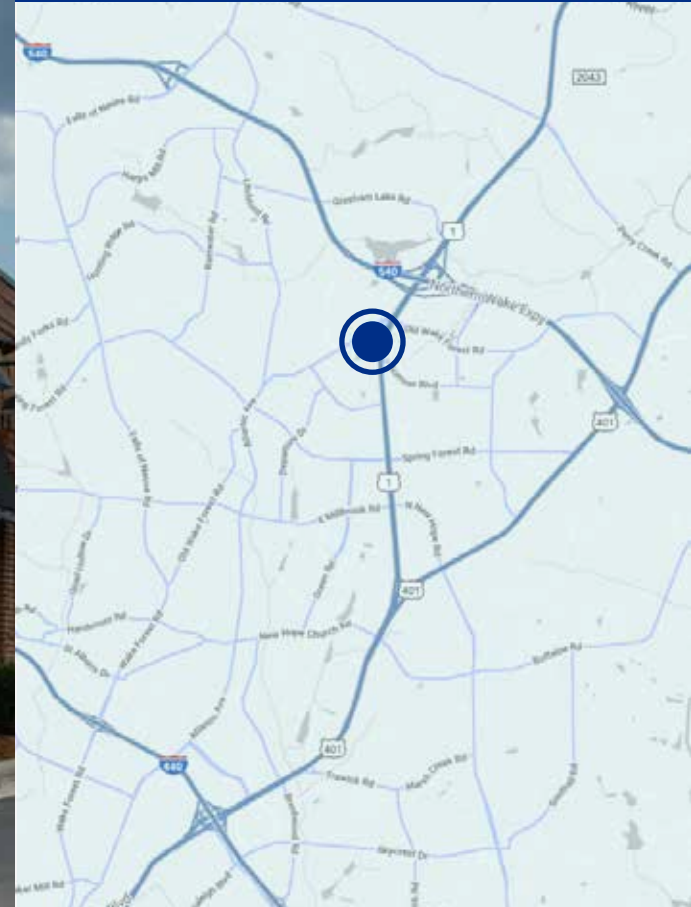


**RESTAURANT  
OUTPARCEL  
AT TRIANGLE PLAZA**

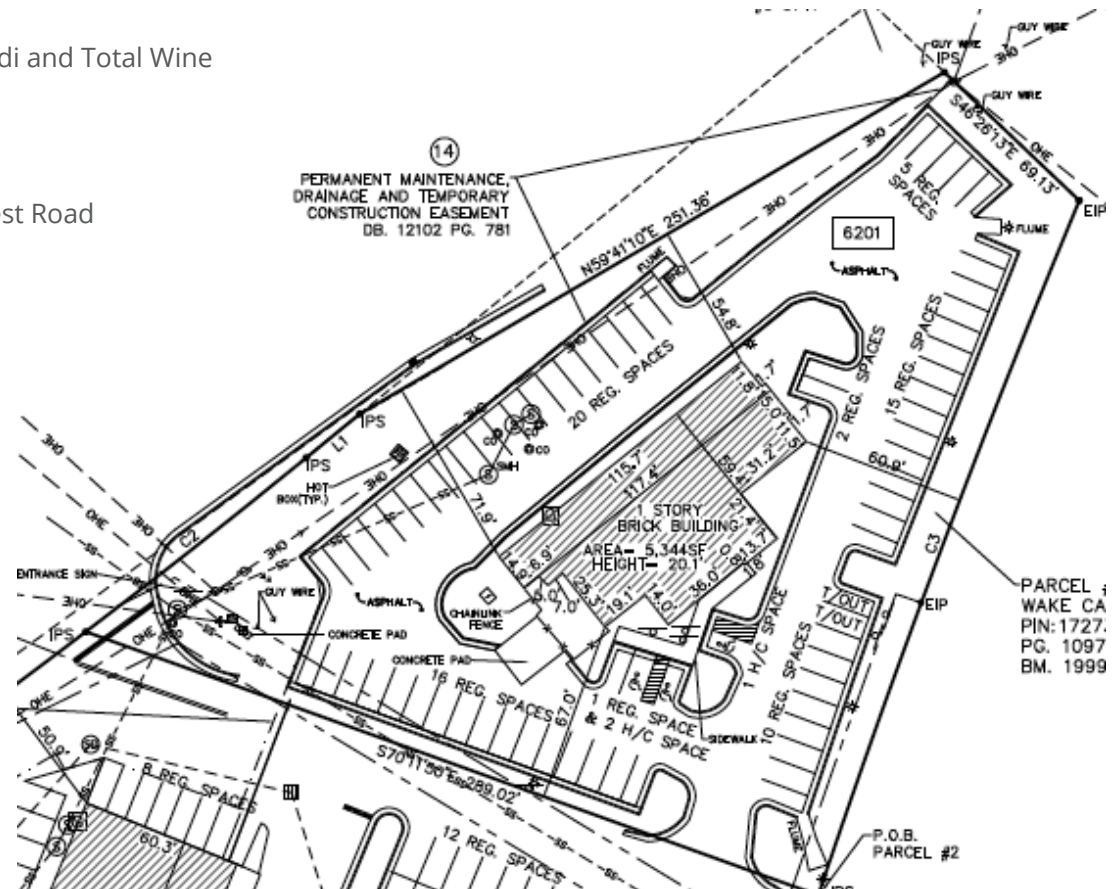
**6201**  
**CAPITAL BOULEVARD**  
RALEIGH, NC 27616



## ABOUT THE PROPERTY

- Former Ruby Tuesday space available for lease
- 5,344 SF
- Located in the Triangle Plaza shopping center, anchored by Aldi and Total Wine
- Situated on 1.24 acres
- Zoned CX-3-PL
- Located at the corner of Capital Boulevard and Old Wake Forest Road
- Across from Triangle Town Center
- 23,000 vpd on Old Wake Forest Road
- 60,000 vpd on Capital Boulevard/US-1

**LEASE RATE: \$32.00/SF, NNN**



## BRIAN GRABOWSKI

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**SITE PLAN**



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ZOOMED IN LOCATION AERIAL



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## DEMOGRAPHICS

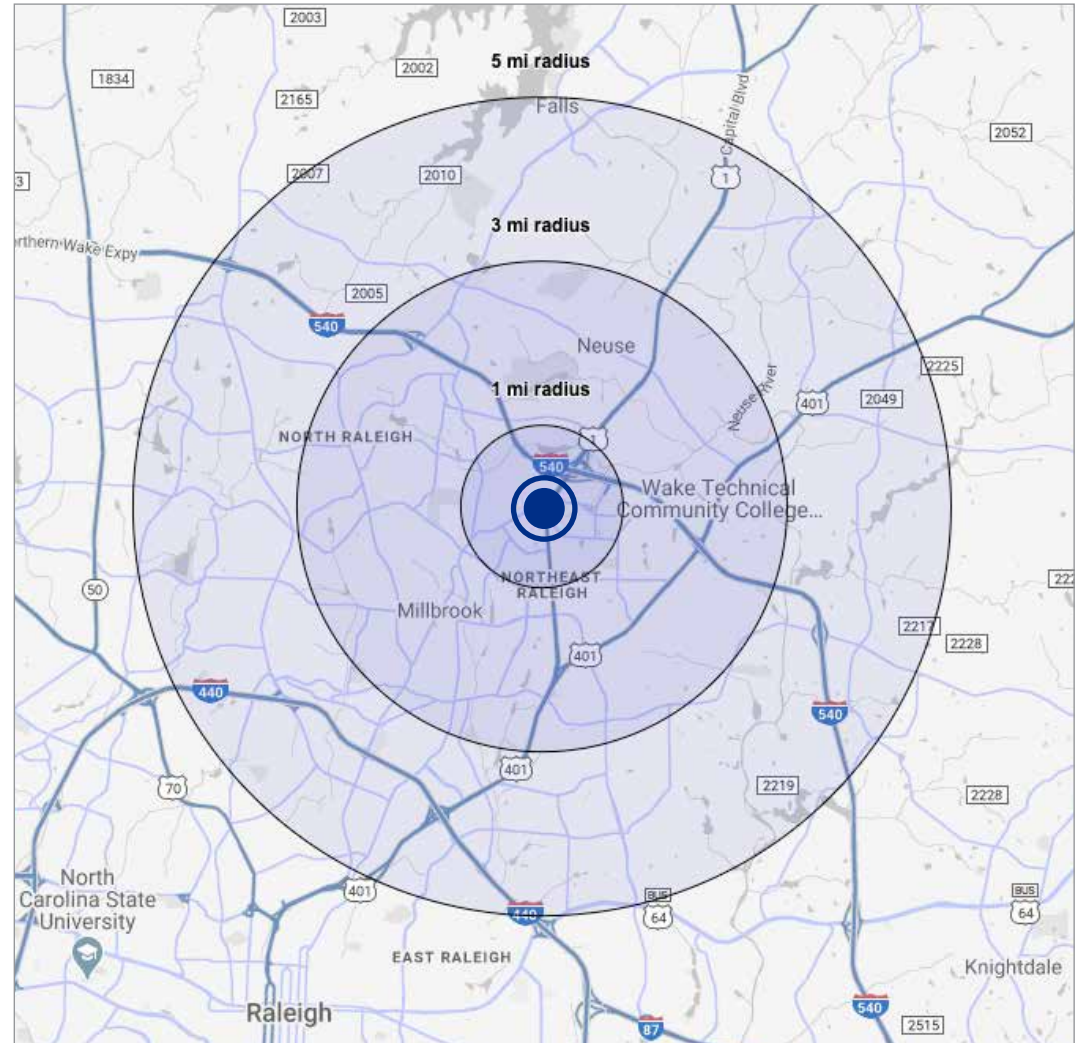
POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population (2019)	5,270	88,773	197,551
Projected Population (2024)	5,740	96,992	215,665

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households (2019)	2,235	35,638	81,627
Projected Households (2024)	2,465	39,406	90,108

AVERAGE HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
Estimated Average Household Income (2019)	\$86,002	\$82,958	\$95,636
Projected Average Household Income (2024)	\$90,377	\$88,621	\$102,485



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