

# FALLS VILLAGE

6647 Falls of Neuse Road, Raleigh, NC 27615



## EXCLUSIVE LEASING PACKAGE

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# PROPERTY OVERVIEW

- Dominant Community Center located in the highly desirable submarket of North Raleigh
- The property is accessible via multiple access points, including a signalized entrance off of Falls of Neuse Rd
- Shop spaces available from 1,784 SF to 8,458 SF
- Anchored by TJ Maxx and HomeGoods
- Excellent daytime population and high household incomes
- Area retailers include: Harris Teeter, Lifetime Fitness, The Fresh Market, Chipotle, Chick-fil-A, McDonald's, BB&T, and Kroger
- Traffic Counts:
  - Falls of Neuse Road - 37,000 AADT
  - Spring Forest Road - 21,000 AADT



LIFETIME FITNESS



FOOD LION  
LA BOY  
PAINTING & COLLAGE



FOOD LION

Strickland Rd

Falls of Neuse Rd

Durant Rd

Perry Creek Rd

Six Forks Rd

540

FALLS VILLAGE

HomeGoods  
TJ-maxx

SITE

PLANTATION POINT  
BIG LOTS!  
LIFETIME FITNESS  
BJS  
Burlington

BEST BUY  
HOBBY LOBBY  
Ashley HOMESTORE

TRIANGLE TOWN CENTER  
belk  
BARNES & NOBLE  
macy's  
Dillard's  
sears

Pet Supermarket

THE FRESH MARKET

2FITNESS

Harris Teeter

TRIANGLE PLAZA  
ALDI  
Total Wine & MORE

DICK'S SPORTING GOODS  
BED BATH & BEYOND  
DSW

Walmart

540

401

Lynn Rd

Falls of Neuse Rd

Spring Forest Rd

POYNER PLACE  
TARGET  
ULTA BEAUTY  
ROSS DRESS FOR LESS  
Marshalls  
WORLD MARKET

Michaels



FOOD LION



FOOD LION

E Millbrook Rd

NORTH HILLS  
TARGET  
ETHAN ALLEN  
O'Reilly AUTO PARTS  
Harris Teeter  
Total Wine & MORE  
REGAL

THE HOME DEPOT

E Millbrook Rd

CAPITAL CROSSING  
sam's club  
Conn's HomePlus  
PETSMART  
LOWE'S  
at home

Office DEPOT

JOANN

LIDL

Walmart



FOOD LION

ALDI

Wake Forest Rd

New Hope Church Rd

Badcock HOME FURNITURE & more

401

N New Hope Rd



0 0.35 0.7 Miles

**SHOPS AT FALLS VILLAGE**

**SUTTON SQUARE**

**NORTH RIDGE SHOPPING CENTER**

**SITE**

**Exxon**

**SUNOCO**

**COOK OUT**

**Auto Zone**

**KFC**

**TACO BELL**

**Jason's deli**

**Jason's deli**

**State Farm**

**American Dental Partners**

**SUNRISE SENIOR LIVING**

**W**

**FedEx Office**

**Ridgefield Dr**

**H&R BLOCK**

**BROOKDALE SENIOR LIVING SOLUTIONS**

**Carlos Dr**

**Falls Church Rd**

**Old Forge Dr**

**Sentinel Dr**

**Laurel/daie Dr**

**Rainwater Rd**

**Spring Forest Rd**

**Pony Run Rd**

**Greystone Dr**

**N Ridge Dr**

**Hunting Ridge Rd**

**Briar Patch Ln**

**Hedgelawn Way**

**New Market Way**

**Spring Forest Rd**

**Oakside Ct**

**Northwyck Pl**

**Teal Briar Dr**

**Rainwater Rd**

**Van Thomas Dr**

**Justice Dr**

**Westbrook Dr**

**Eastbrook Dr**

**Maylands Ave**

**Portsmouth Ave**

**Ascot Ct**

**Sandy Forks Rd**

**The Lakes Dr**

**Shanda Dr**

**Ashebrook Dr**

**Carmel Ln**

**Whitebud Dr**

**Spring Forest Rd**

**30,500**

**20,500**

**32,500**

**26,500**



# NORTH RALEIGH TRADE AREA

## 5-MILE RADIUS



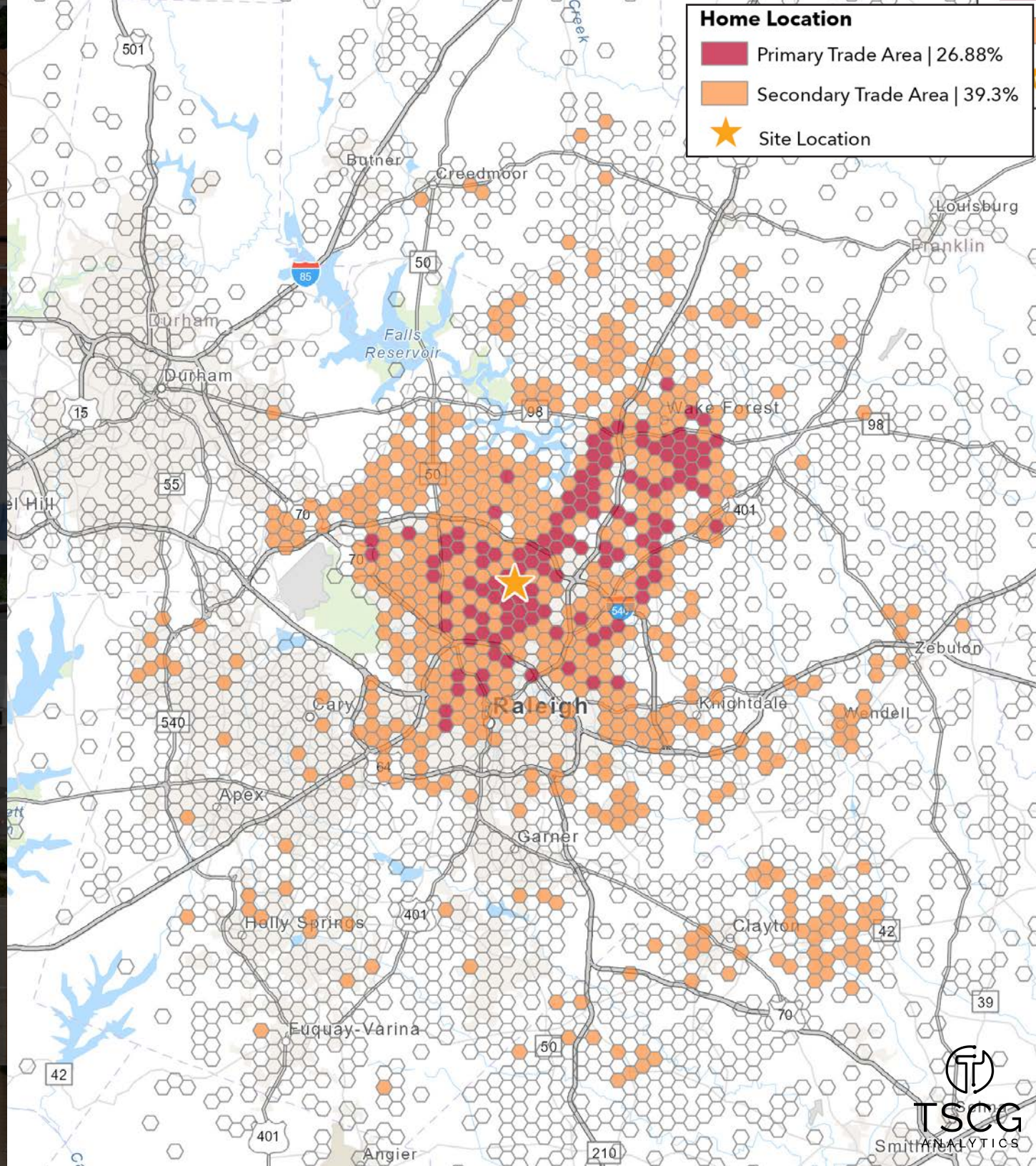
2020 POPULATION  
**215,328**



2020 DAYTIME POPULATION  
**233,988**



2020 AVERAGE HH INCOME  
**\$110,147**



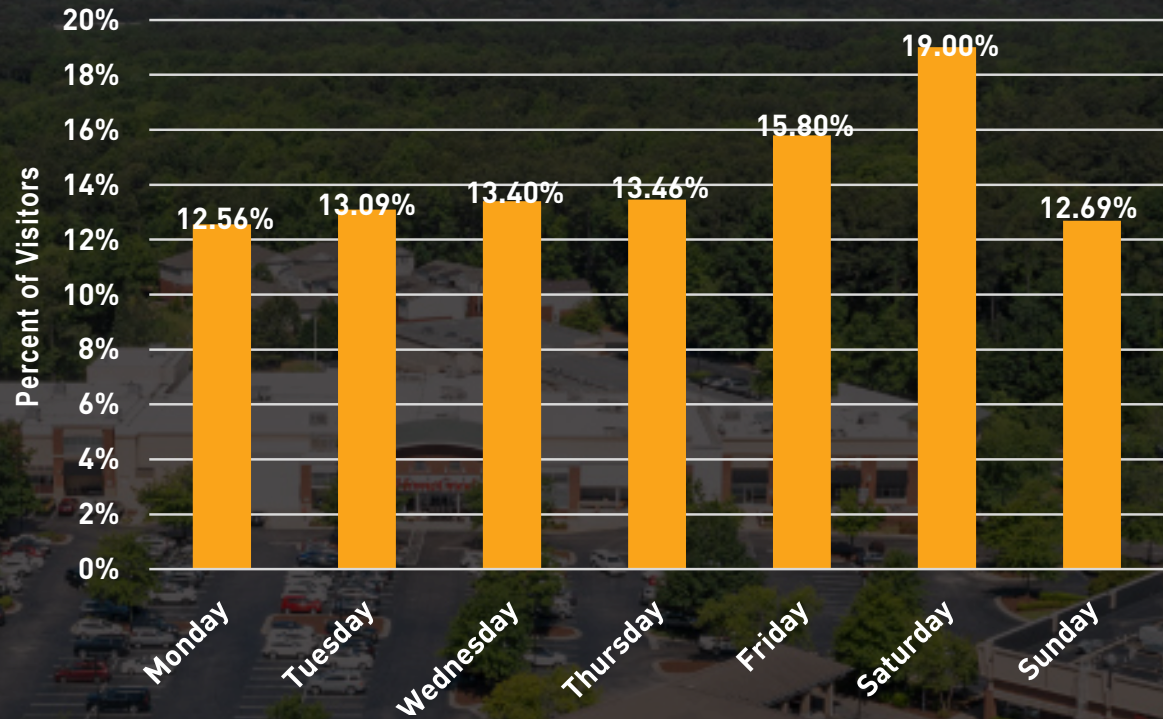
# % OF VISITS

This data set provides a sense of visitor activity at Falls Village throughout the week. Saturday is the most trafficked, however visitation is strong through the entire week.

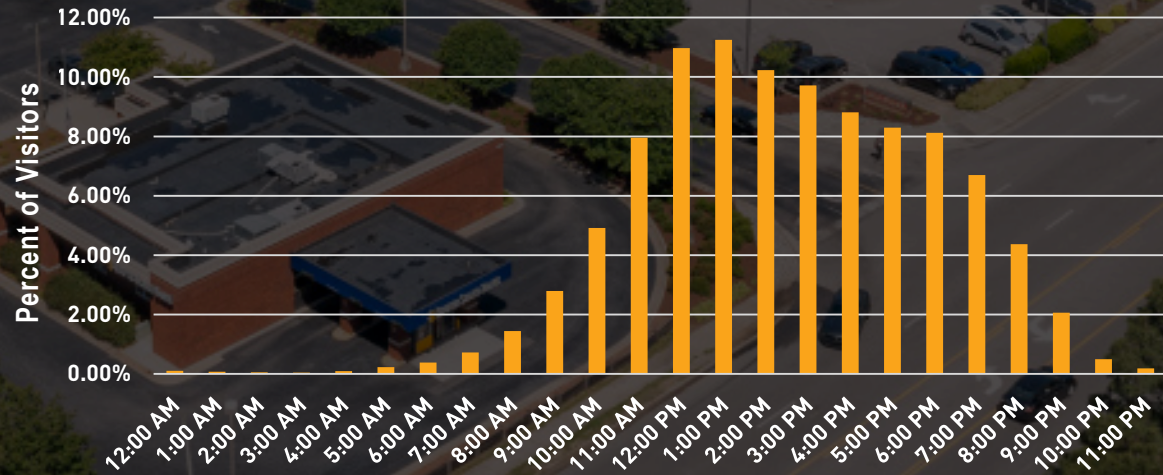
# PEAK TRAFFIC

This data set displays what hours customers visit the shopping center. Customer visitation at Falls Village is up midday afternoon and remains strong through the evening.

# DAILY VISITS



# HOURLY VISITS



20.9 Yearly Visits  
Per Square Foot



Suite	Tenant name	Space Size
6605	Quiznos	2,400 SF
6607	Top Nails	1,148 SF
6609	Available	8,458 SF
6611	Taj Mahal Indian Cuisine	1,560 SF
6613	Poke Burri	1,890 SF
6615-A	Red, Hot & Blue	5,670 SF
6617-101	Eyedeals Optometry	1,887 SF
6617-103	Salon Blu	1,887 SF
6617-105	Premier Cakes	1,501 SF
6621	Southern Pasta Company	1,000 SF
6623	South State Bank	3,790 SF
6625-015	Available	8,805 SF
6625-101	Hand & Stone	2,894 SF
6625-103	At-Ease Boutique	2,033 SF
6625-105	Sun Tan City	3,425 SF
6625-107	Orange Theory Fitness	3,018 SF
6635	Medicap Pharmacy	3,419 SF
6637	Sport Clips	1,295 SF
6641	Leslie's Poolmart	2,096 SF
6643	Nothing Bundt Cakes	2,040 SF
6653	TJ Maxx	36,707 SF
6659	BB&T	5,657 SF
6661	HomeGoods	20,000 SF
6675-013	Available	4,145 SF
6675-015	Available	2,497 SF
6675-017	Edible Arrangements	1,392 SF
6675-101	Available	1,784 SF
6675-105	Available	8,599 SF
6675-107	Frog Custom T-Shirts & More	1,267 SF
6675-109	Physicians Weight Loss Center	1,213 SF
6675-111	Computer Repair Doctor	1,213 SF
6675-113	Lee's Tailor Shop	1,213 SF
6675-115	Harris Insurance Group	1,213 SF
6675-117	Hearing & Audiology Services	1,217 SF
6675-119	Altered Aesthetics	1,175 SF
6675-121	Pole Play Fitness	1,202 SF
6675-123	Milan Laser Hair Removal	1,274 SF
6675-125	CrossFit	5,051 SF
6675-131	Wine & Beer	2,059 SF
6679-101	Tropical Smoothie	1,200 SF
6679-103	Jasmin & Olivz	1,980 SF
6679-105	Smashburger	2,450 SF
6679-107	Moe's Southwest Grill	2,454 SF
6701	Chick-Fil-A	0 SF
7201	Sherwin Williams	4,364 SF
7221	Dollar Tree	14,084 SF



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