

EASTGATE

4031 WAKE FOREST ROAD
RALEIGH, NC 27609



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COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

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RETAIL FOR LEASE EASTGATE SHOPPING CENTER

4031 WAKE FOREST ROAD, RALEIGH, NC 27609



PROPERTY HIGHLIGHTS

- Located at the intersection of Wake Forest Road and Hardimont Road, less than 1 mile from I-440
- Anchored by Aldi and Advance Auto
- Good mix of national and regional tenants
- Convenient to several medical facilities including Duke Raleigh Hospital, Duke Outpatient Imaging Center and WakeMed Health & Hospital Outpatient Facility
- Excellent visibility to the traffic on Wake Forest Road
- Major exterior renovations in progress
- All new HVAC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,175	94,276	259,207
Avg HH Income	\$94,766	\$96,570	\$99,443
# of Businesses	1,116	6,831	16,478
# of Employees	17,148	80,932	224,058
Daytime Population	16,020	115,282	324,748
TRAFFIC COUNTS	45,500 VPD on Wake Forest Road		

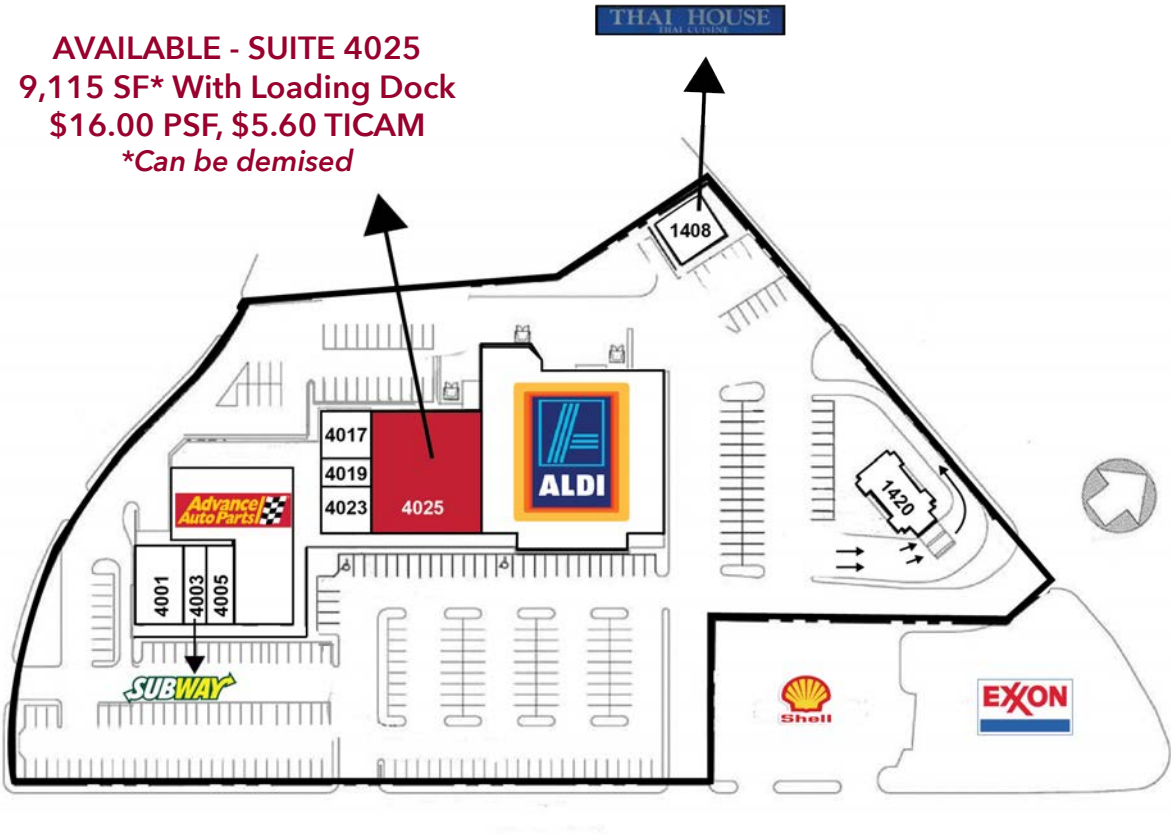
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AVAILABLE - SUITE 4025
9,115 SF* With Loading Dock
\$16.00 PSF, \$5.60 TICAM
**Can be demised*



TENANT ROSTER

SUITE	TENANT	SIZE
Suite 1420	Ancillary Fermentation	2,400 SF
Suite 1408	Thai House	2,000 SF
Suite 4001	Hibachi Japan	2,560 SF
Suite 4003	Subway	1,180 SF
Suite 4005	Italian Kitchen	1,400 SF
Suite 4009A - 4011	Advance Auto	9,080 SF
Suite 4017	Eastgate Laundromat	1,600 SF
Suite 4019	Genesis Nail Salon	800 SF
Suite 4023	Compassion Medical Supply	1,620 SF
Suite 4025	AVAILABLE	9,115 SF
Suite 4029	Aldi	20,388 SF

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