



IMPERIAL CORNERS HOTEL SITE





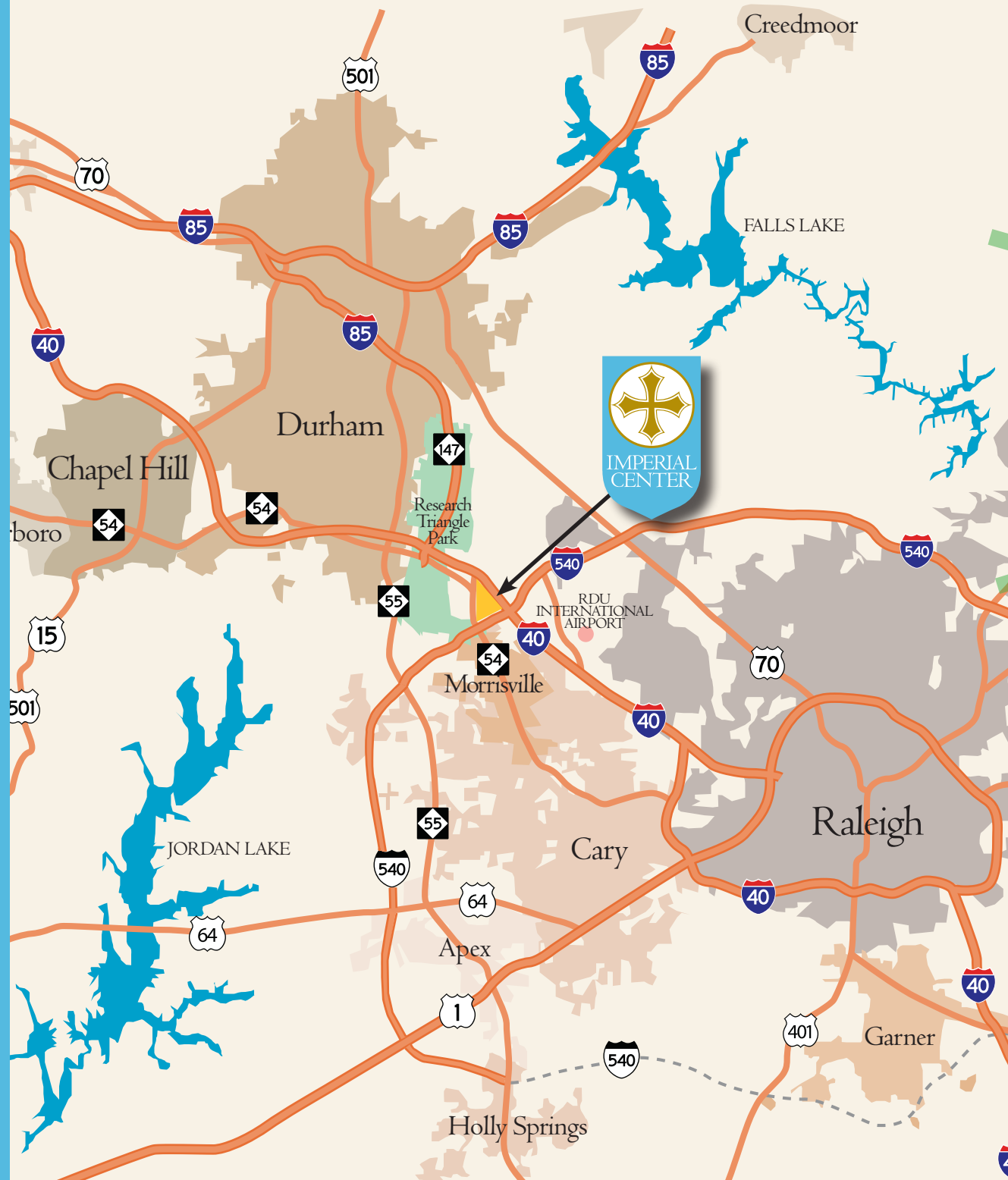
IMPERIAL CORNERS HOTEL SITE

Imperial Center started with an ideal location at the crossroads of I-40 & I-540 and central to Research Triangle Park, Raleigh, Durham, Cary, and within minutes of RDU International Airport.

It continues today with over 4 million square feet of sophisticated office, research & development, retail and industrial space on 456 beautifully landscaped acres, all serviced by convenient public transportation, hotels, retail, restaurants and amenities.

Imperial Corners offers a 2.02 acre site with an unbeatable location and abundant surrounding employment. Imperial Corners is the perfect location for your hotel business.

TRI PROPERTIES
INCORPORATED




**RALEIGH DURHAM
 INTERNATIONAL AIRPORT**

**DOWNTOWN
 RALEIGH** 

**NORTH
 RALEIGH** 

**RESEARCH TRIANGLE PARK
 DOWNTOWN DURHAM
 CHAPEL HILL** 

**IMPERIAL CORNERS
 HOTEL SITE**


**IMPERIAL
 CENTER**

**MORRISVILLE
 CARY** 

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MAJOR EMPLOYERS INCLUDE:



WITHIN IMPERIAL CENTER ALONE THERE ARE 7,000 EMPLOYEES AND WITHIN 4 MILES THERE ARE OFFICE CAMPUSES TOTALING 75,000 EMPLOYEES:



THE AREA OFFERS A LARGE CONSUMER BASE:
 2015 ESTIMATED BUSINESS EMPLOYEES

3 Mile	24,446
5 Mile	48,066
10 Mile	200,117

2016 POPULATION

3 Mile	12,802
5 Mile	76,622
10 Mile	469,093

2016 AVERAGE HOUSEHOLD INCOME

3 Mile	\$105,324
5 Mile	\$97,532
10 Mile	\$81,879

LEGEND

- OFFICE
- WAREHOUSE / DISTRIBUTION
- FLEX / R & D
- AMENITIES & SUPPORT SERVICES
- EXISTING PEDESTRIAN TRAILS (4 MILES)
- GO** Triangle BUS STOP
- SHILOH CROSSING SHOPPING CENTER



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LOCATION Site is located within Imperial Corners on Page Road at the I-40 exit and adjacent to the Imperial Center business park.

SIZE 2.02 acres

PRICE \$1,200,000

WATER City of Durham

SEWER Durham County

GAS Public Service Company

ELECTRICITY Duke Power

TRAFFIC Miami Blvd.- 21,000 vehicles per day
Hopson Rd. - 12,000 vehicles per day
Page Rd. - 11,000 vehicles per day

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TRI PROPERTIES
INCORPORATED



Dharani Indian

Coming Soon: **SUBS PIZZERIA**
Coming Soon: **RESTAURANT**
BRUEGGER'S BAGELS
WAYBACK BURGERS
Neo Japan Great Clips **Verizon** **Concentra**

Wok N' Grill **SERENA** **Quiznos** **BB&T** **PRG** **McDonald's** **Arby's** **Bojangles** **Greek Cuisine** **Tropical Cafe**

IMPERIAL CORNERS HOTEL SITE



SAMPLE HOTEL SITE PLAN