

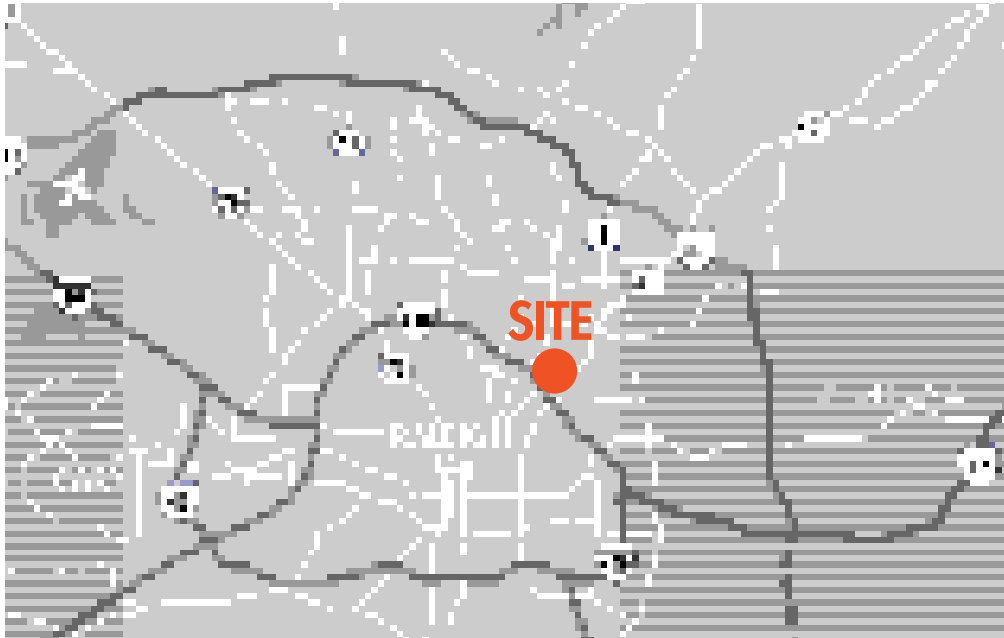
CAPITAL SQUARE

3131 CAPITAL BOULEVARD, RALEIGH, NC 27604

FULLY LEASED

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CAPITAL SQUARE | 3131 CAPITAL BOULEVARD | RALEIGH, NC 27604








PROPERTY FEATURES






- Located on a major retail corridor with over 67,000 VPD
- Great visibility and easy access to I-440
- Capital Boulevard brings both local and commuter traffic to the area from surrounding markets
- Diverse and expanding residential community

DEMOGRAPHICS






1 MILE RADIUS

	9,346 ESTIMATED POPULATION 2023
	39.8 AVERAGE AGE
	\$270,970 MEDIAN HOME VALUE 2023
	10,959 TOTAL EMPLOYEES
	\$75,135 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	94,622 ESTIMATED POPULATION 2023
	36.5 AVERAGE AGE
	\$349,918 MEDIAN HOME VALUE 2023
	64,601 TOTAL EMPLOYEES
	\$84,168 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	233,383 ESTIMATED POPULATION 2023		161,545 TOTAL EMPLOYEES
	36.8 AVERAGE AGE		\$92,455 AVG HOUSEHOLD INCOME
	\$396,802 MEDIAN HOME VALUE 2023		

FOR MORE INFORMATION, PLEASE CONTACT:

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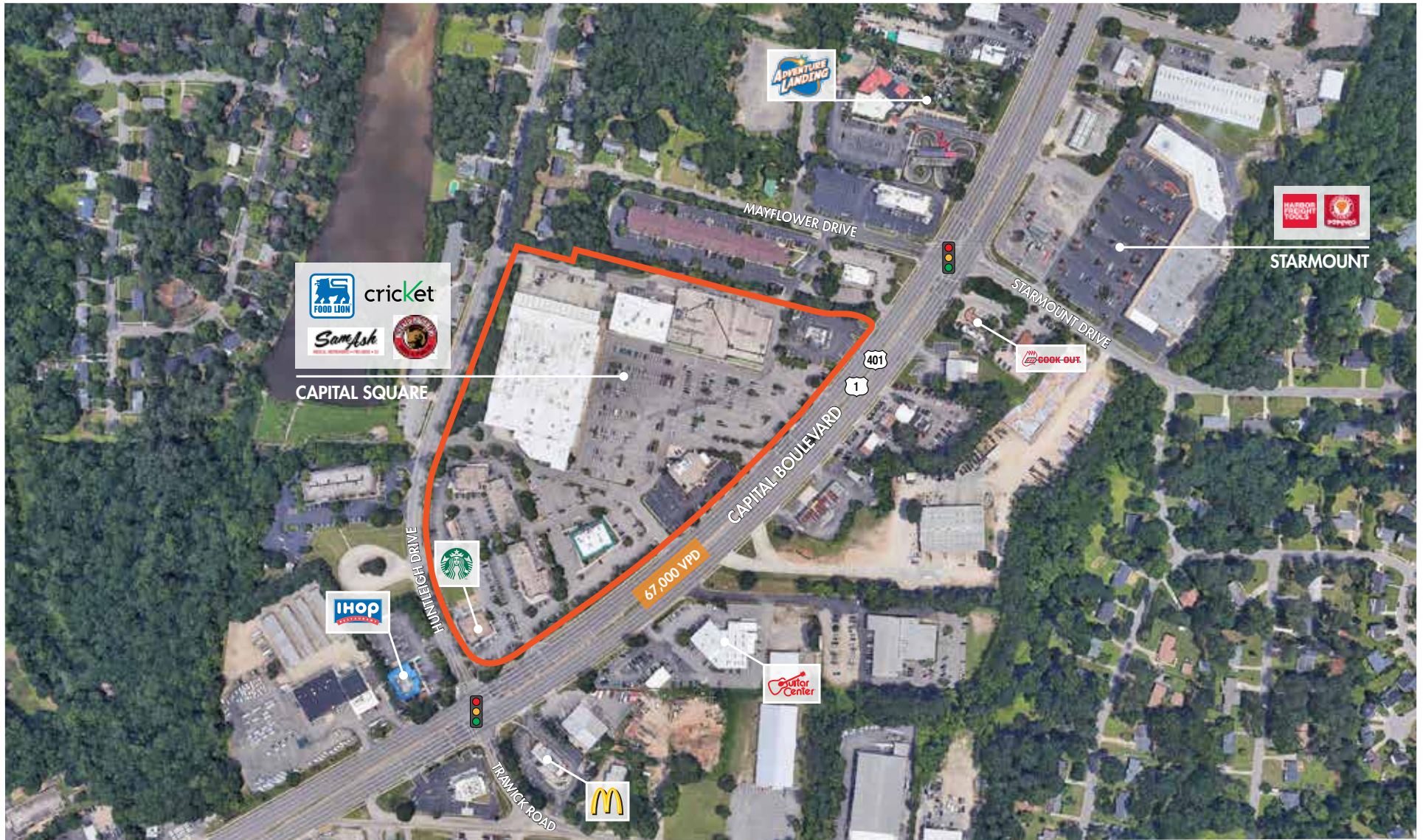
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SITE PLAN

UNIT	TENANT	SIZE
1	lBeauty	14,000 SF
2	Sam Ash Megastore	34,300 SF
3	Hibachi Grill & Supreme Buffet	12,851 SF
4	It's Fashion Metro	14,694 SF
5	Cricket	2,000 SF
6	Epic Labor	1,695 SF
7	Triangle Tax Service	1,237 SF
8	Axiom Dentistry	3,000 SF
9	Beverly Nails	3,200 SF
10	Tomahawk Axe Throwing	4,800 SF
11	Food Lion	39,301 SF
12	Buffalo Brothers Pizza & Wing	5,500 SF
13	Outback Steakhouse	6,485 SF



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