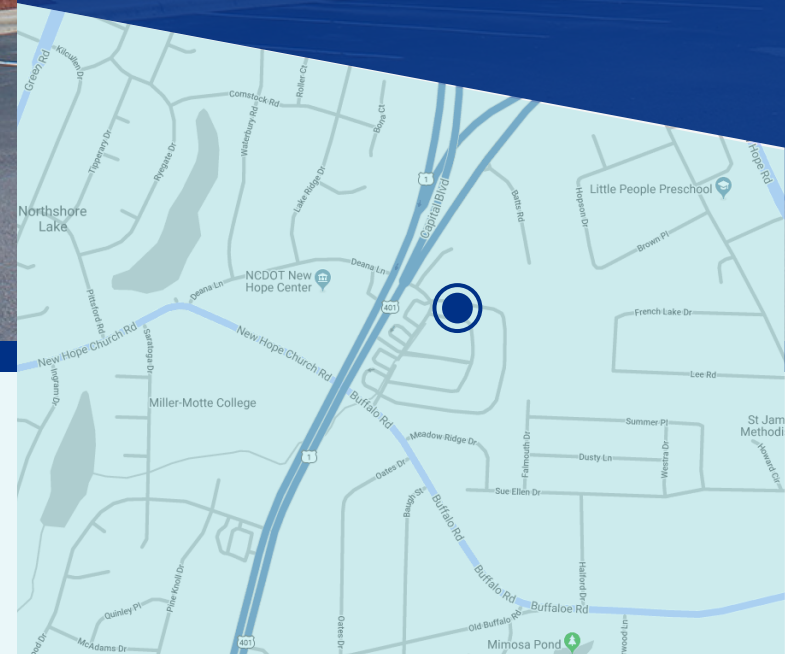




4030 CAPITAL BLVD
RALEIGH, NC 27604

MEDICAL/RETAIL SPACE
AVAILABLE FOR LEASE



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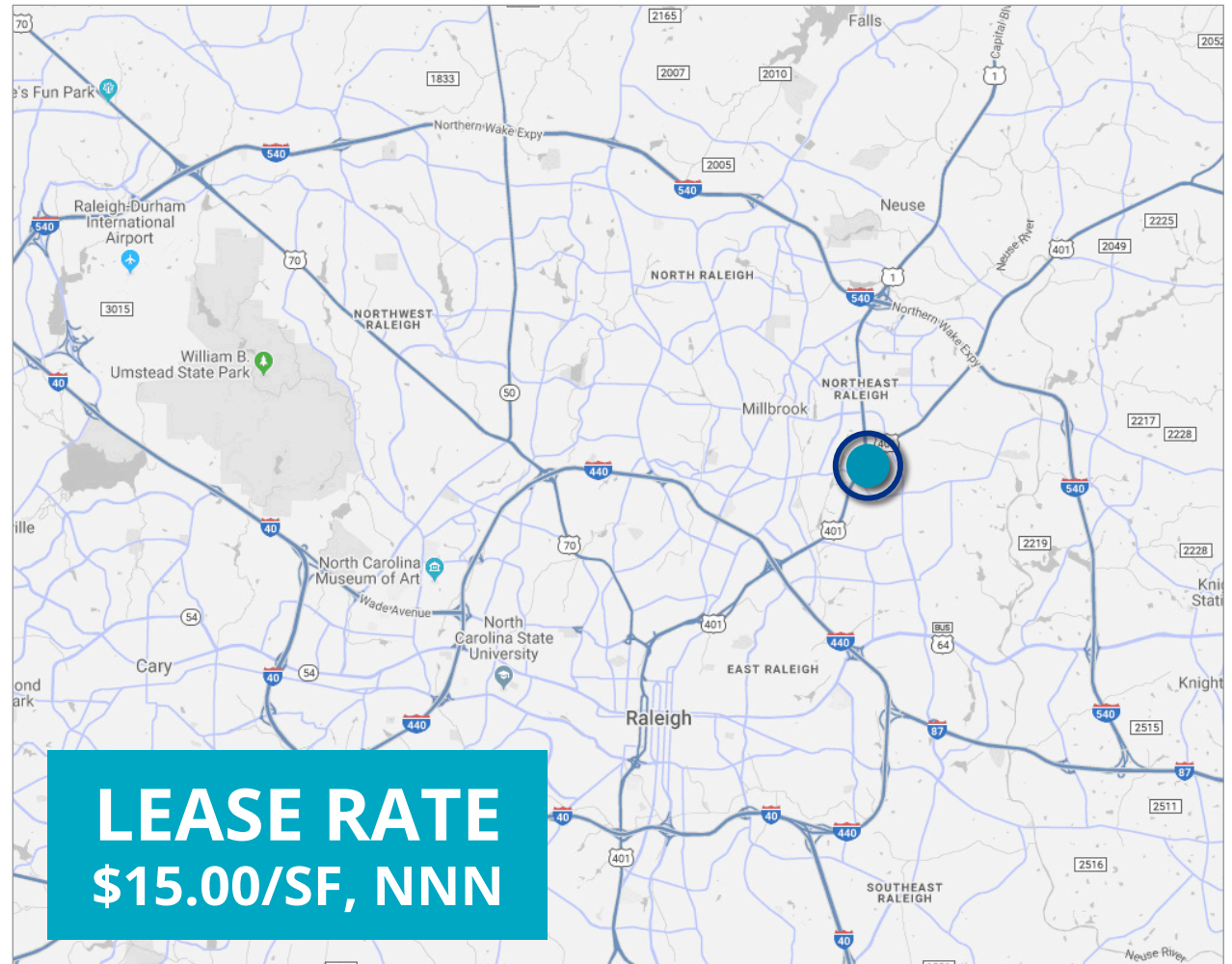
**MEDICAL/RETAIL SPACE
FOR LEASE**

SUITE 142: ±7,273 SF

- Can be divided into ±3,000 SF
- Premium end-cap unit ideal for medical, office, restaurant, or other retail space
- Excellent visibility along Capital Boulevard
- Tenant improvement allowance available
- Tenants in the shopping center include: Stars and Strikes Family Entertainment Center (opening late 2019), El Mandado Supermarket, Transformation Christian Church, Mar Y Sol Restaurant, Taco Bell, KFC, PNC Bank, Lux Beauty, and Boost Mobile
- 9.52/1,000 SF parking ratio

THE LOCATION

- Located in North Raleigh on Capital Boulevard, between I-440 and I-540
- Traffic counts exceed 54,000 vehicles per day on Capital Boulevard making this one of the busiest retail corridors in Wake County
- Great proximity to ITB communities and North Raleigh



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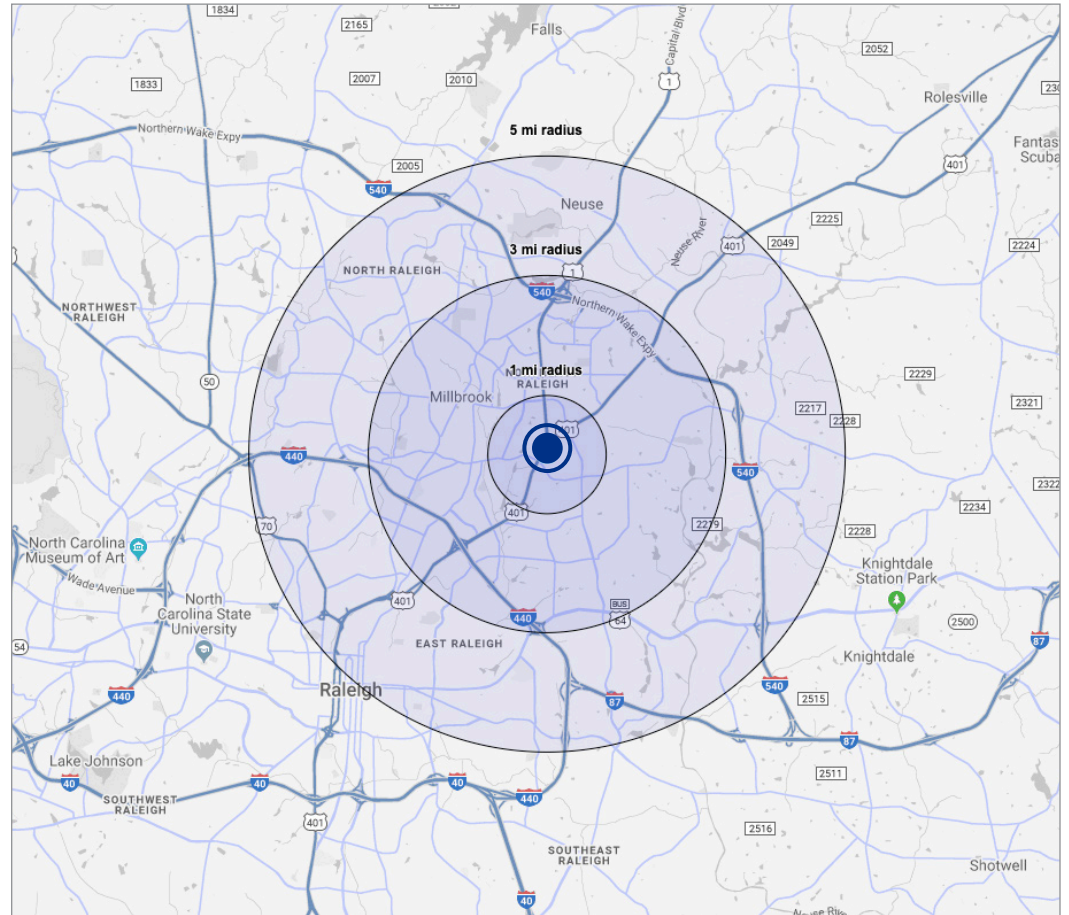
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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population (2019)	17,062	81,881	207,194
Projected Population (2024)	18,880	90,325	229,219

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households (2019)	6,667	32,837	85,410
Projected Households (2024)	7,413	36,376	94,916

AVERAGE HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
Estimated Average Household Income (2019)	\$50,266	\$70,926	\$86,706
Projected Average Household Income (2024)	\$52,765	\$75,735	\$93,202



SOURCE: SITES USA 2019

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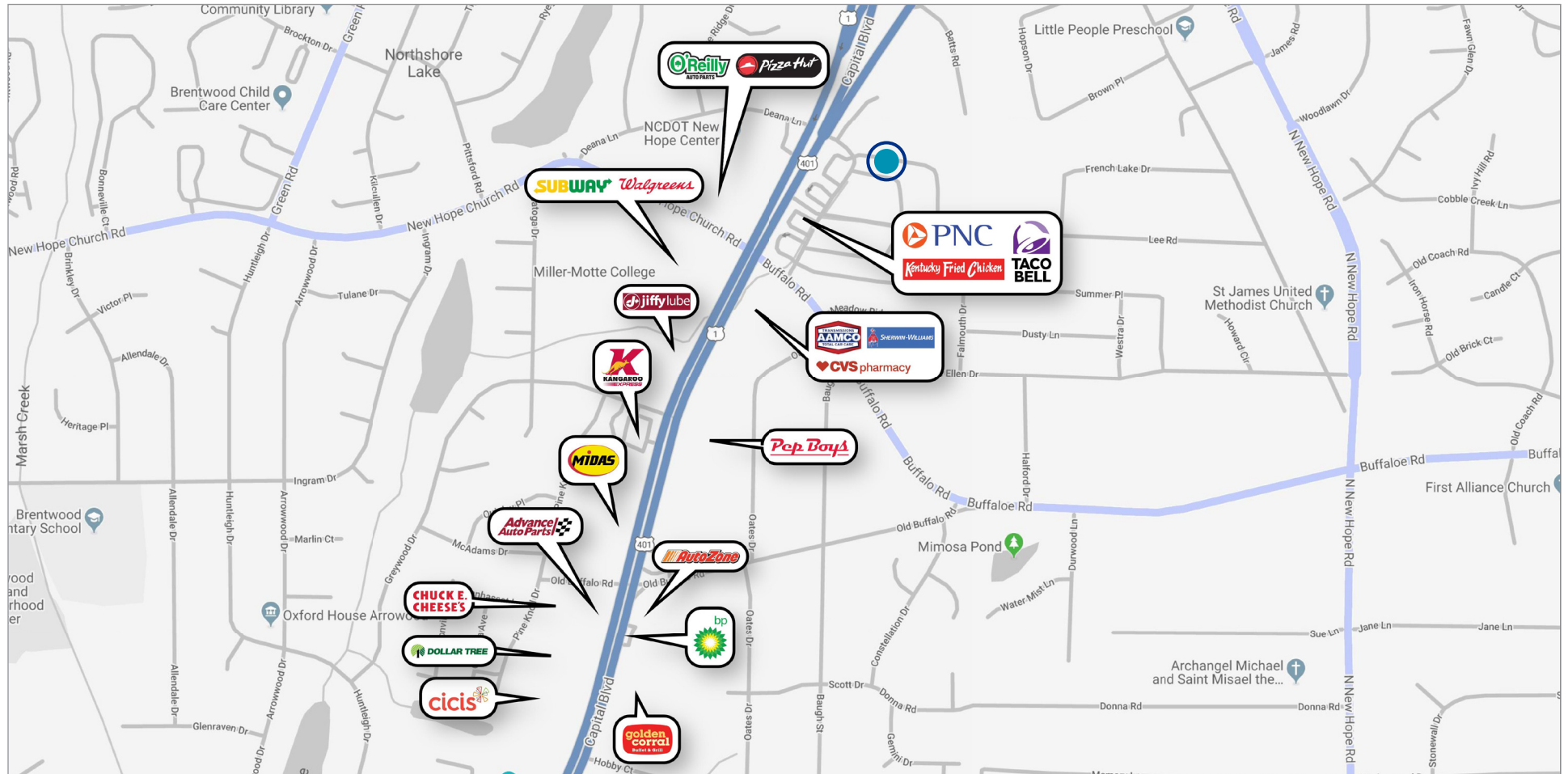
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**MEDICAL/RETAIL SPACE
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NEARBY RETAIL



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