

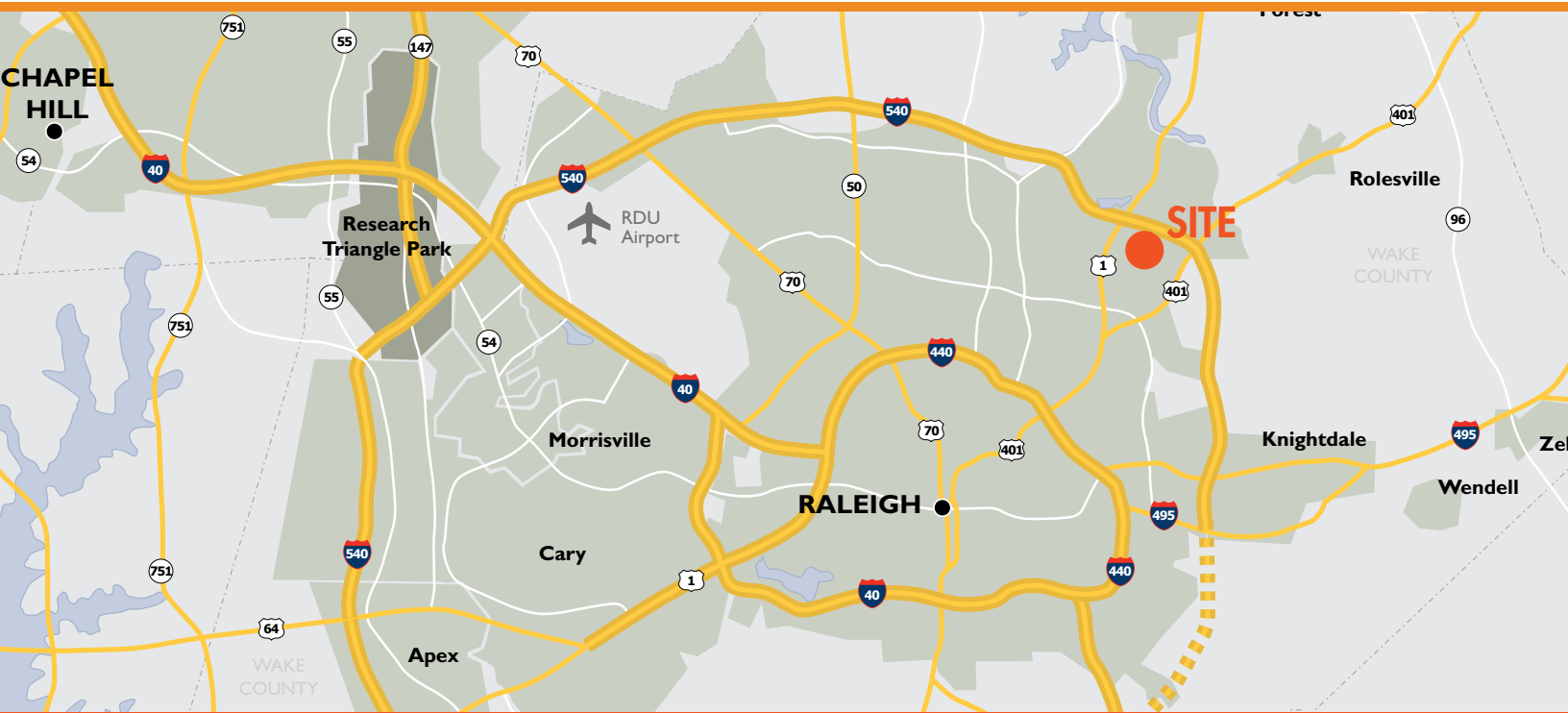


7851 TARGET CIRCLE
 RALEIGH, NORTH CAROLINA

RETAIL LAND FOR BUILD TO SUIT OR LEASE
 ±1.08 ACRES

7851 TARGET CIRCLE

RETAIL LAND FOR BUILD TO SUIT OR LEASE



PROPERTY FEATURES

- Very strong and strategic retail node
- Close proximity to Triangle Town Center and Poyner Place
- I-540 and US-1 expands the retail trade area
- Super regional site
- Opportunities for build to suit
- Area retailers include Target, Dick's Sporting Goods, World Market, Old Navy, and many others

BUILDING FEATURES

TOTAL ACREAGE	±1.08
AVAILABILITY	IMMEDIATELY
ZONING	CUD SC
ACCESS	EXCELLENT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 ESTIMATED POPULATION	8,581	81,096	186,560
2025 PROJECTED POPULATION	9,261	88,214	202,805
EST. HOUSEHOLD INCOME	\$81,567	\$84,267	\$95,215

TRAFFIC COUNTS

OLD WAKE FOREST ROAD	12,000 VPD
CAPITAL BOULEVARD	60,000 VPD

For more information, please contact:

JAMES MATTOX
Principal, Retail Services
(919) 576 2696
james.mattox@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

7851 TARGET CIRCLE

RETAIL LAND FOR BUILD TO SUIT OR LEASE

LOCATION



For more information, please contact:

JAMES MATTOX
Principal, Retail Services
(919) 576 2696
james.mattox@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

7851 TARGET CIRCLE RETAIL LAND FOR BUILD TO SUIT OR LEASE

CONCEPT PLAN



For more information, please contact:

JAMES MATTOX
Principal, Retail Services
(919) 576 2696
james.mattox@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL

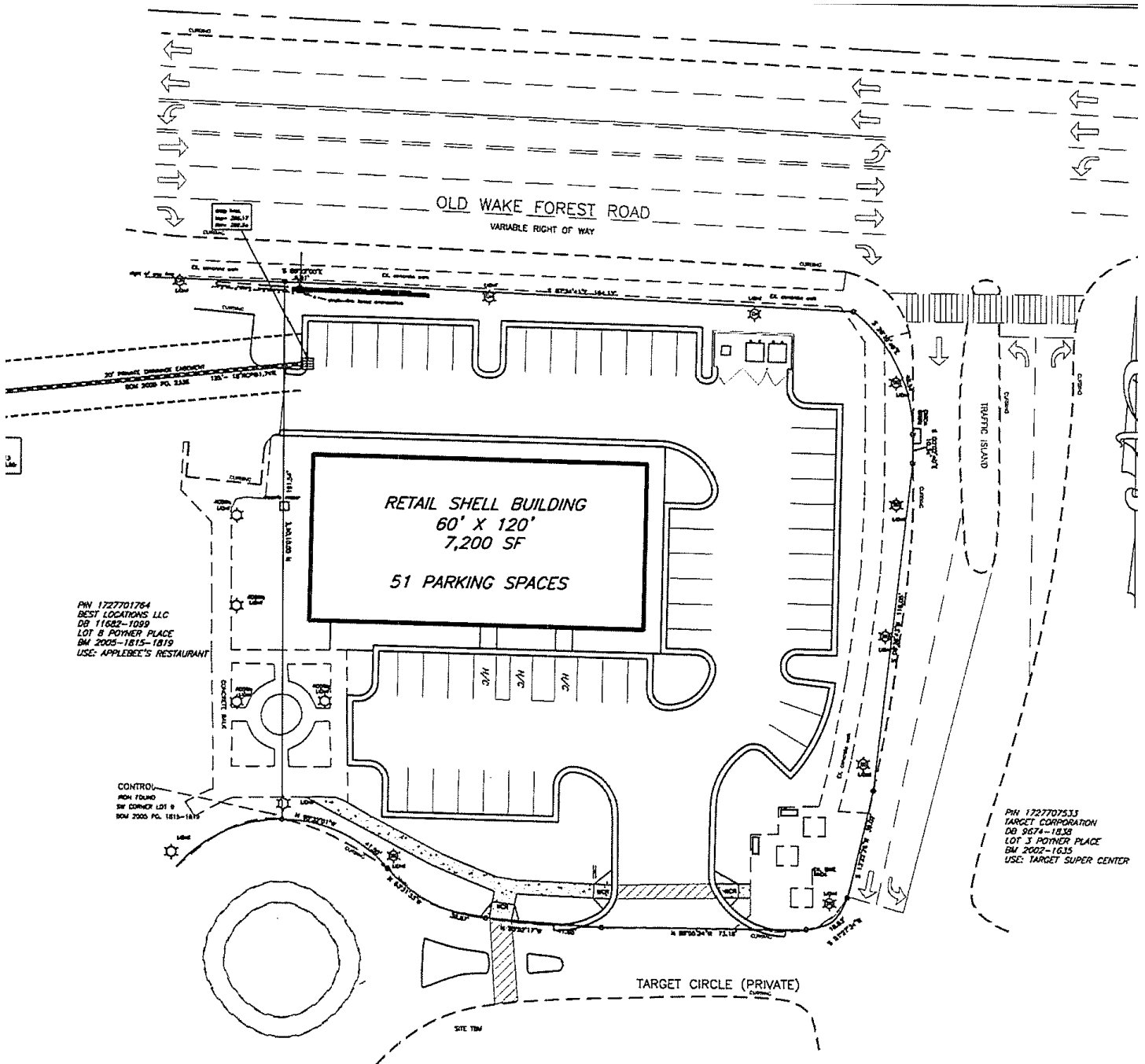
2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

7851 TARGET CIRCLE

RETAIL LAND FOR BUILD TO SUIT OR LEASE

CONCEPT PLAN



For more information, please contact:

JAMES MATTOX
Principal, Retail Services
(919) 576 2696
james.mattox@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.