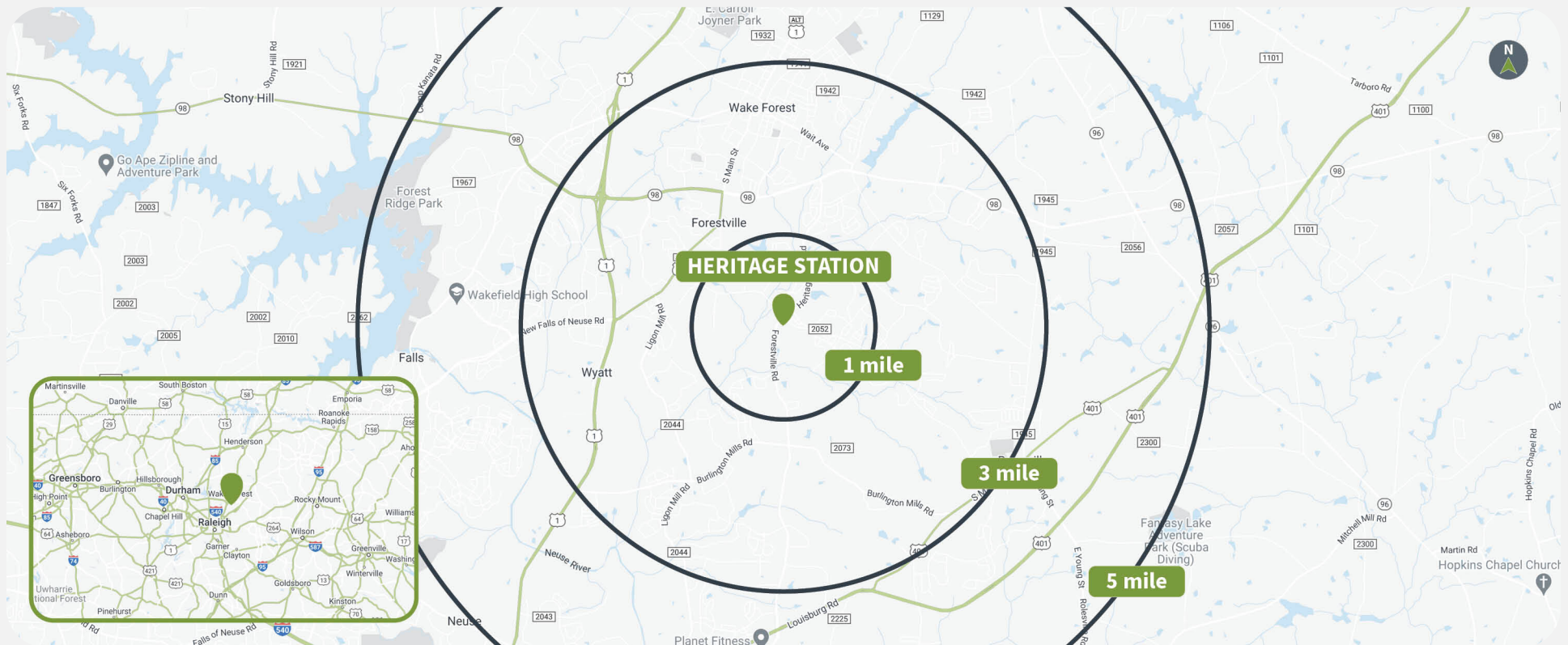
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Demographics

Source: Creditintell, 2024. View more demographics [here](#)

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	6,185	7,175	2,307	\$126,917	\$107,017
3 MILES	48,714	48,622	17,326	\$108,400	\$89,995
5 MILES	118,188	97,165	42,119	\$119,836	\$97,705

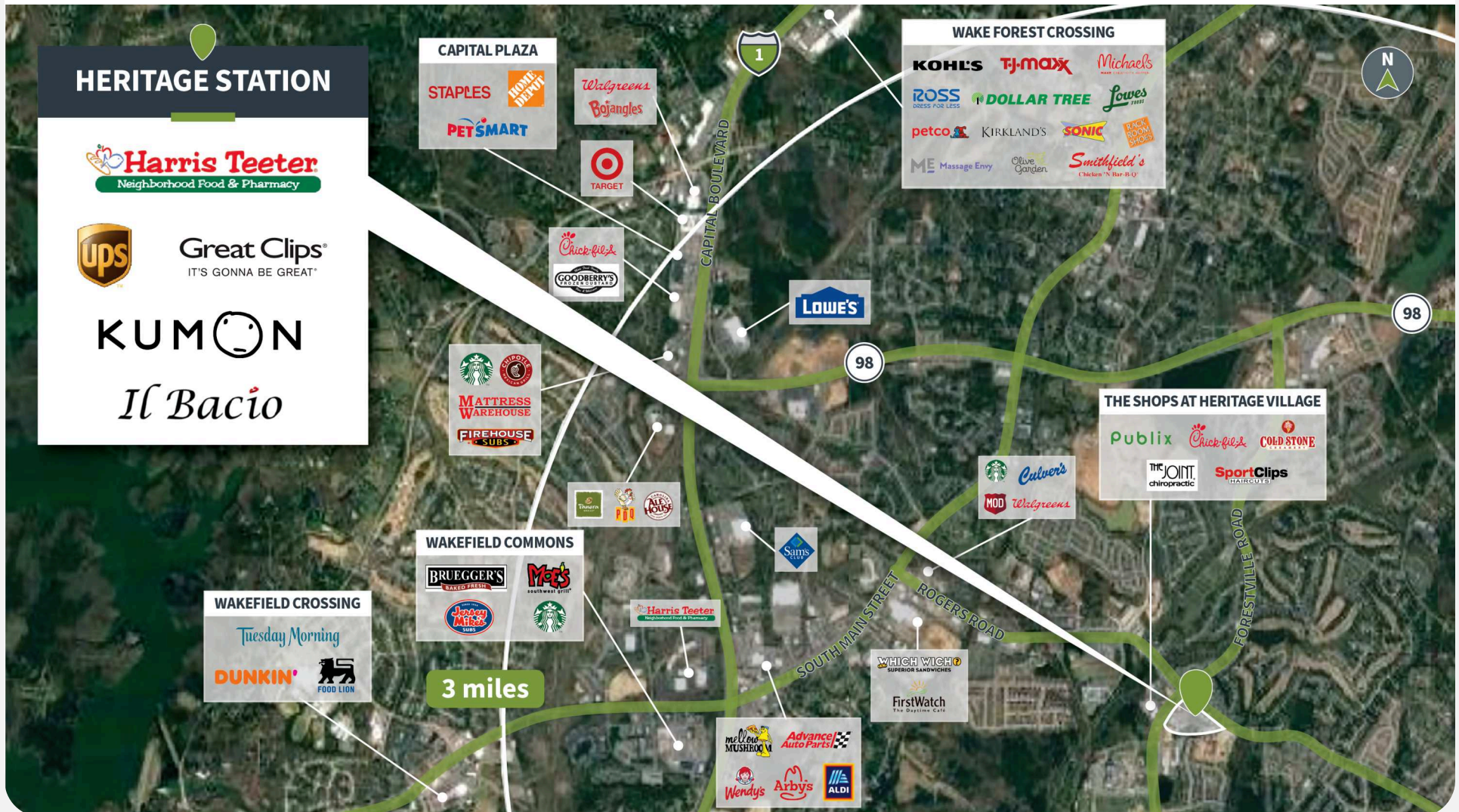


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Competition Aerial



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Site Plan



Suite	Tenant	GLA (SF)
B0A	HARRIS TEETER	57,723
A0A	Il Bacio	4,686
C0D	STEWART'S BISTRO	2,289
A0D	KWENCH JUICE CAFE	1,535
A0E	Panda King	1,526
A0H	KUMON MATH AND READING	1,500
C0C	THE UPS STORE	1,300
A0G	Idol Nails	1,200
A0F	GREAT CLIPS	1,187

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Get in Touch with Us

Leasing

Catie Whorton

470.763.8951

cwhorton@shopcore.com

Pop-up & Short-term Leasing

MyShop by ShopCore

312.798.5210

myshop@shopcore.com

Property Management

Scott Krumm

609.678.5011

skrumm@shopcore.com



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Learn more about Heritage Station at shopcore.com/property/heritage-station