



1.65 Acres Available

- **Confidential - operating business**
- Ruby Tuesday available for lease, ground lease or build-to-suit
- Outparcel anchored by Walmart Supercenter
- Multiple access points to the center
- Site offers a central Raleigh location, which is among the fastest growing metropolitan statistical areas in the country
- Adjacent to Starbucks, Advance Auto & Walgreens

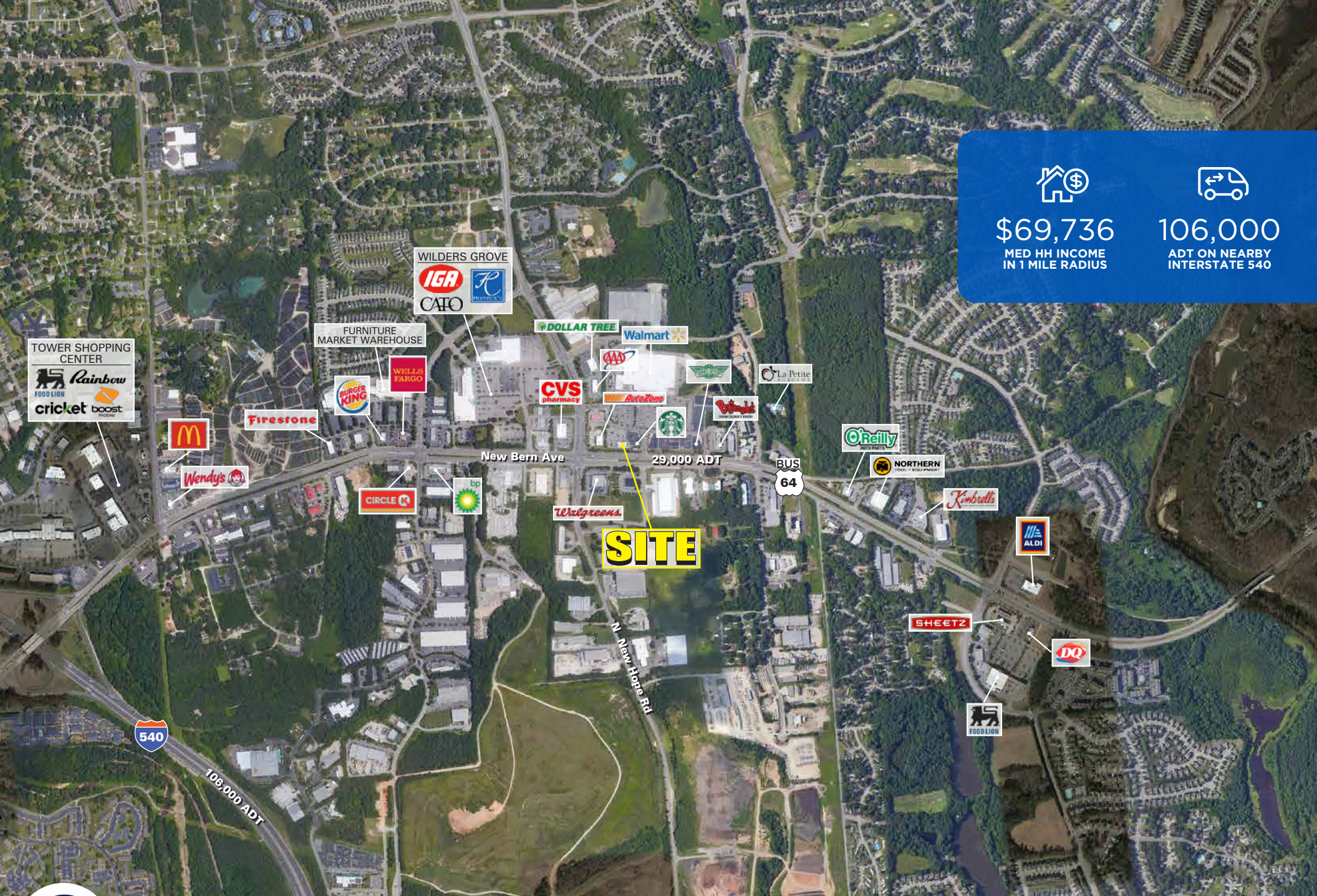
2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,508	63,456	192,419
Med HH Income	\$69,736	\$62,794	\$62,365



Micah Groeber

704.697.1902
mgroeber@atlanticretail.com

Robey Spratt

704.697.1901
rspratt@atlanticretail.com



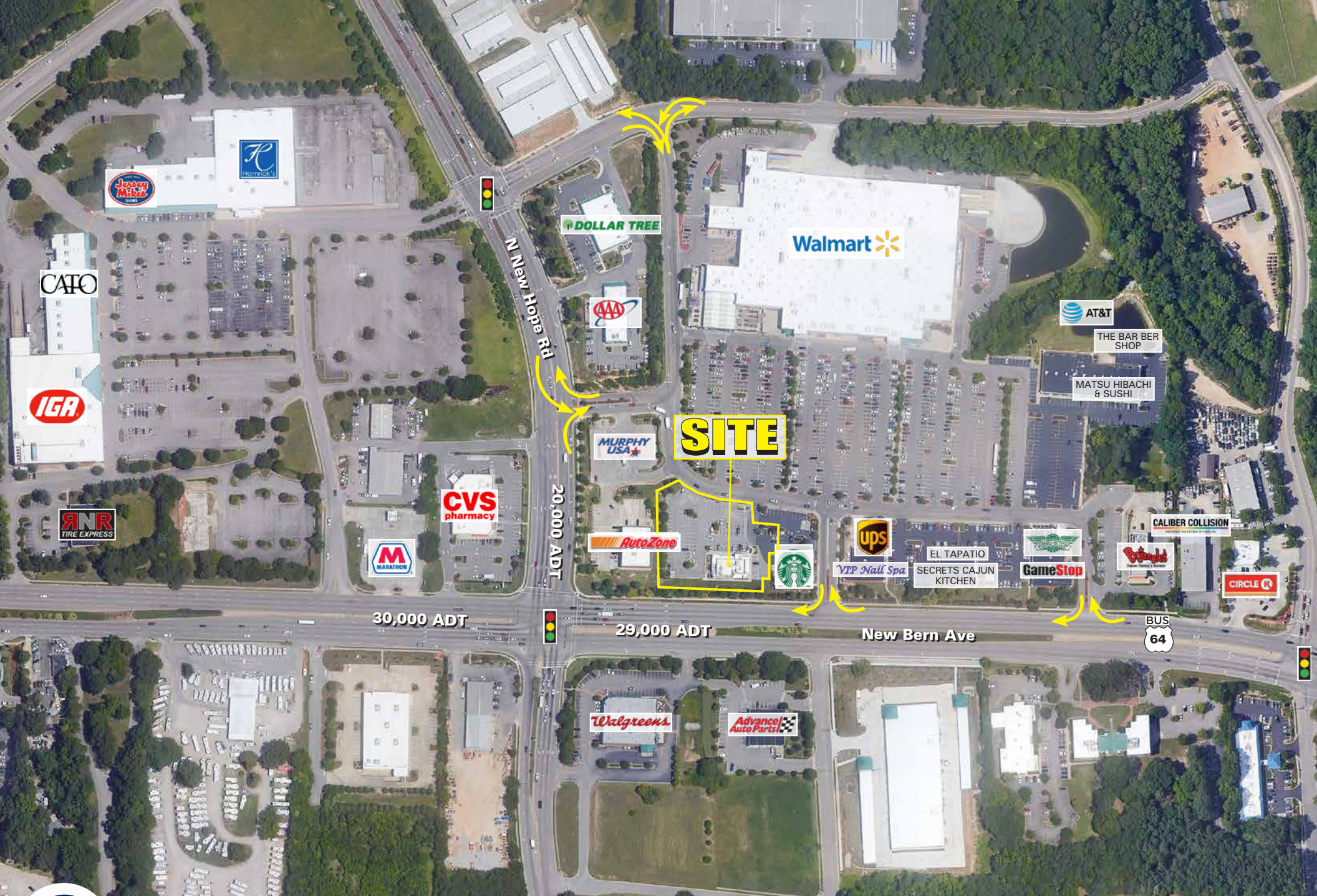


\$69,736
 MED HH INCOME
 IN 1 MILE RADIUS
106,000
 ADT ON NEARBY
 INTERSTATE 540



RALEIGH, NC
4411 New Bern Ave

Micah Groeber
 704.697.1902
 mgroeber@atlanticretail.com

Robey Spratt
 704.697.1901
 rspratt@atlanticretail.com



RALEIGH, NC
 4411 New Bern Ave

MARKET AERIAL

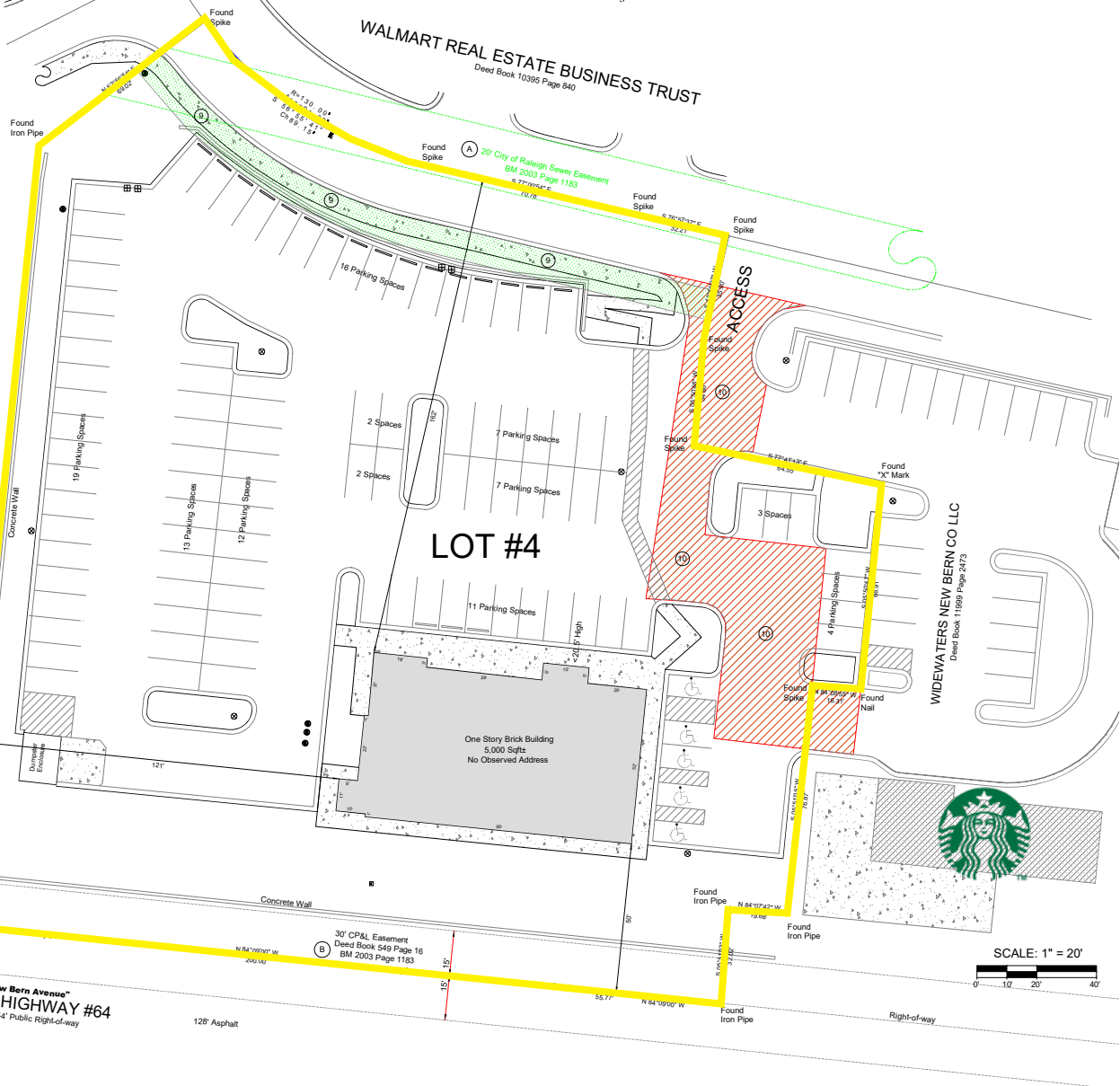
Micah Groeber
 704.697.1902
 mgroeber@atlanticretail.com

Robey Spratt
 704.697.1901
 rspratt@atlanticretail.com

ATLANTICRETAIL.COM



WALMART REAL ESTATE BUSINESS TRUST
Deed Book 10395 Page 840



WIDEWATERS NEW BERN CO LLC
Deed Book 11099 Page 2473

SCALE: 1" = 20'



RALEIGH, NC
4411 New Bern Ave

Micah Groeber
704.697.1902
mgroeber@atlanticretail.com

Robey Spratt
704.697.1901
rspratt@atlanticretail.com

ATLANTICRETAIL.COM