



TRADEMARK
PROPERTIES

EXCELLENT
VISIBILITY FROM
CAPITAL BLVD

TRIANGLE PLAZA

6081-6132 CAPITAL BLVD | RALEIGH, NC 27616

1,566 SF
RETAIL SPACE

FOR
LEASE

LISTING BROKER:

BRIAN GRABOWSKI

919.349.3569 (M) | 919.227.5698 (O)

BGRABOWSKI@TRADEMARKPROPERTIES.COM



NO SMOKE, VAPE OR
SWEEPSTAKES SHOPS

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

6081 - 6132 CAPITAL BLVD
RALEIGH, NC 27616

AVAILABILITY

- › Unit 11
- › 1,566 SF
- › Available July 2024
- › Former Fish Room Aquarium Store

PROPERTY HIGHLIGHTS

- › Anchored by Aldi, Total Wine, Garner Appliance, and Panera Bread
- › Located at the corner of Capital Boulevard and Old Wake Forest Road, across from Triangle Town Center
- › 65,000 AADT on Capital Blvd/US-1
- › 72,500 AADT on I-540
- › Two points of ingress/egress on Capital Blvd



LEASE RATE:
\$38.00/SF, NNN
AS-IS
TICAM: \$4.70

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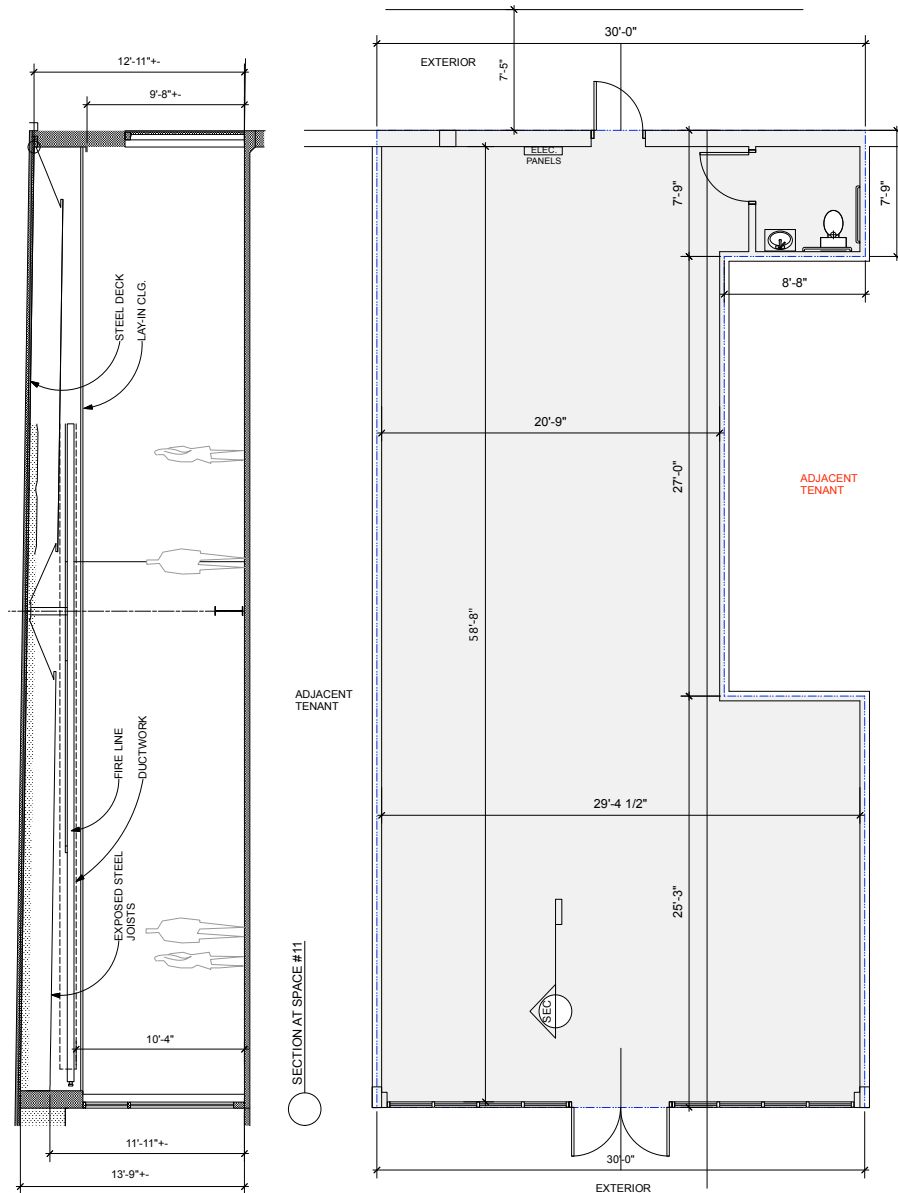
SITE PLAN



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

FLOOR PLAN



CURRENT OCCUPANT:
Available

SPACE #11
1,566 SF

ELECTRIC SERVICE: 200 AMP
GAS SERVICE: 2"
WATER SERVICE: 3/4"
SANITARY SEWER SERVICE: 4"
HEATING & COOLING: 5 TONS

ELEC. RECEPTACLE: 
DATA RECEPTACLE: 

NOTES:
(1.) ZONING: INDUSTRIAL 1
(CITY OF RALEIGH)

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LOCATION MAP



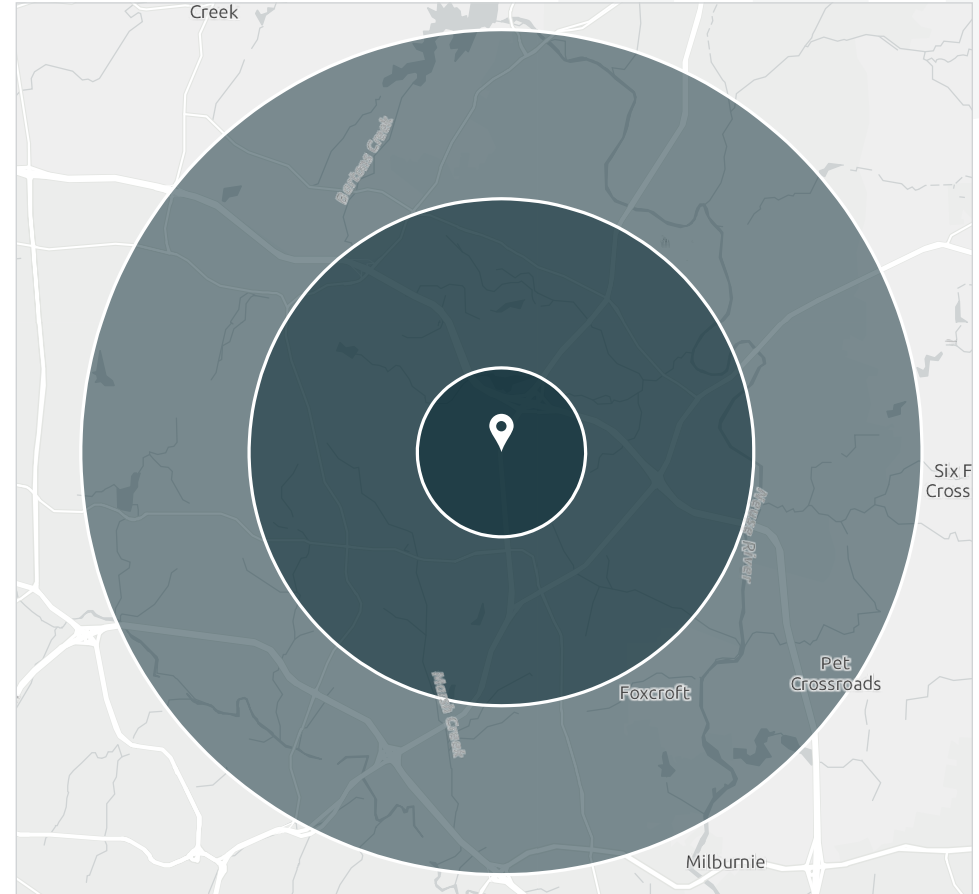
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DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
2023 POPULATION	7,083	91,276	202,388
2028 POPULATION (PROJECTED)	7,856	95,720	213,049
2023 HOUSEHOLDS	3,285	37,444	83,865
2028 HOUSEHOLDS (PROJECTED)	3,624	39,605	89,103
2023 AVG HOUSEHOLD INCOME	\$73,078	\$95,745	\$116,481
2028 AVG HOUSEHOLD INCOME (PROJECTED)	\$87,684	\$111,723	\$134,507



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THIS IS OUR TRADEMARK

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