

MIDTOWN C O R N E R



601 EAST SIX FORKS ROAD, RALEIGH, NC 27609

±14,872 SF FOR LEASE

MARKET MAP







PROPERTY FEATURES

Located inside Raleigh's beltline at the corner of Wake Forest Road and Six Forks Road (58K VPD at Intersection).





- Cross access to Midtown East (Wegmans) and Holly Park (Trader Joe's) to the North
- Directly across Six Forks Road from high volume Costco
- Gateway to downtown Raleigh, surrounding ITB neighborhoods, near North Hills and Raleigh Iron Works

DEMOGRAPHICS





1 MILE RADIUS

	7,950 ESTIMATED POPULATION 2023		37.5 MEDIAN AGE
	\$98,530 MEDIAN HOUSEHOLD INCOME		20,275 TOTAL EMPLOYEES

3 MILE RADIUS

	93,390 ESTIMATED POPULATION 2023		39.8 MEDIAN AGE
	\$105,274 MEDIAN HOUSEHOLD INCOME		92,192 TOTAL EMPLOYEES

5 MILE RADIUS

	258,715 ESTIMATED POPULATION 2023		36.8 MEDIAN AGE
	\$91,383 MEDIAN HOUSEHOLD INCOME		190,287 TOTAL EMPLOYEES

TRAFFIC COUNTS

Wake Forest Road	35,500 VPD
East Six Forks Road	22,500 VPD
I-440	129,000 VPD



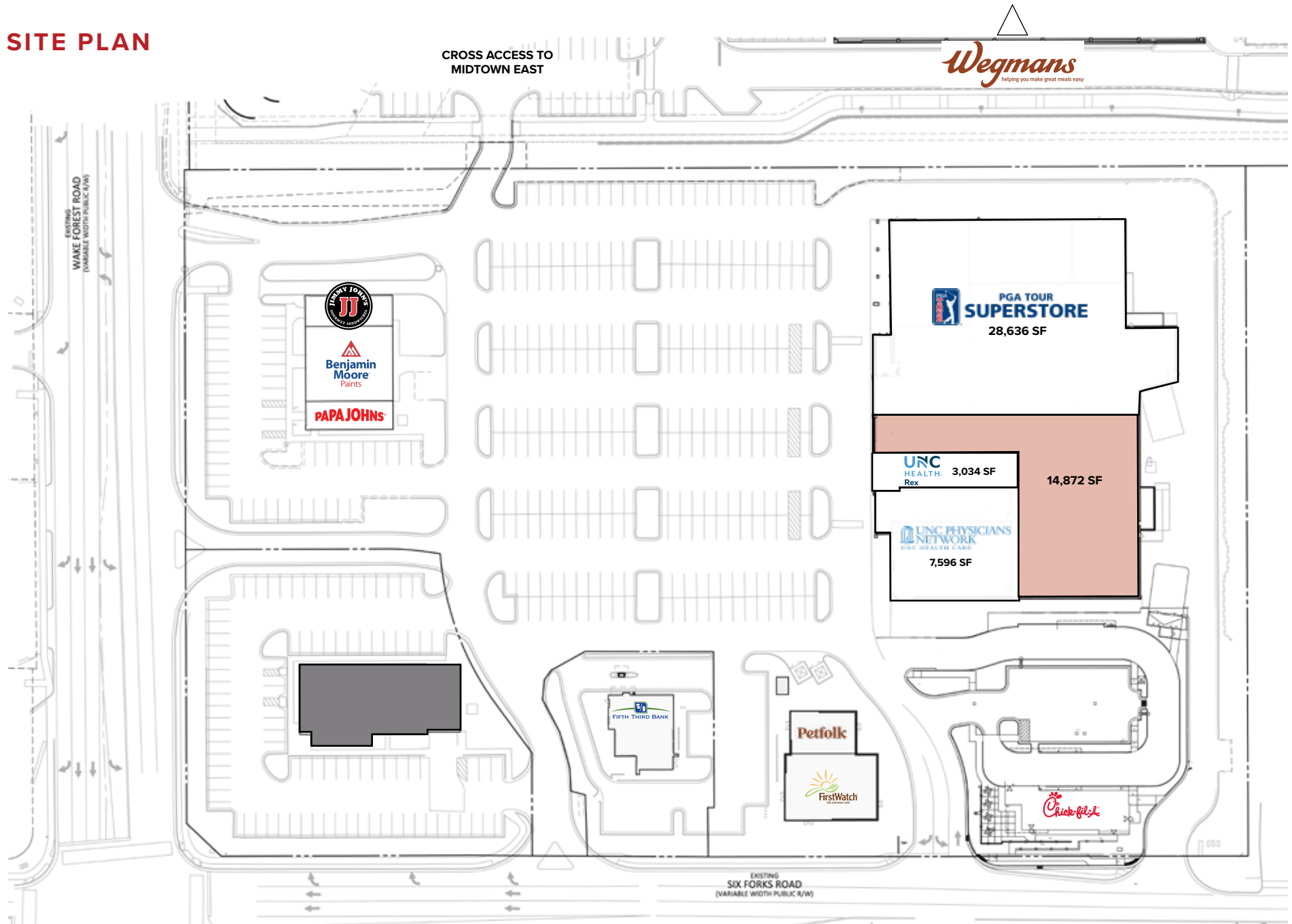
CROSS ACCESS TO MIDTOWN EAST



MIDTOWN CORNER RETAIL LEASING

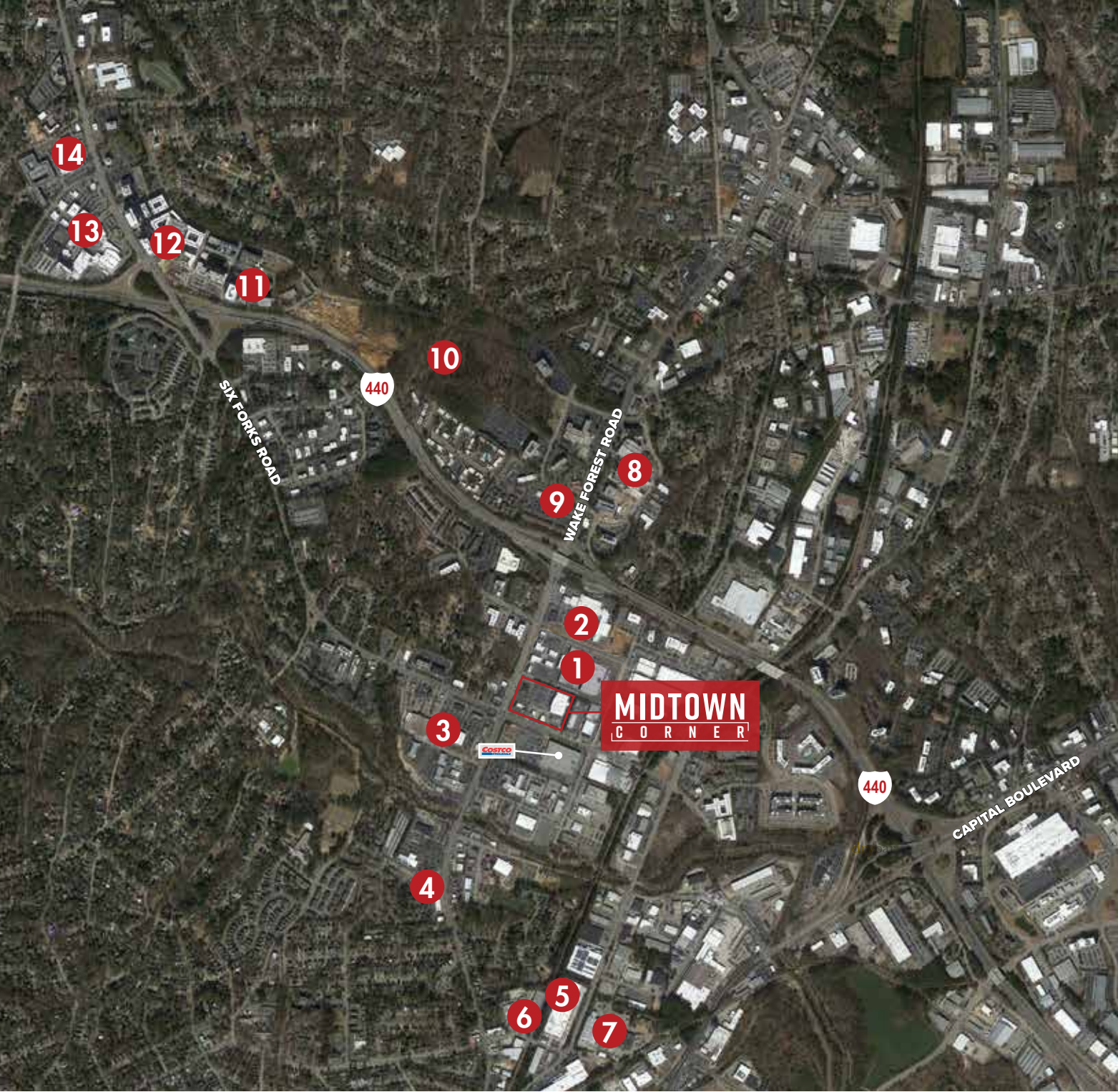
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SITE PLAN



MARKET AERIAL

1	MIDTOWN EAST Wegmans, PetPeople, CAVA, Aveda, Club Pilates, myRED, drybar, WAXING CITY
2	HOLLY PARK TRADER JOE'S, STAPLES, The Joint chiropractic, The Melting Pot, BURGERFI, ULTA, ROSS, PLADA, PET SUPPLIES PLUS
3	CREEKSIDE CROSSING Planet Fitness, Arhus, T-Mobile, MCDONALD'S, DOLLAR TREE, MIDTOWN BIOCENTER
4	MCNEILL POINTE HOUSE OF HOPS, FAS
5	DOCK 1053
6	EAST END MARKET
7	RALEIGH IRON WORKS
8	DUKE RALEIGH HOSPITAL
9	Denny's, metro, Bama Breeze
10	MIDTOWN EXCHANGE 1,275 RESIDENTIAL UNITS 300 HOTEL ROOMS CONVENTION CENTER RETAIL ±125,000 SF OFFICE ±790,000 SF
11	NORTH HILLS MIDTOWN PLAZA
12	NORTH HILLS PARK Harris Teeter, HAPPY+MALE, KINGS, Yard House, Jangotheory, GO, CHEF COMPLETE, Chops
13	NORTH HILLS TARGET, REGAL CINEMAS, KREI, FIREBIRDS, PETER MILLAR, Chick-fil-A, COQUETTE, WARBY PARKER, Lash, barfaco, HANMERURY, ANTHROPOLOGIE
14	NORTH HILLS LASSITER vivace, pure barre, Total Wine, WOLFISH GRILL, Starbucks, Sur la table, Panera



MARKET AERIAL



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people making places

FOUNDRY
COMMERCIAL

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