

TOWNE SQUARE

RALEIGH, NC



DIRECT ACCESS TO CAPITAL BOULEVARD

Location

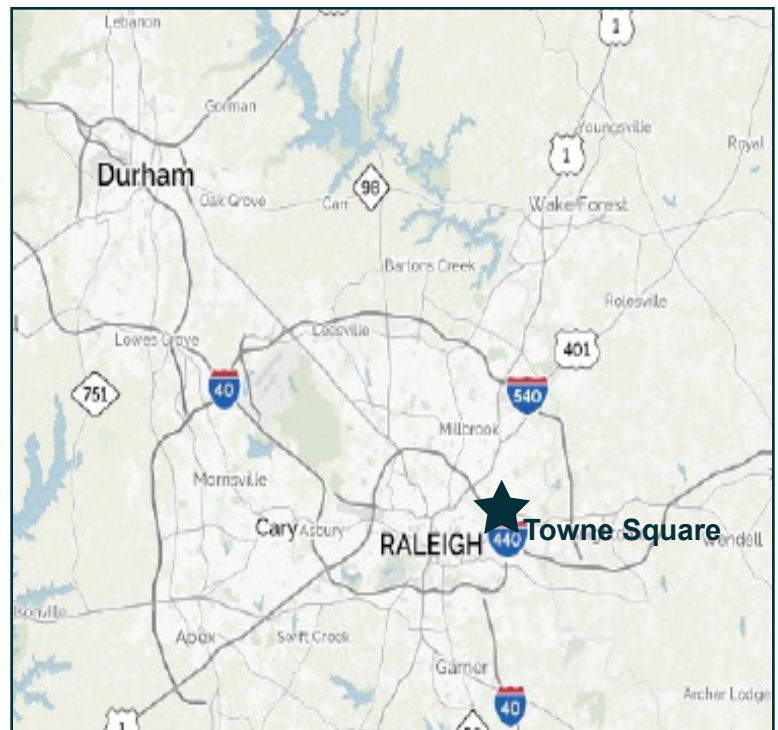
Capital Blvd. & Spring Forest Road
Raleigh, NC 27616

Property Features

- Located 1/2 mile south of Triangle Town Center and 1.5 miles south of I-540.
- Trade area within one mile contains over 2.4 million square feet of retail space.
- Located on one of the busiest retail corridors of the Triangle.
- Serves the growing residential communities of Northeast Raleigh.
- Parking Ratio: 6.02 per 1,000 SF

Traffic Counts

Capital Boulevard	53,000 cars per day
Spring Forest Road	25,000 cars per day
I-540	76,000 cars per day



Demographics

	1 mile	3 mile	5 mile
Population	9,971	87,711	203,877
Avg. HH Income	\$51,427	\$71,676	\$87,256

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FOR ILLUSTRATIVE PURPOSES ONLY

Suite	Tenant	SF
101	Mona Pita	1,200
103	Gamestop	1,200
105	Papa John's Pizza	1,440
111	City Garden Nail Bar	4,000
5220	Original Mattress Factory	35,008
5240	Planet Fitness	23,660
5250	2112 Percussion	8,400

Suite	Tenant	SF
100	AVAILABLE	4,839
104	Metro Styles Salon	1,616
106	Magic Nails	1,616
110	AVAILABLE	4,848
114	Michael's English Muffins	1,616
116	Rare Coins of Raleigh	1,616
118	Pet Life Salon	1,132
120	OneMain Financial	2,192



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