

RETAIL OUTPARCELS FOR LEASE OR BTS

FOUNDRY
COMMERCIAL

TARYN AT 401
249 UNITS

±44 AC PLANNED
MIXED-USE
DEVELOPMENT

34,500 VPD

401

RAND VILLAGE



401

CADDY ROAD

34,500 VPD

COMET GARNER
APARTMENTS
266 UNITS



MCCULLERS CROSSING



THE VILLAGES AT
MCCULLERS WALK
412 UNITS

19,500 VPD
TEN-TEN ROAD

FAYETTEVILLE ROAD

WAKE TECHNICAL
COMMUNITY COLLEGE
±1.7 MILES

7509 FAYETTEVILLE ROAD
RALEIGH, NC 27603



PROPERTY FEATURES

- High profile outparcel opportunities on heavily traveled US 401 with over 34,500 VPD
- Located at the entrance of Pulte's Exchange at 401 residential development with over 1,300 homes
- Strong national anchors surrounding the site including new Costco and Harris Teeter
- Approximately 1 mile from I-540 and Wake Tech Community College with 10,000+ students with ±72,000 in the entire student system
- Explosive residential growth with several large scale residential developments planned, under construction, or recently delivered.

DEMOGRAPHICS

3 MILE RADIUS

 26,278
ESTIMATED POPULATION

 39.1
MEDIAN AGE

 \$126,664
MEDIAN HOUSEHOLD INCOME

 4,693
TOTAL EMPLOYEES

 \$483,576
MEDIAN HOME VALUE

5 MILE RADIUS

 77,657
ESTIMATED POPULATION

 40.7
MEDIAN AGE

 \$123,883
MEDIAN HOUSEHOLD INCOME

 21,593
TOTAL EMPLOYEES

 \$482,738
MEDIAN HOME VALUE

7 MILE RADIUS

 197,375
ESTIMATED POPULATION

 38.2
MEDIAN AGE

 \$112,146
MEDIAN HOUSEHOLD INCOME

 61,775
TOTAL EMPLOYEES

 \$479,280
MEDIAN HOME VALUE

AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

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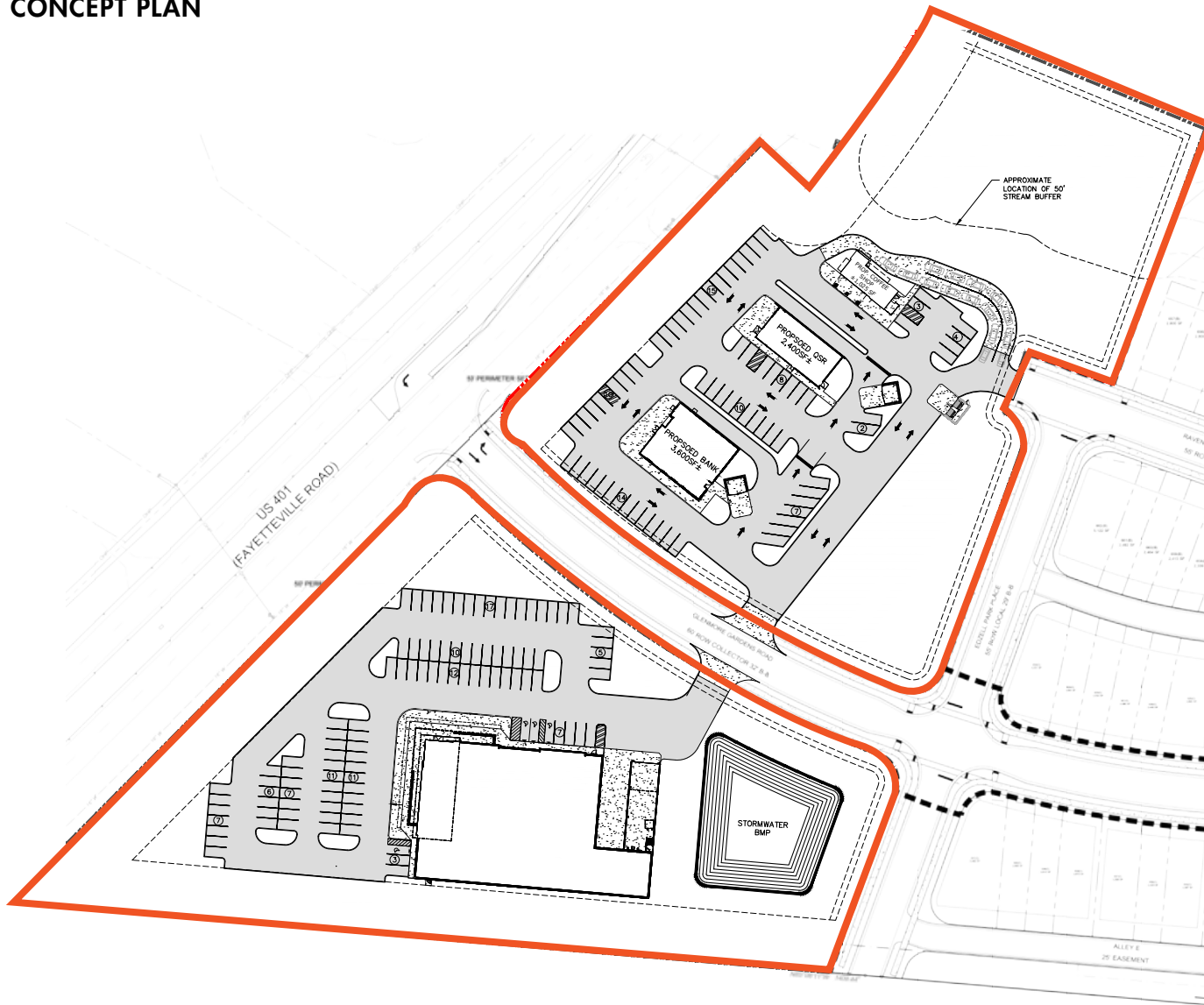
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CONCEPT PLAN



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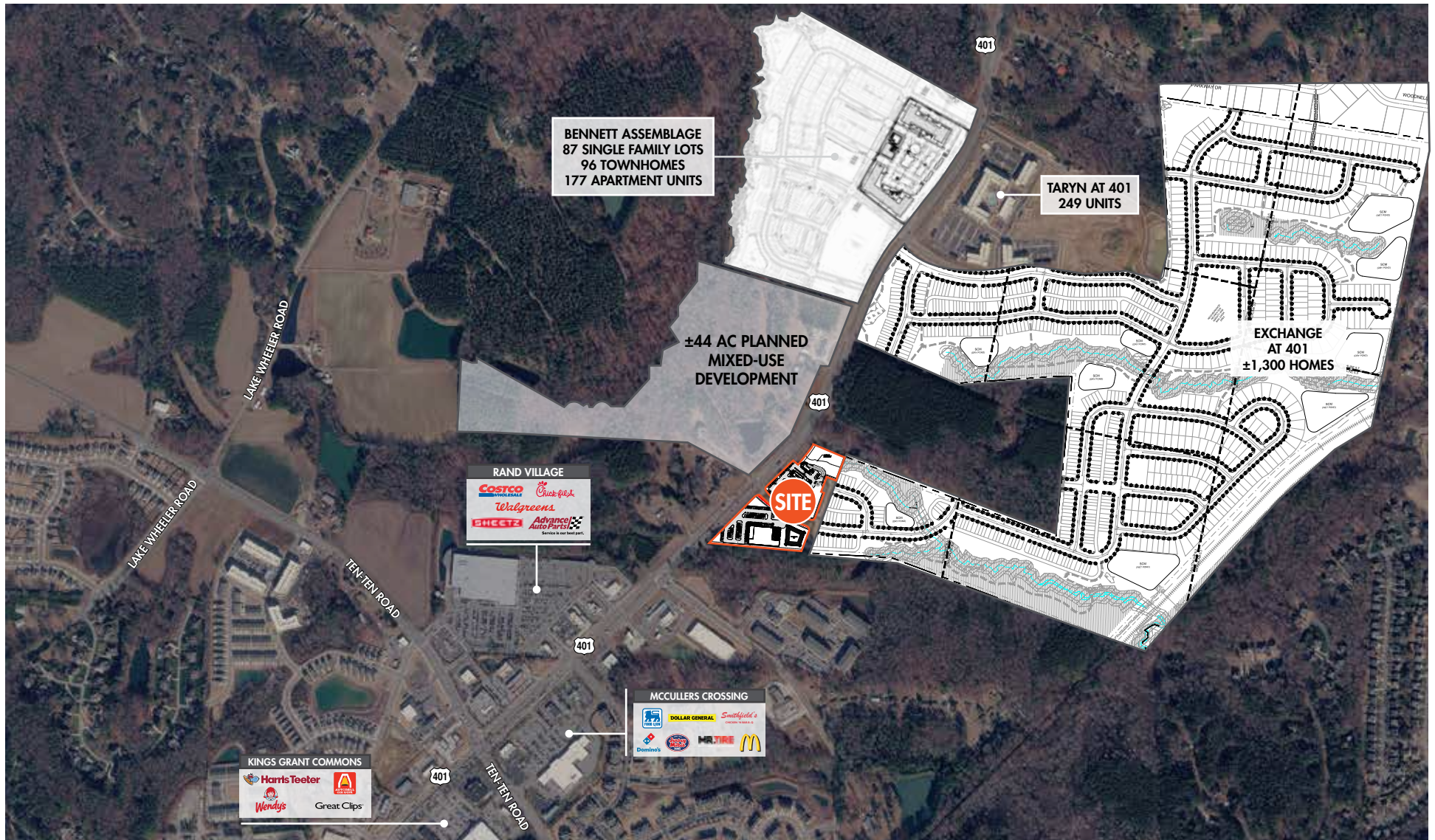
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