



CHURCHILL COMMONS RETAIL OUTPARCELS
AT IMPERIAL CENTER

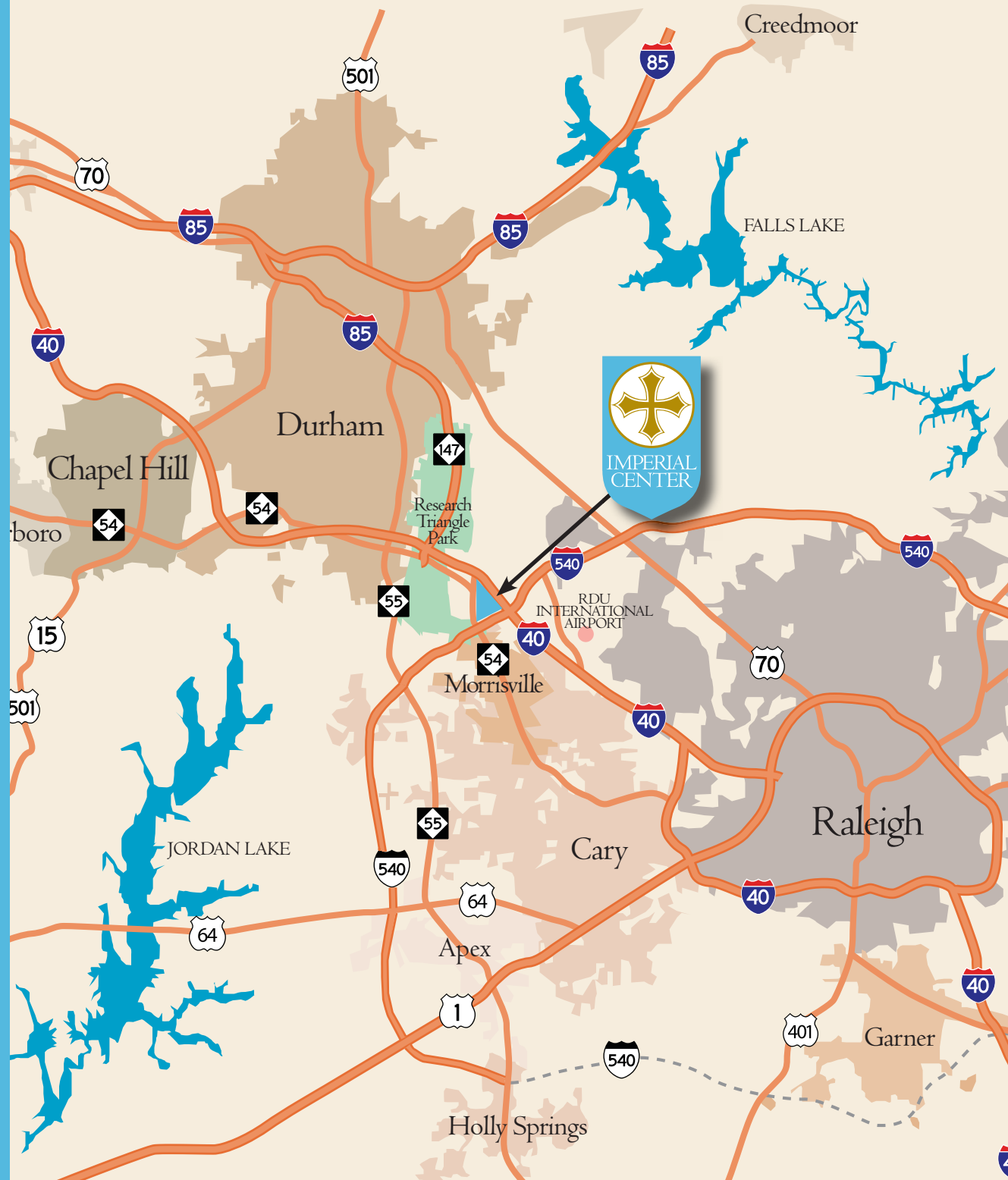
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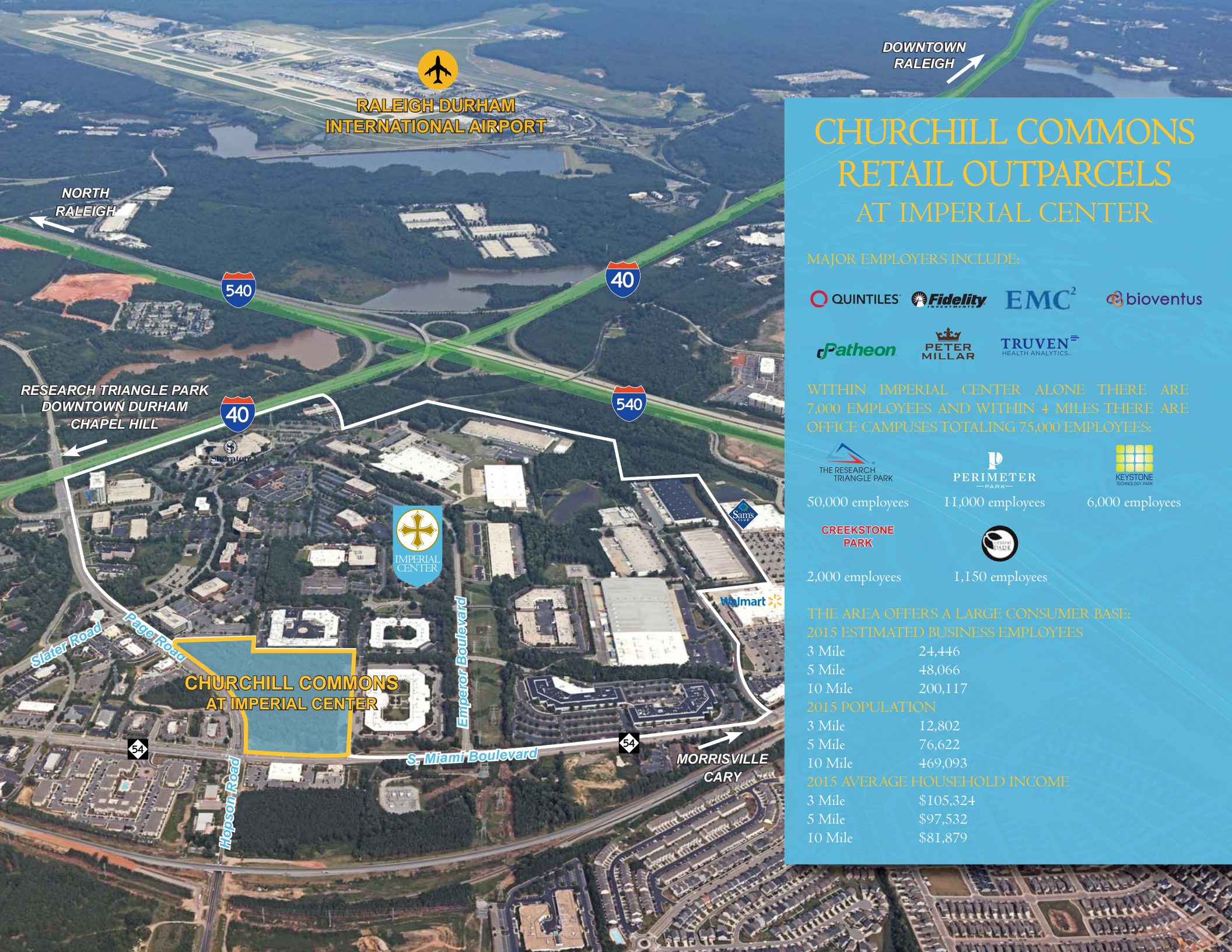
Imperial Center started with an ideal location at the crossroads of I-40 & I-540 and central to Research Triangle Park, Raleigh, Durham, Cary, and within minutes of RDU International Airport.

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.

Churchill Commons becomes the latest addition to the award-winning Imperial Center. A 16-acre retail and office development, Churchill Commons offers partially developed outparcels ranging in size from 1.14-1.85 acres. An unbeatable location with abundant surrounding employment, Churchill Commons is the perfect location for your retail business.

TRI PROPERTIES
INCORPORATED






**RALEIGH DURHAM
 INTERNATIONAL AIRPORT**

**DOWNTOWN
 RALEIGH** 

**NORTH
 RALEIGH** 

**RESEARCH TRIANGLE PARK
 DOWNTOWN DURHAM
 CHAPEL HILL** 

**CHURCHILL COMMONS
 AT IMPERIAL CENTER**

CHURCHILL COMMONS RETAIL OUTPARCELS AT IMPERIAL CENTER

MAJOR EMPLOYERS INCLUDE:









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




 50,000 employees 11,000 employees 6,000 employees


 2,000 employees 1,150 employees

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

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

2015 POPULATION

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

2015 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 (3.5 MILES)
-  PROPOSED PEDESTRIAN TRAILS
-  BUS STOP

RALEIGH RDU AIRPORT

540

EXIT 1

SPRINGHILL SUITES
Marriott

Sheraton
HOTELS & RESORTS

FITNESS
CONNECTION

SLATER ROAD

40

EXIT 282 - PAGE ROAD

Bright Horizons
Early Education & Pre-school

COMFORT SUITES

WINGATE
BY WYNDHAM

MEZ
Contemporary Mexican

STARBUCKS

COASTAL
federal credit union

JIMMY JOHN'S
JJ

State Employees' Credit Union

FedEx

Future Development Site

CHURCHILL COMMONS

MIAMI BOULEVARD - 21,000 VPD

54

HOPSON ROAD - 12,000 VPD

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LOCATION

Sites are located on Page Road adjacent to Imperial Center at I-40 and Page Road

SIZE OF PARCELS

- Lot 1 - 1.20 acres - **SOLD**
- Lot 2 - 1.14 acres
- Lot 3 - 1.85 acres - **Under Contract**
- Lot 4 - 1.46 acres
- Lot 5 - 1.32 acres

PRICE OF PARCELS

- Lot 1 - **SOLD**
- Lot 2 - \$16.00 per square foot
- Lot 3 - **Under Contract**
- Lot 4 - \$18.00 per square foot
- Lot 5 - \$16.00 per square foot

WATER

City of Durham (Available at site)

SEWER

City of Durham (Available at site)

GAS

Public Service Company (Available at site)

ELECTRICITY

Duke Power (Available at site)

TRAFFIC

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

DETAILS

Cleared and rough graded. Access to and use of shared storm water facility.

Contact:

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TRI PROPERTIES
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Walmart

Sams CLUB

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