



## retail space for lease

### location

RTP/I-40 Corridor, at the intersection of 540 and Hwy 54

### availability

Lot 1/Ste 7 +/- 1,517 SF  
Lot 1/Ste 8 +/- 1,517 SF

### rate

\$23.00/PSF/NNN

### additional details

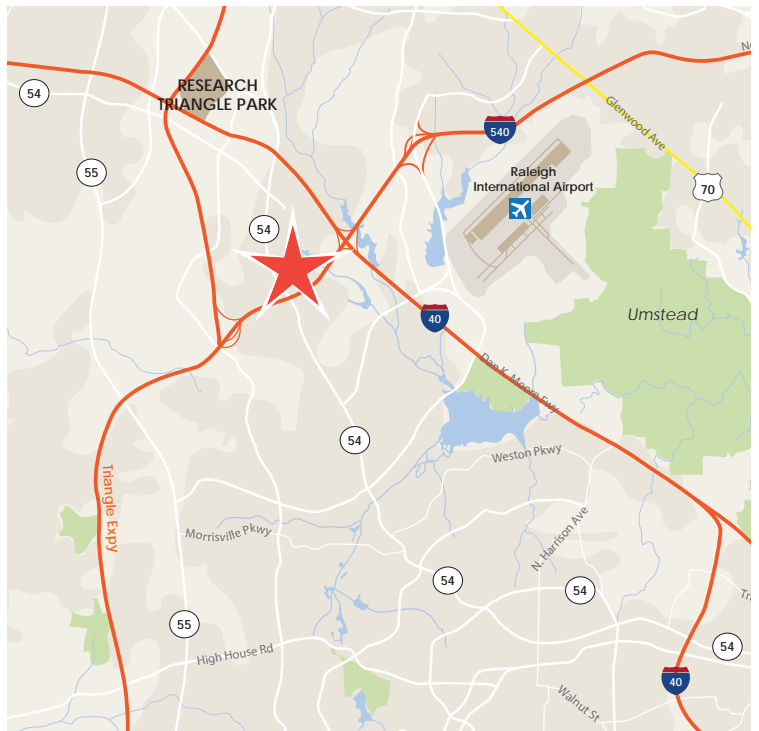
Less than 1 mile from Research Triangle Park, the largest employment center in the region, with over 60,000 employees

End cap restaurant opportunity with patio availability

Adjacent to multiple service, pharmaceutical and tech headquarters including: Time Warner Cable, Lenovo, PPD and Oracle

Proposed 300 unit multi-family development on Lot 12

New 94 acre Wake Tech Campus with up to 7,000 students coming 2018



FOR MORE INFO, PLEASE CONTACT:

**JOHN KOONCE**

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2108 Clark Avenue  
Raleigh NC 27605

site plan



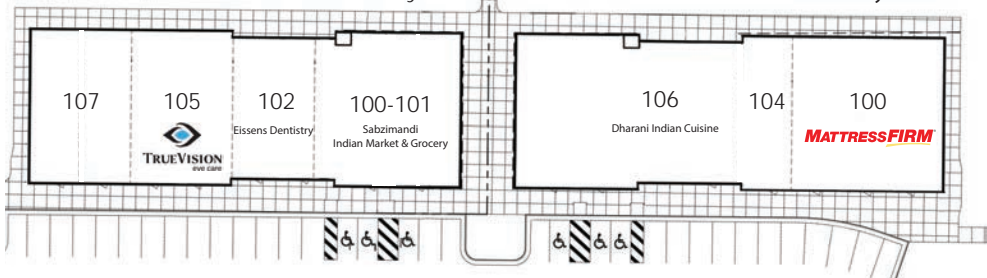
Lot 1: 4104 Surles Court



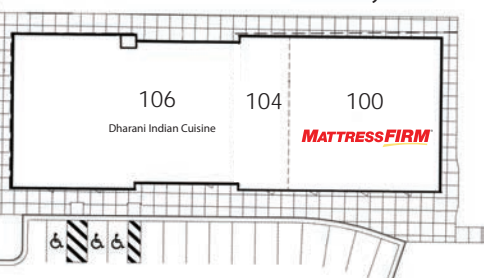
tenant list: lot 1

|   |                   |          |
|---|-------------------|----------|
| 1 | Verizon Wireless  | 2,451 SF |
| 2 | Jake's Burgers    | 1,260 SF |
| 3 | Bruegger's Bagels | 2,089 SF |
| 4 | Neo Japan         | 2,049 SF |
| 5 | Great Clips       | 1,461 SF |
| 6 | Beverly Nails     | 1,491 SF |
| 7 | AVAILABLE         | 1,517 SF |
| 8 | AVAILABLE         | 1,517 SF |
| 9 | Concentra         | 8,778 SF |

Lot 4: 1004 Lower Shiloh Way



Lot 3: 1000 Lower Shiloh Way



tenant list: lot 3

|     |                        |          |
|-----|------------------------|----------|
| 100 | Mattress Firm          | 3,660 SF |
| 106 | Dharani Indian Cuisine | 6,363 SF |

tenant list: lot 4

|     |                       |          |
|-----|-----------------------|----------|
| 100 | Sabzimandi Indian Mkt | 2,958 SF |
| 102 | Dr. Eissens, DDS      | 2,284 SF |
| 105 | True Vision Eye Care  | 2,387 SF |
| 107 | Singas Pizzas         | 2,440 SF |

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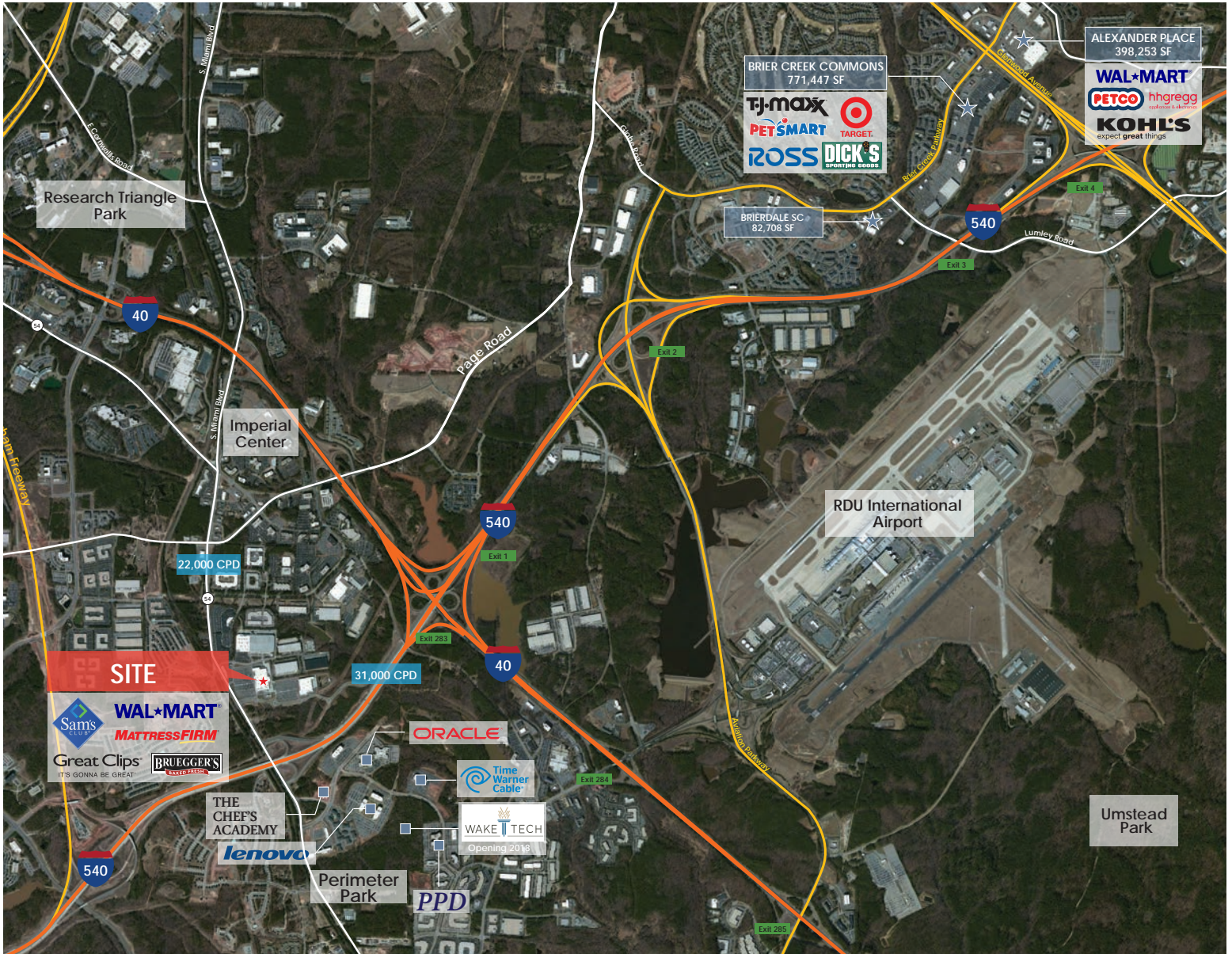
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aerial



| 2016 DEMOGRAPHICS  | 1 MILE   | 3 MILE   | 5 MILE    |
|--------------------|----------|----------|-----------|
| Population         | 5,124    | 24,472   | 98,782    |
| Average HH Income  | \$95,187 | \$97,904 | \$108,495 |
| Households         | 2,298    | 10,533   | 42,470    |
| Daytime Population | 16,960   | 46,991   | 100,511   |

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