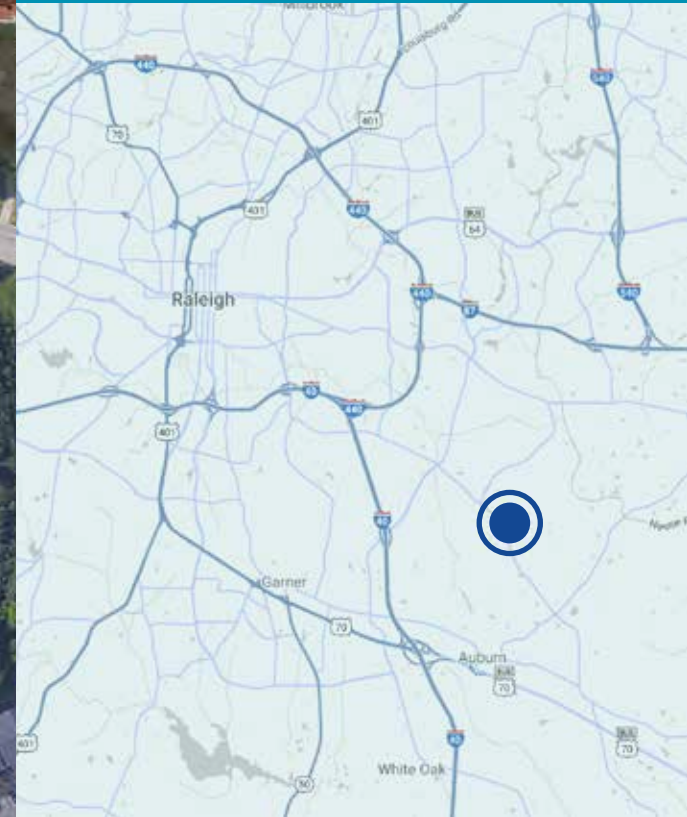


NEW CONSTRUCTION RETAIL CENTER

MARKETS AT BATTLE BRIDGE

6220 BATTLE BRIDGE ROAD
RALEIGH, NC 27610



PROPERTY OVERVIEW

- 7,640 SF Retail Center
- Located at the intersection of Rock Quarry and Battle Bridge Road
- Local retailers and restaurants in adjacent shopping center
- 28 Parking Spaces
- Delivery: Available Now, cold dark shell

LOCATION OVERVIEW

- Southeast Raleigh is a fast growing area, proximal to downtown Raleigh
- Several multi-family and single family projects are under construction on Rock Quarry Road
- Conveniently access to I-40 via Jones Sausage Road and Rock Quarry Road exits

ASKING RATE
\$25.00/SF, NNN



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FLOOR PLAN



SPACE FEATURES

SUITE 101

- End cap restaurant space
- 1,000 gallon grease trap

SUITE 103

- General Retail

SUITE 105

- General Retail

SUITE 107

- General Retail

SUITE 109

- Two drive in doors
- Zoned for minor repair and inspection

**Plumbing for each suite will be stubbed out for each restroom*

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SURROUNDING RETAIL



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2021	8,953	31,533	101,094
2026	9,764	34,132	109,034
DAYTIME POPULATION			
2021	9,948	114,390	185,950
TOTAL HOUSEHOLDS			
2021	3,171	11,139	36,199
2026	3,485	12,139	39,264
MEDIAN HOUSEHOLD INCOME			
2021	\$70,141	\$64,160	\$61,907
2026	\$80,812	\$73,765	\$72,317

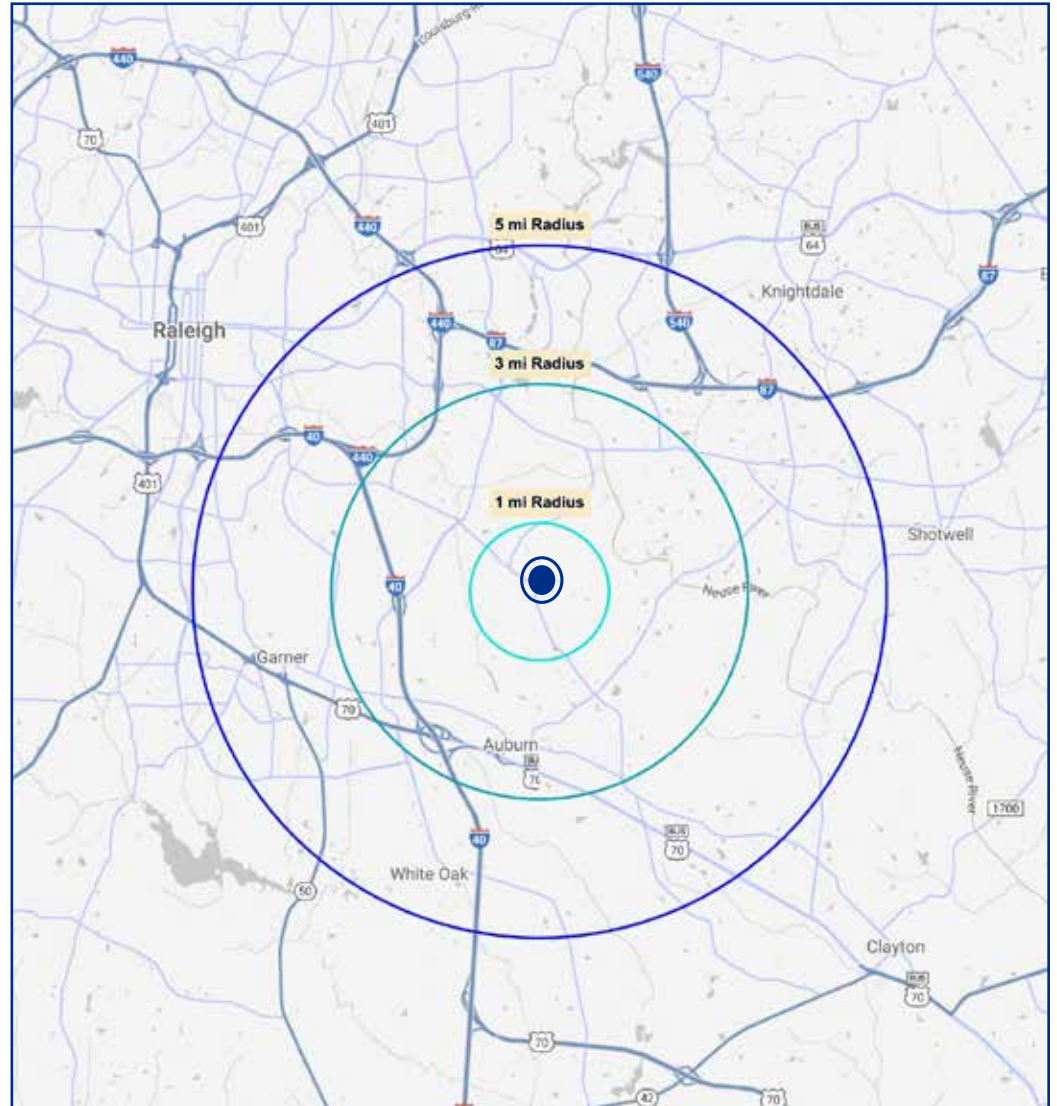
34.0
 MEDIAN AGE

74.4%
 FAMILY HOUSEHOLDS

37.1%
 WITH BACHELOR'S
 DEGREE OR HIGHER

65.7%
 WHITE COLLAR
 WORKERS

\$205M
 ANNUAL CONSUMER EXPENDITURE



**Metrics above reflect a 1 mile radius*