

Retail Development on 3.1 Acres of Vacant Land

2800 Lake Wheeler Road
Raleigh NC 27603



Lake Wheeler Rd (13,000 VPD)

Front Footage: 444 FT

Front Footage: 380 FT

Tryon Rd (27,000 VPD)

CITYPLAT
COMMERCIAL REAL ESTATE



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KEY HIGHLIGHTS

- 3.1 acres on the corner of Lake Wheeler and Tryon Road
- 2,800 SF of vacant land
- Ability for retail development

PROPERTY HIGHLIGHTS

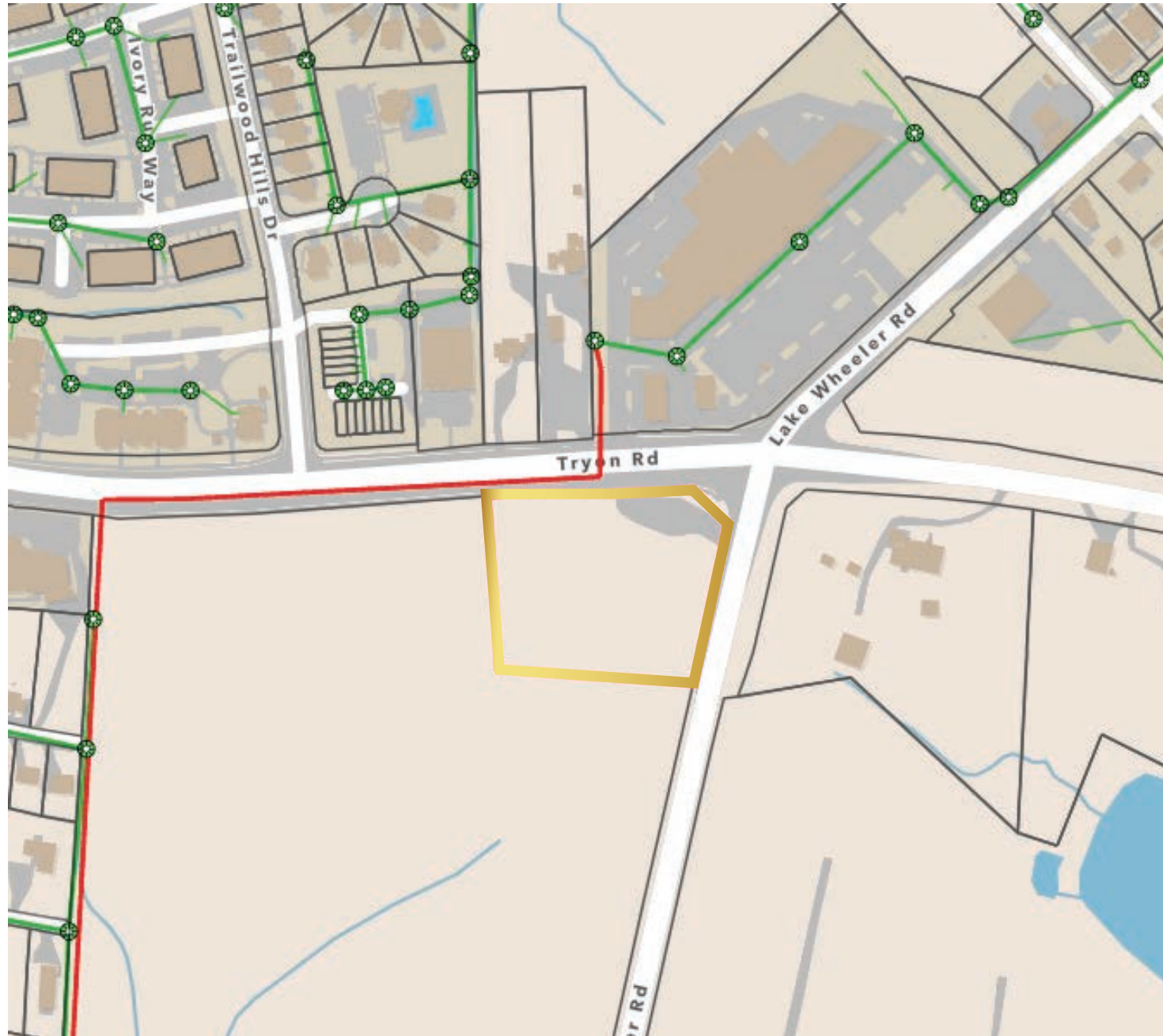
Sale Price	\$2,200,000
Lot Size	3.1 acres
Use	Retail
Zoning	NX-3-CU
Nearby Expressway	1.4 miles from I-40
VPD	Tryon Rd - 27,000 Lake Wheeler Rd - 13,000
Front Footage	Tryon Rd - 380FT Lake Wheeler Rd - 444FT



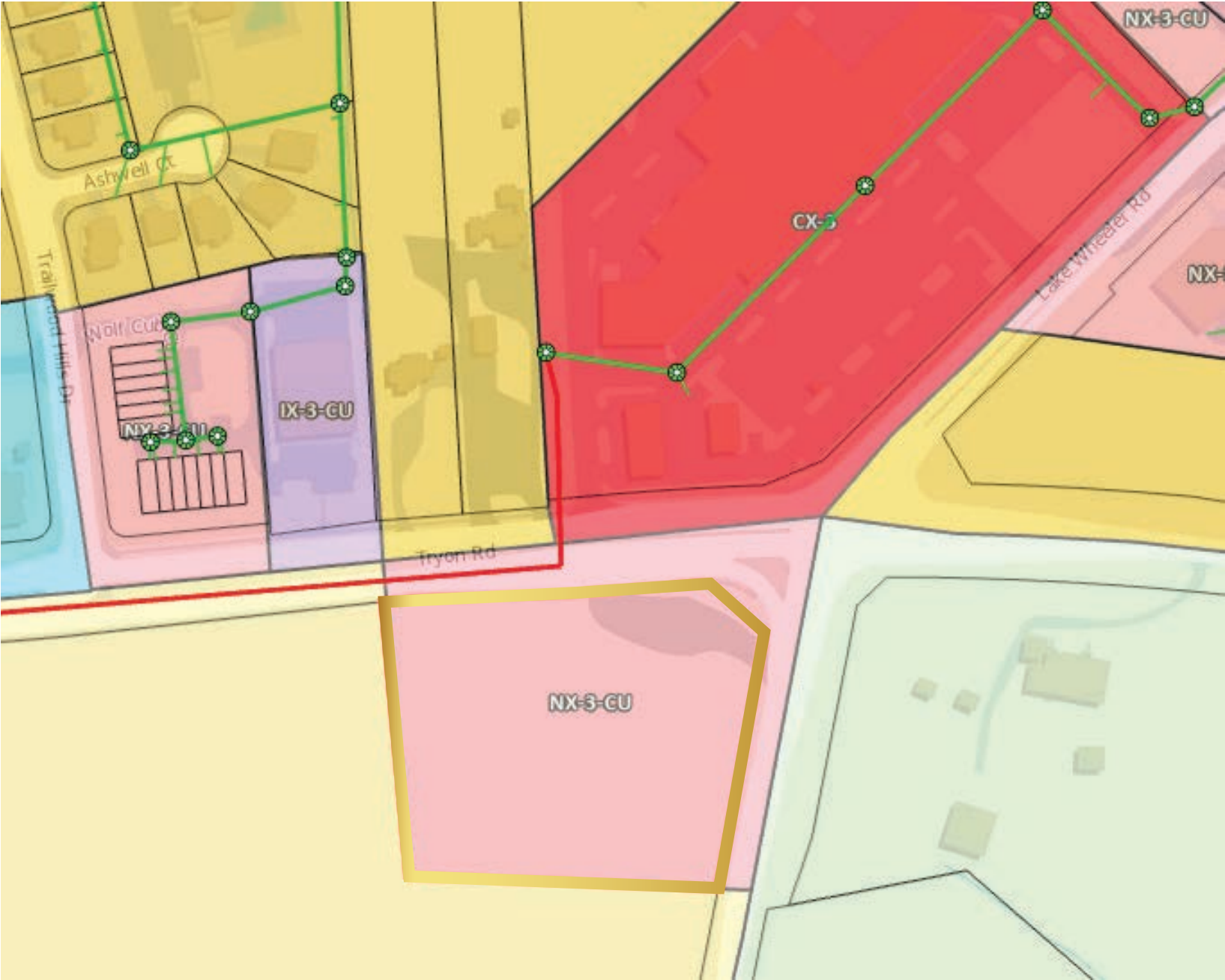
PARCEL MAP



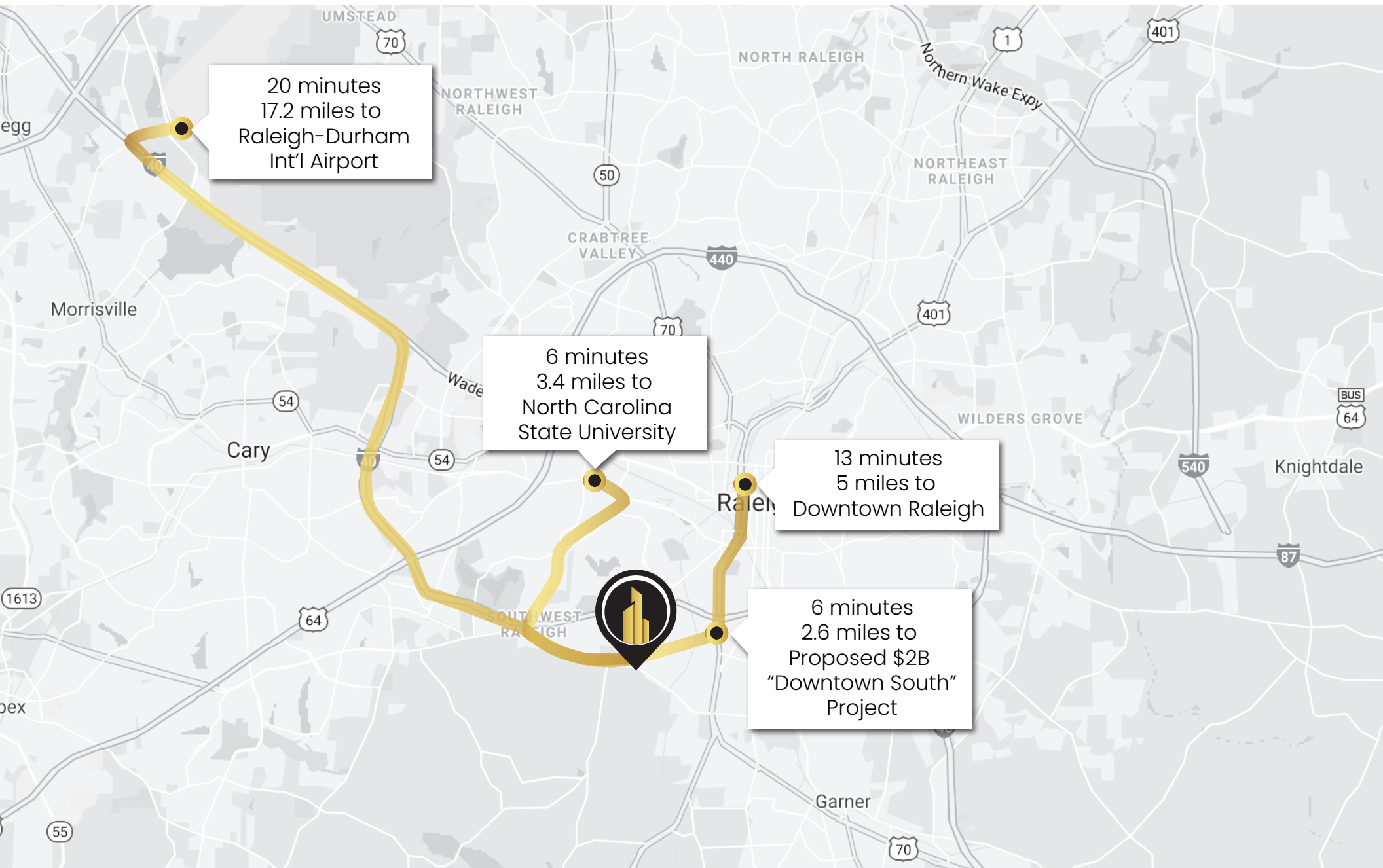
SEWER MAP



ZONING MAP



AREA MAP



AERIAL LOOKING WEST



Tryon Rd (27,000 VPD)
Front Footage: 380 FT

Lake Wheeler Rd (13,000 VPD)
Front Footage: 444 FT

AERIAL LOOKING SOUTHWEST



Lake Wheeler Rd (13,000 VPD)

Front Footage: 444 FT

Front Footage: 380 FT

Tryon Rd (27,000 VPD)

AERIAL LOOKING EAST

PROPOSED \$2B "DOWNTOWN SOUTH" PROJECT

This 140-acre proposed project is located one mile south of Downtown Raleigh near the I-40 and S Saunders interchange. The \$2 billion project will bring a 20,000-seat soccer stadium, as well as 2.1 million square feet of office space and 3,400 residential apartments.

Lake Wheeler Rd (13,000 VPD)

Front Footage: 444 FT

Tryon Rd (27,000 VPD)

Front Footage: 380 FT





RALEIGH GOLF ASSOCIATION

Tryon Rd

401

Wilmington St



70

Fayetteville Rd



RALEIGH NC



Raleigh is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second-largest city in the state, after Charlotte. Raleigh is known as the "City of Oaks" for its many oak trees, which line the streets in the heart of the city. The city covers a land area of 142.8 square miles. The U.S. Census Bureau estimated the city's population as 479,332 as of July 1, 2018. It is one of the fastest-growing cities in the country.

Raleigh is home to North Carolina State University (NC State) and is part of Research Triangle Park (RTP), together with Durham (home of Duke University and North Carolina Central University) and Chapel Hill (home of the University of North Carolina at Chapel Hill). The "Triangle" nickname originated after the 1959 creation of the Research Triangle Park, located in Durham and Wake counties, among the three cities and their universities. The Research Triangle region encompasses the U.S. Census Bureau's Raleigh-Durham-Chapel Hill Combined Statistical Area.

Most of Raleigh is located within Wake County, with a very small portion extending into Durham County. The towns of Cary, Morrisville, Garner, Clayton, Wake Forest, Apex, Holly Springs, Fuquay-Varina, Knightdale, Wendell, Zebulon, and Rolesville are some of Raleigh's primary nearby suburbs and satellite towns.

RALEIGH-CARY and WAKE COUNTY ACCOLADES 2019/2020

- Top 10 Most Recession-Resistant Cities - Smartasset 2020
- One of the best state capitals to call home - Wallet Hub 2020
- 10 Best Cities in the U.S. to Move to Right Now - Curbed 2020
- Second on Numbeo's Quality of Life Index for 2020 - Numbeo 2020
- One of The Best Places to Raise a Family on a Budget - The Motley Fool 2020
- Top 10 Metros for Millennials Who Want to Relocate - Commercial Cafe 2020
- Third Best City for Millennials to Relocate - INDYWeek, January 2020
- Top 10 Best Cities to Work from Home - smartasset 2020
- 'Most livable' up-and-coming markets for tech jobs - Zillow, January 2020
- 15th Most Pet-Friendly Cities - WalletHub 2020
- 2019 Best City to Drive In - wallethub.com, September 2019
- 2019's 11th Best Big Cities to Live In - wallethub.com, July 2019
- 2nd in 2019 Top 100 Best Places to Live - livability.com, May 2019
- 3rd Best in Quality of Life in the World - NUMBEO, March 2019
- 2nd in Most Family-Friendly Cities poll - Homes.com, February 2019

RALEIGH ACCOLADES



RALEIGH ACCOLADES

#2

Hottest Spot for
Tech Jobs
FORBES

#2

Best Place for
Business
FORBES

#2

Highest Number
of Tech Jobs
NEW YORK TIMES

#3

Best City for Job
Seekers in 2017
INDEED

#4

Highest % of
Workforce in STEM
WALLETHUB

#4

City with Fastest
Growing Income
SMARTASSET

Downtown Raleigh is in the midst of historic growth. Since 2005, downtown has seen over \$3 billion in development completed and under construction, which has added new residences, convention space, offices, retail, entertainment venues, hotels, and restaurants.

- Downtown Raleigh Alliance, State of Downtown Raleigh 2018

COMPARED TO THE U.S. WORKFORCE AS A WHOLE:

96%

Higher share of
computer and
mathematical
occupations

40%

Higher share of
architecture &
engineering
occupations

156%

Higher share of
software & app
developers

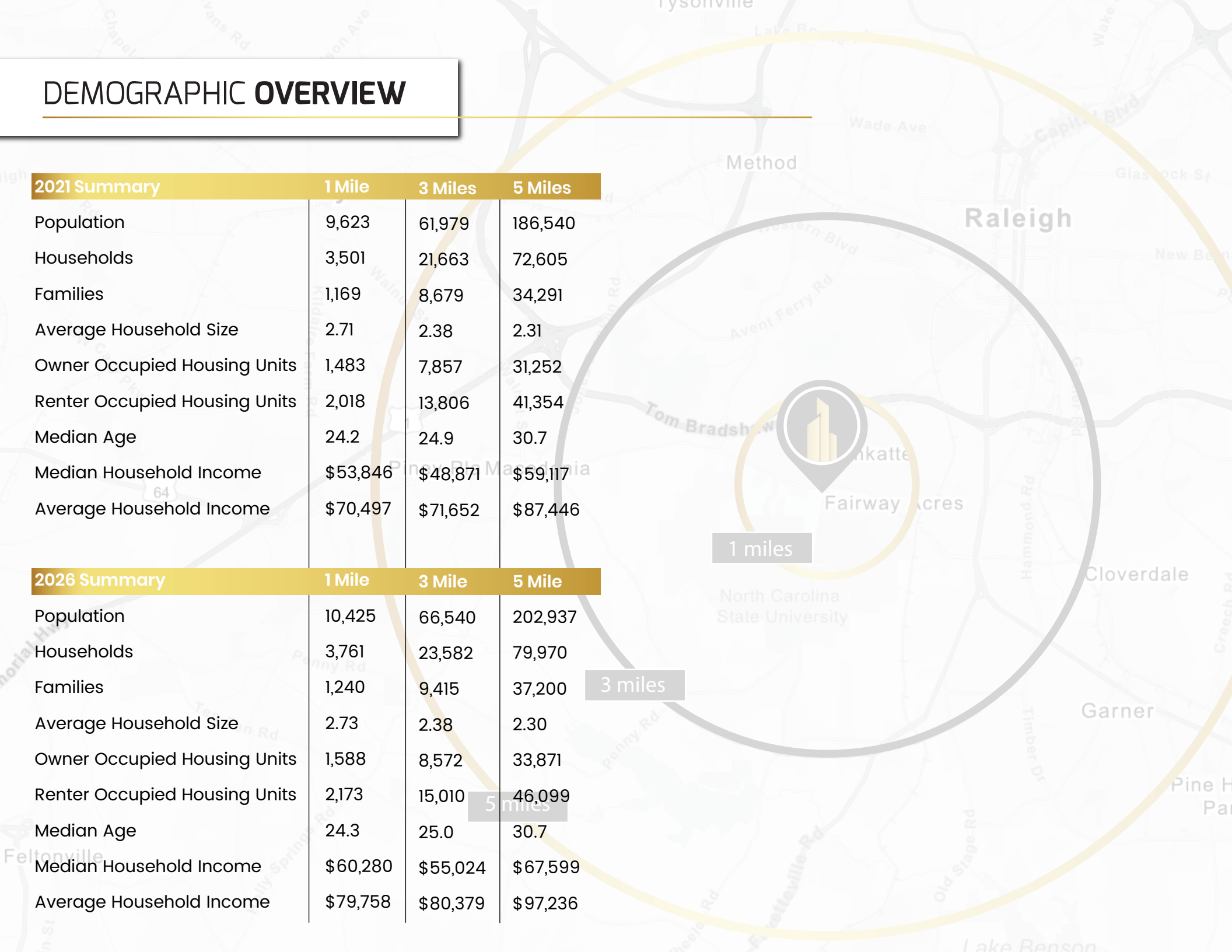
105%

Higher share of
civil engineers

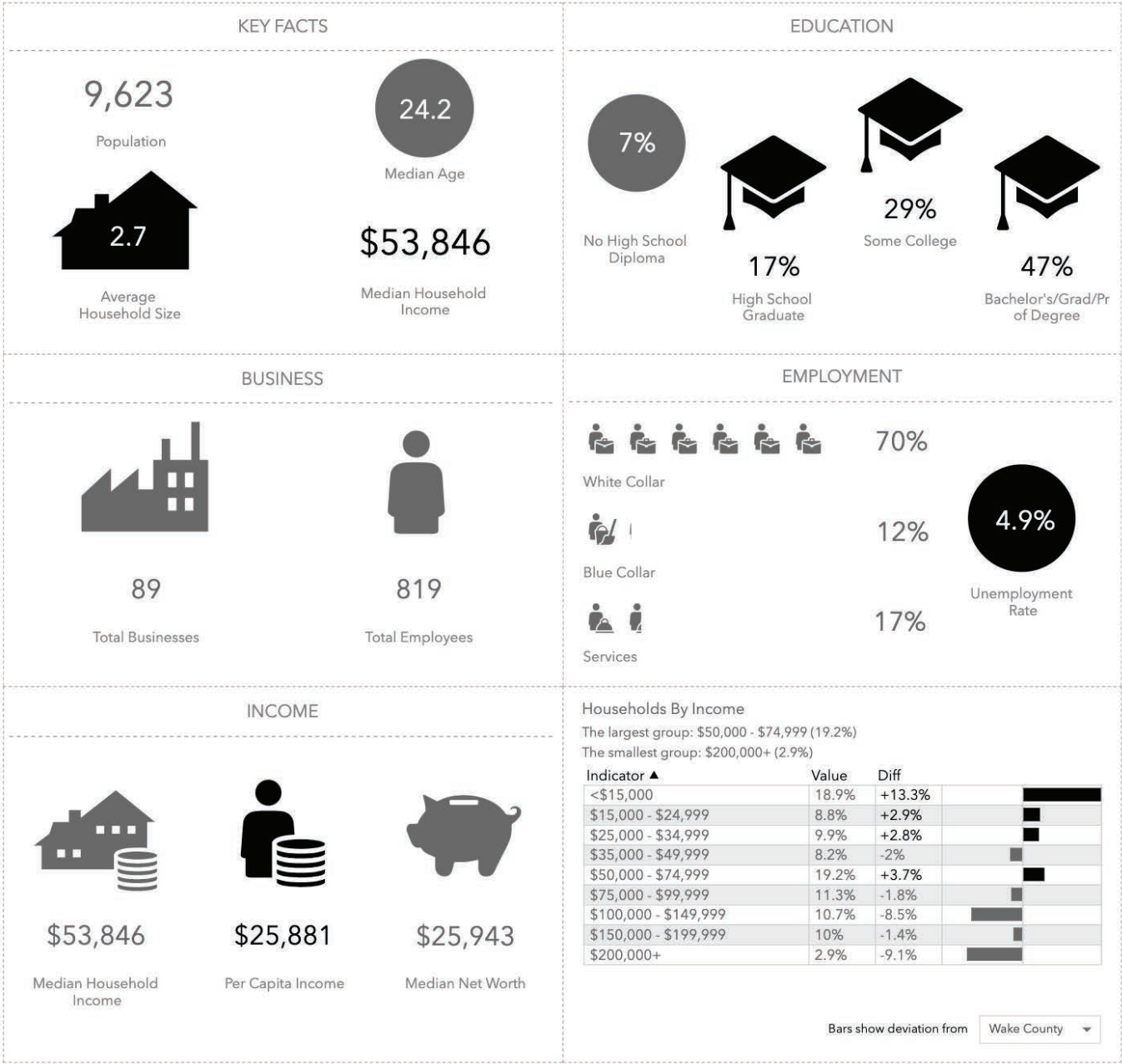
DEMOGRAPHIC OVERVIEW

2021 Summary	1 Mile	3 Miles	5 Miles
Population	9,623	61,979	186,540
Households	3,501	21,663	72,605
Families	1,169	8,679	34,291
Average Household Size	2.71	2.38	2.31
Owner Occupied Housing Units	1,483	7,857	31,252
Renter Occupied Housing Units	2,018	13,806	41,354
Median Age	24.2	24.9	30.7
Median Household Income	\$53,846	\$48,871	\$59,117
Average Household Income	\$70,497	\$71,652	\$87,446

2026 Summary	1 Mile	3 Mile	5 Mile
Population	10,425	66,540	202,937
Households	3,761	23,582	79,970
Families	1,240	9,415	37,200
Average Household Size	2.73	2.38	2.30
Owner Occupied Housing Units	1,588	8,572	33,871
Renter Occupied Housing Units	2,173	15,010	46,099
Median Age	24.3	25.0	30.7
Median Household Income	\$60,280	\$55,024	\$67,599
Average Household Income	\$79,758	\$80,379	\$97,236



DEMOGRAPHIC OVERVIEW



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