



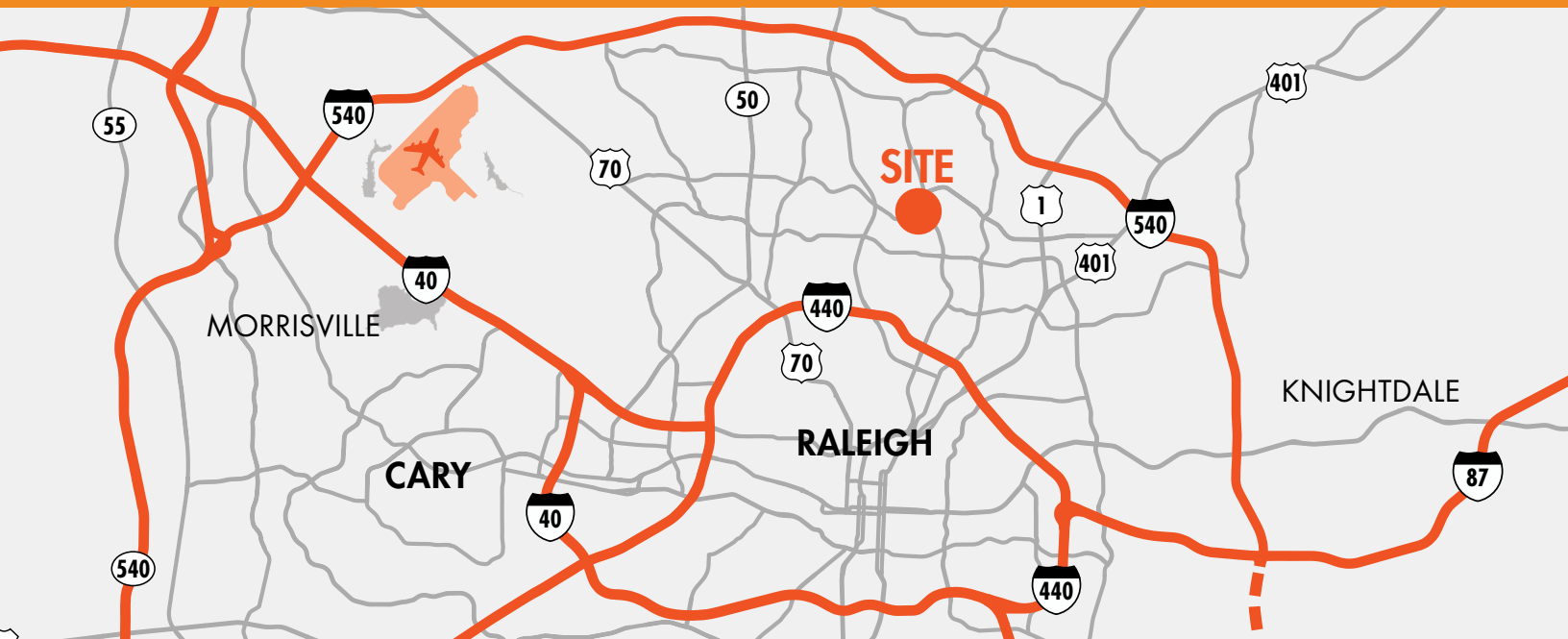
832 SPRINGFIELD COMMONS DRIVE

RALEIGH, NORTH CAROLINA

RETAIL SPACE FOR LEASE  
PHASE II: ± 4,800 SF | PRE-LEASING

# 832 SPRINGFIELD COMMONS DRIVE

## RETAIL SPACE AVAILABLE FOR LEASE



### PROPERTY FEATURES

- Rare opportunity in desirable submarket with high barriers to entry
- Join highly successful Cape Fear Seafood Company
- Located in a very strong retail node in North Raleigh with great tenant mix surrounding the site
- Great visibility, parking, and access
- Excellent demographics for both daytime and evening population
- Located in close proximity to North Ridge Country Club

### AREA RETAILERS



### BUILDING FEATURES

SPACE AVAILABLE PHASE II PRE-LEASING | 4,800 SF

PHASE II TIMING 1ST QUARTER 2022

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 ESTIMATED POPULATION	13,277	88,329	223,203
2025 PROJECTED POPULATION	14,488	96,295	243,198
EST. HOUSEHOLD INCOME	\$81,094	\$93,084	\$104,680

### TRAFFIC COUNTS

SPRING FOREST ROAD	18,000 VPD
FALLS OF NEUSE ROAD	36,000 VPD
SANDY FORKS ROAD	9,000 VPD

For more information, please contact:

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#### ROSS DIACHENKO

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### SITE PLAN



PRE-LEASING

LEASED

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### PHASE II ELEVATIONS



EAST ELEVATION - SKETCH

NORTH ELEVATION - SKETCH



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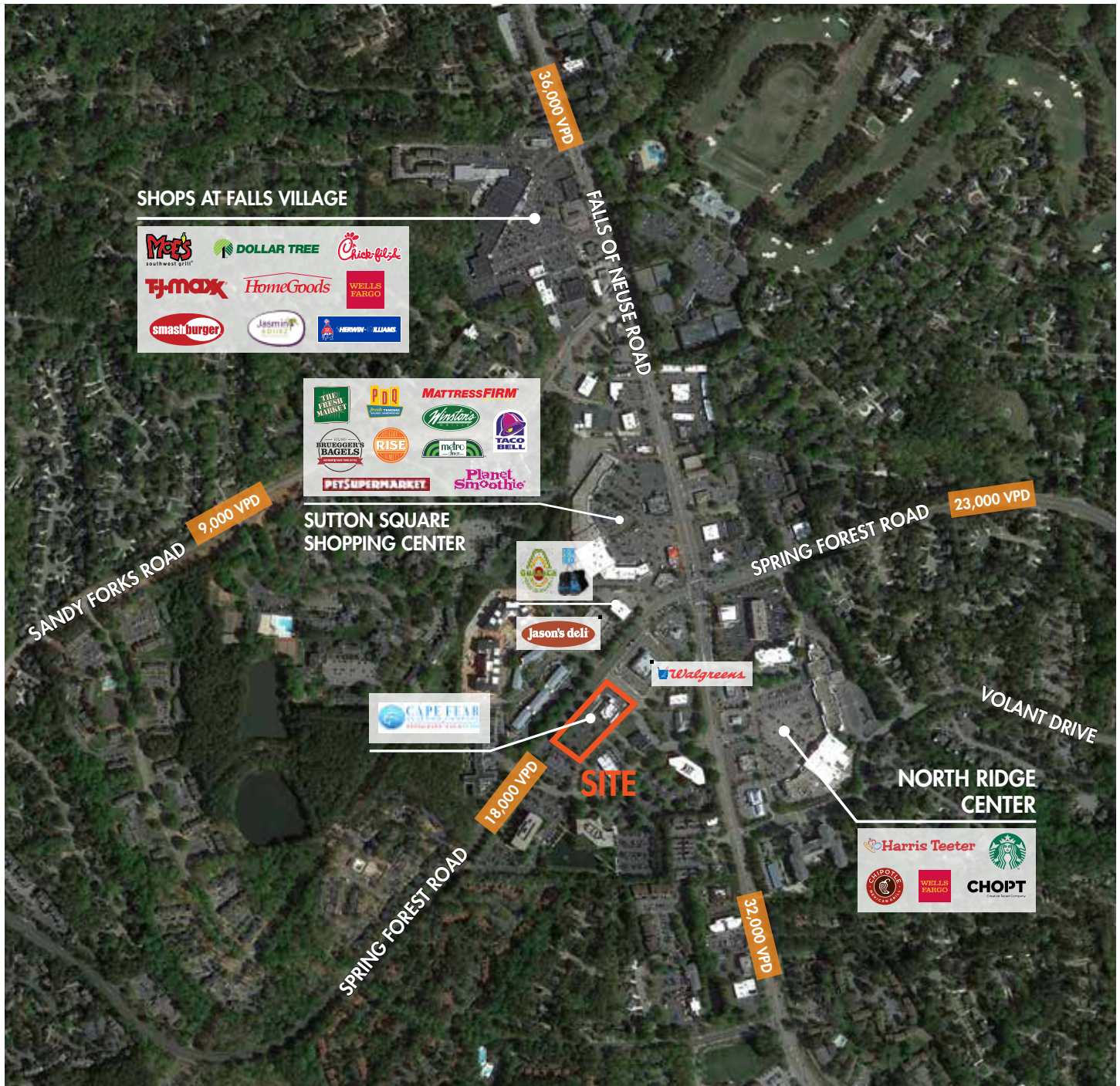
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### RETAIL OVERVIEW



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