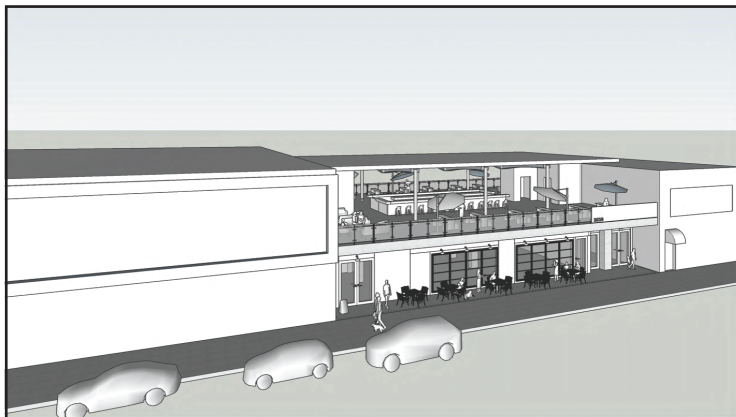


# Mixed Use For Lease Across from NC State

2510 Hillsborough St  
Raleigh, NC 27607



City Plat  
2510 Hillsborough St., Raleigh, NC

Option A1 - View 1

04 June 2021

new  
city  
design group

CITYPLAT  
COMMERCIAL REAL ESTATE





## TABLE OF CONTENTS

<b>3</b>	Property Highlights
<b>4</b>	Photos
<b>5</b>	Preliminary Views
<b>9</b>	Potential Concept
<b>12</b>	Parcel Map
<b>13</b>	Area Map
<b>14</b>	Aerials
<b>17</b>	Key Amenities
<b>18</b>	Market Overview
<b>26</b>	Demographic Overview



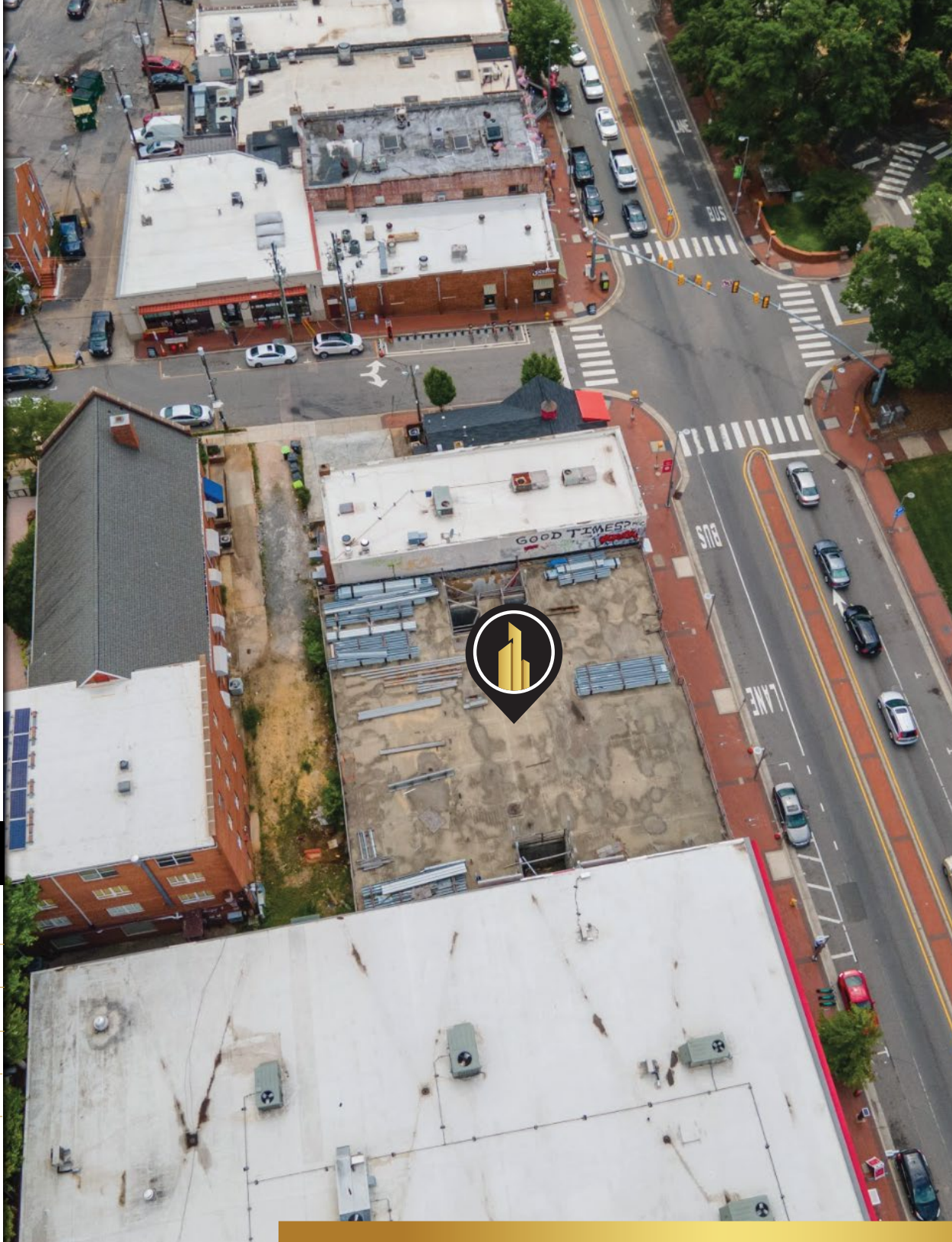
## KEY HIGHLIGHTS

- Unique location opportunity for restaurant, bar, event center or creative office
- Brand new space along Hillsborough Street
- Adjacent to the heart of NC State's Campus
- Nearby proximity to Downtown Raleigh
- Close vicinity to NC State, as well as local retail and restaurants

<b>Basement Level</b>	+/- 3,500 SF	Available
<b>First Level</b>	+/- 5,000 SF	Fully Leased
<b>Second Level</b>	+/- 7,500 SF	Available

## PROPERTY HIGHLIGHTS

<b>Lease Price</b>	Call For Price
<b>Building Size</b>	+/- 15,900 SF
<b>Use</b>	Retail
<b>Tenancy Type</b>	Multi
<b>Zoning</b>	NX
<b>Key Amenities</b>	Flexible layout including an open-air concept. Basement level has 1st level access.

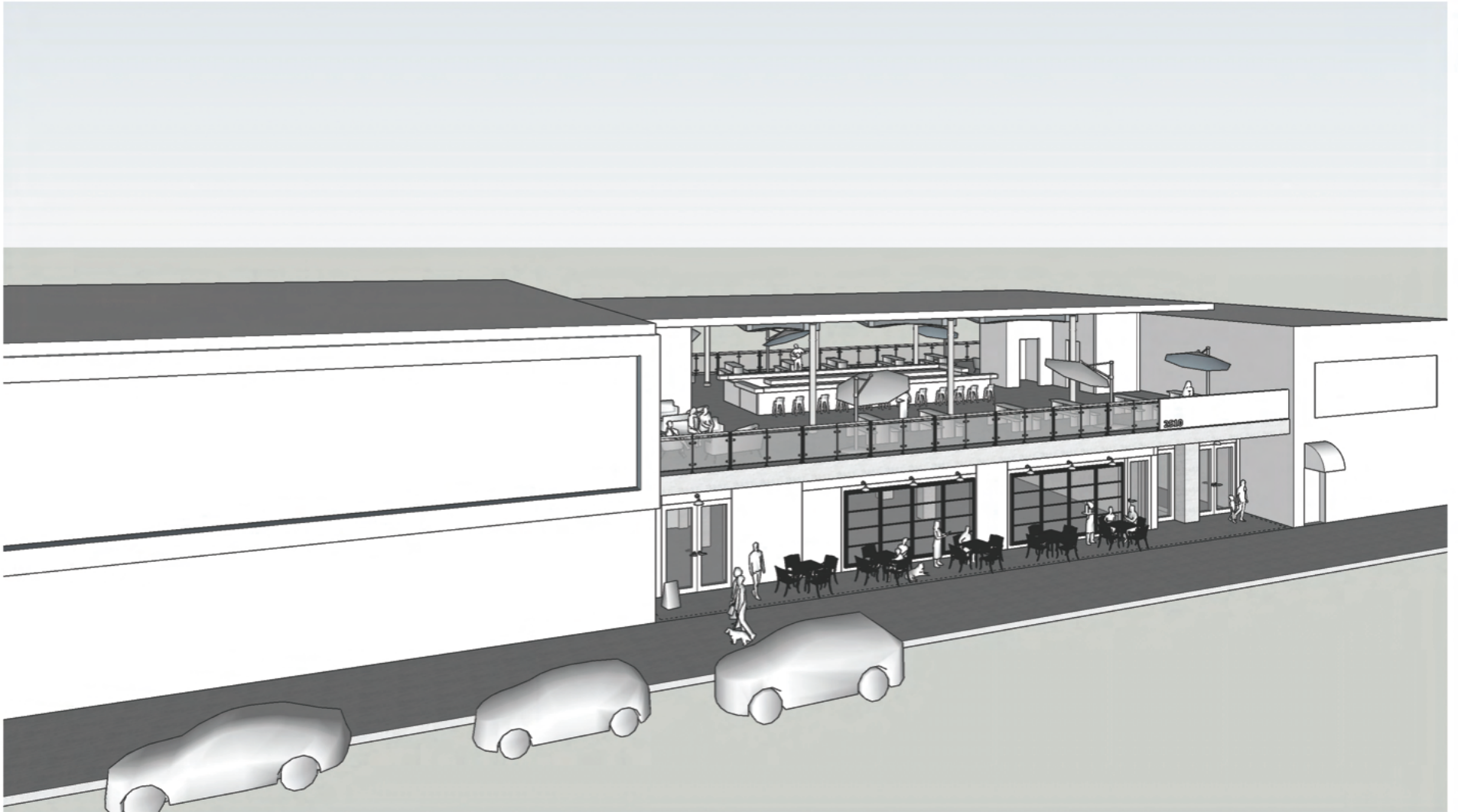








## PRELIMINARY VIEWS



City Plat

2510 Hillsborough St., Raleigh, NC

Option A1 - View 1

04 June 2021

**new  
city**  
design group



## PRELIMINARY VIEWS



City Plat

2510 Hillsborough St., Raleigh, NC

Option A1 - View 2

04 June 2021

new  
city  
design group



## PRELIMINARY VIEWS



City Plat

2510 Hillsborough St., Raleigh, NC

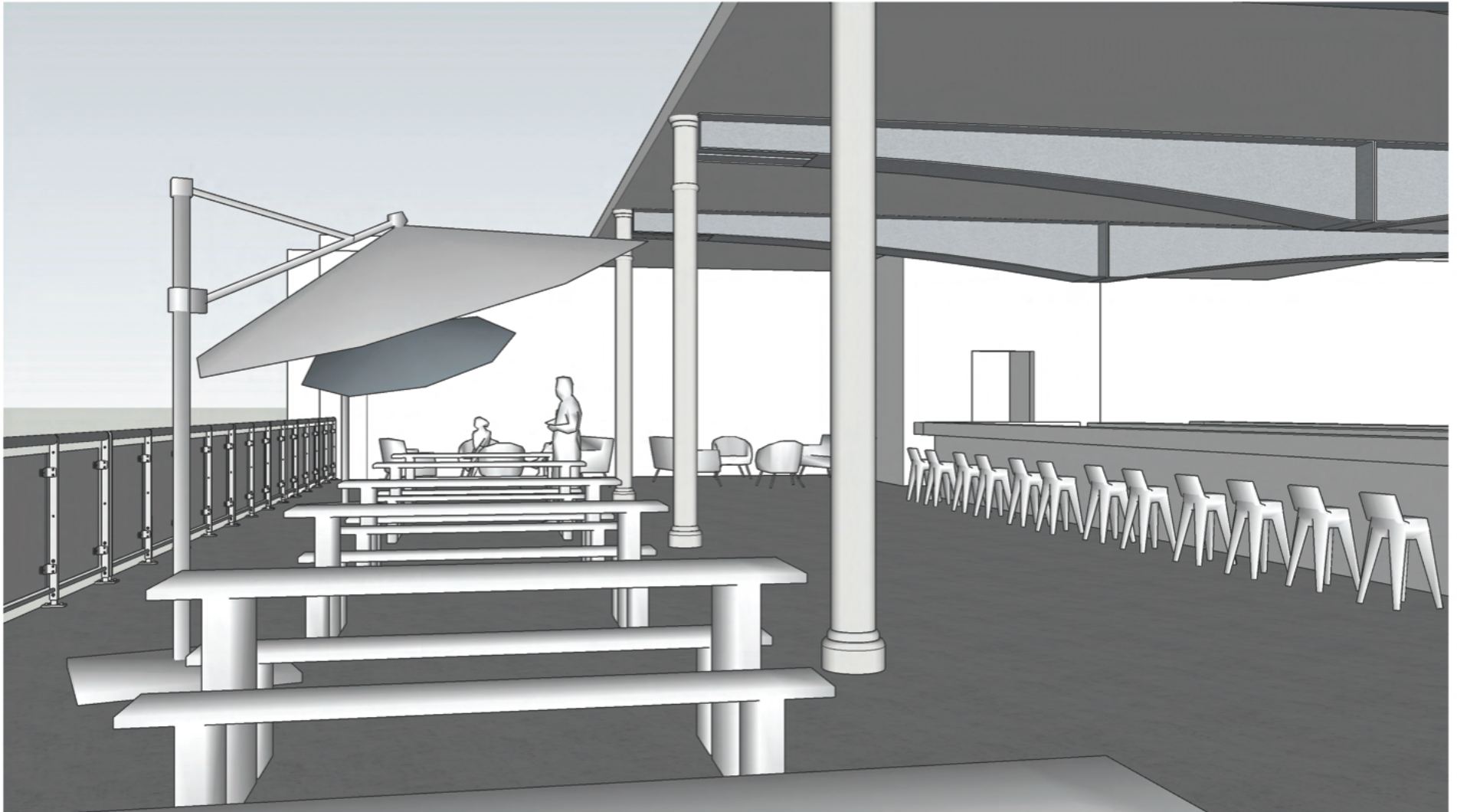
Option A1 - View 3

04 June 2021

new  
city  
design group



## PRELIMINARY VIEWS



City Plat

2510 Hillsborough St., Raleigh, NC

Option A1 - View 4

04 June 2021

new  
city  
design group



## POTENTIAL CONCEPT



City Plat  
2510 Hillsborough St., Raleigh, NC

View 3

24 June 2021

new  
city  
design group



## POTENTIAL CONCEPT



City Plat  
2510 Hillsborough St., Raleigh, NC

View 4

24 June 2021

new  
city  
design group



## POTENTIAL CONCEPT



City Plat  
2510 Hillsborough St., Raleigh, NC

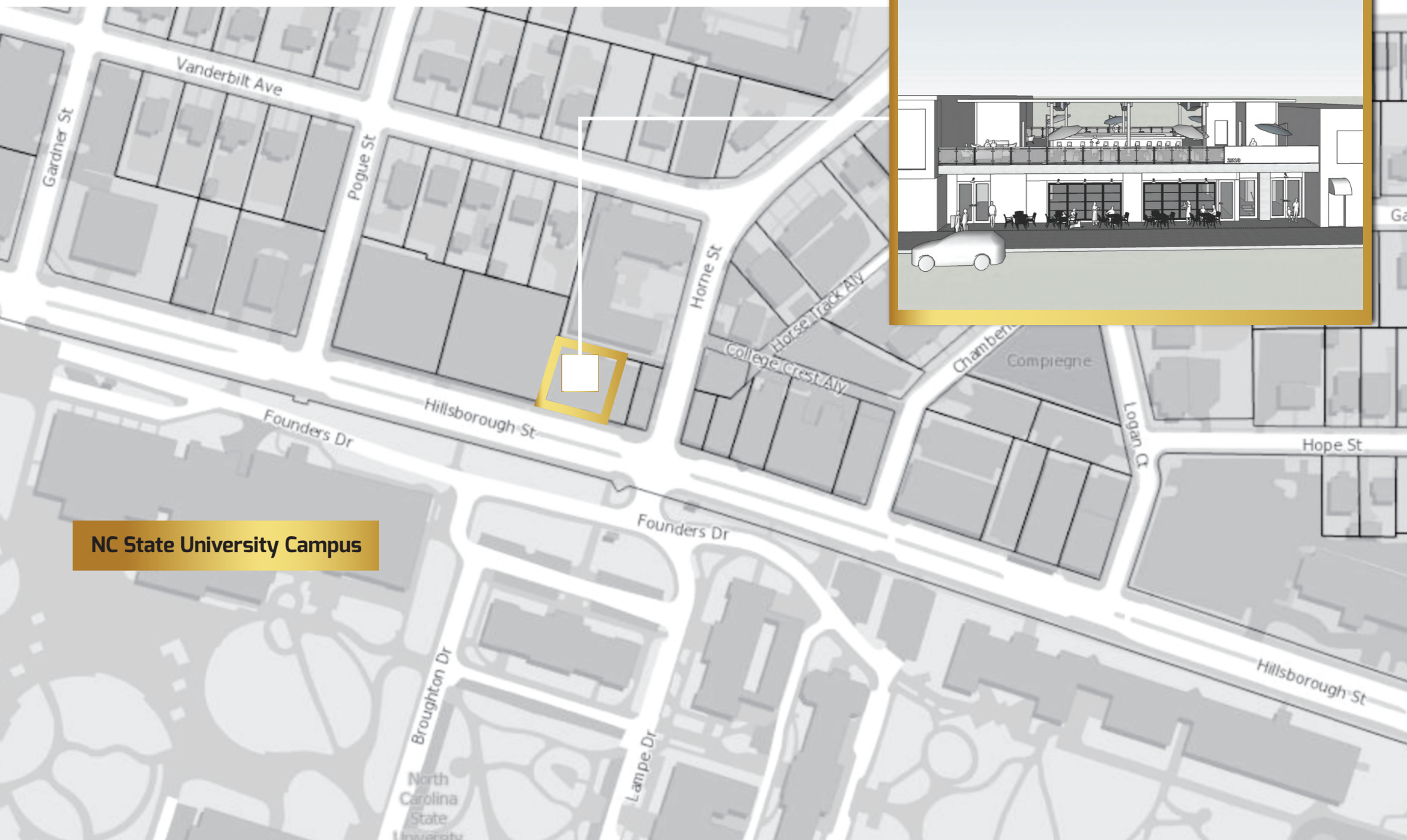
View 7

24 June 2021

new  
city  
design group

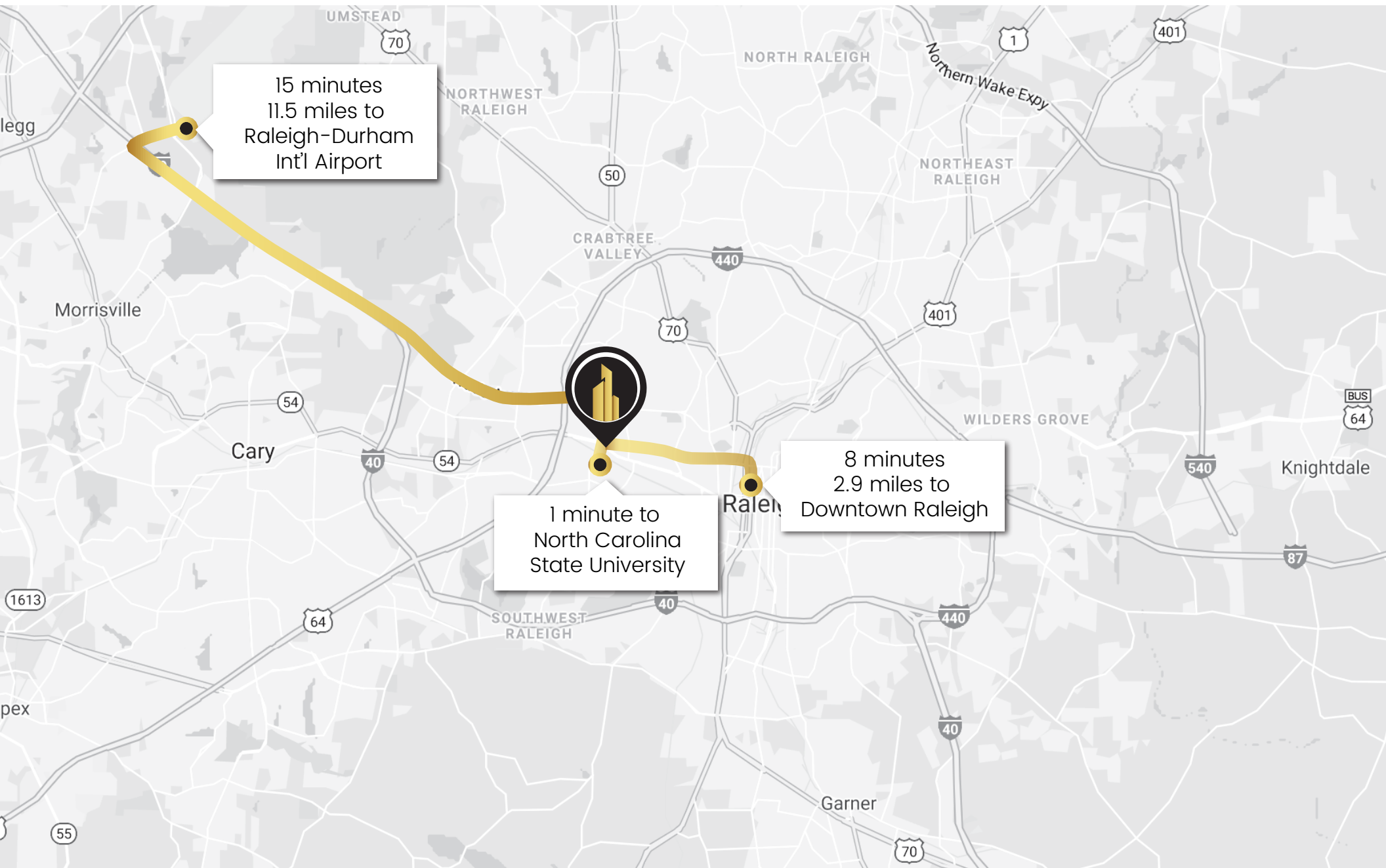


PARCEL MAP





## AREA MAP





# AERIAL LOOKING EAST



Hillsborough st

NC State University Campus





# AERIAL LOOKING SOUTHEAST

NC State University Campus

Hillsborough St





# AERIAL LOOKING SOUTHWEST

NC State University Campus

Hillsborough St



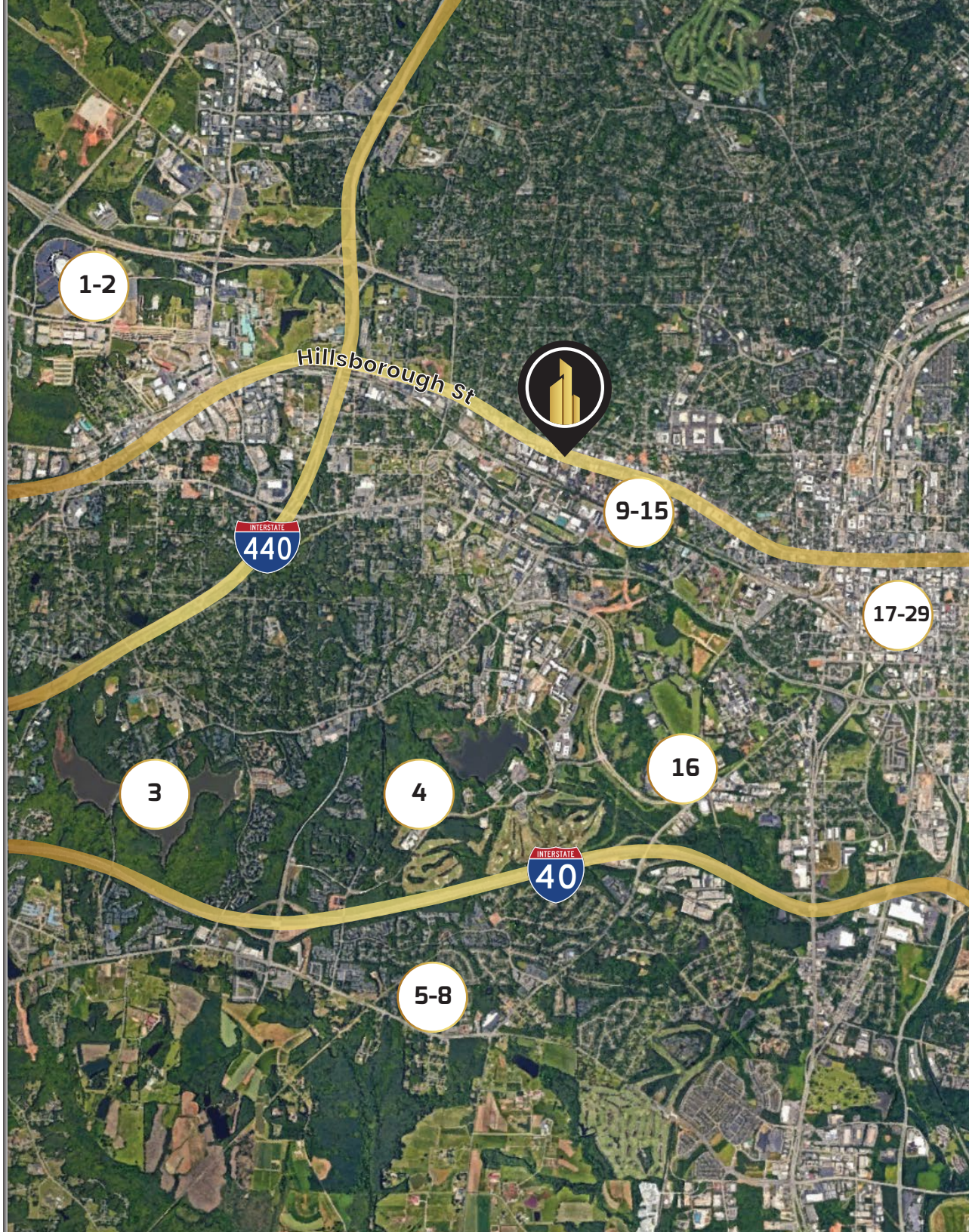


# KEY

## AMENITIES

---

1. PNC Arena
2. North Carolina Museum of Art
3. Lake Johnson Park
4. Lonnie Poole Golf Course
5. Dollar Tree
6. Food Lion
7. Checker's Pizza & Subs
8. Subway
9. North Carolina State University
10. Chick fil A
11. Harris Teeter
12. Pullen Park
13. Target
14. Zaxby's
15. Chipotle
16. North Carolina State Farmers Public Market
17. North Carolina Museum of Natural Sciences
18. St. Augustine's University
19. Morgan Street Food Hall
20. McDonald's
21. Publix
22. Carolina Ale House
23. Raleigh Beer Garden
24. Bad Daddy's Burger Bar
25. Krispy Kreme
26. Moore Square
27. Carolina Ale House
28. North Carolina State Capital
29. Lake Johnson Park





# NC STATE UNIVERSITY OVERVIEW



**24,437**  
Undergraduates

**9,516**  
Graduate and  
professional  
students

North Carolina State University, commonly known as NCSU or NC State, is a public, coeducational, research university in Raleigh, NC. As the largest university in the state, it is known for its leadership in education and research, and globally recognized for its science, technology, engineering and mathematics leadership. NC State is home to 12 undergraduate colleges, a graduate school, two professional schools, and over 2,000 faculty members.



**60**  
Doctoral  
Programs

**120**  
Master's  
Programs

**100**  
Undergraduate  
Programs

**#1**

Largest public  
university in North  
Carolina

**100+**

Startups and spin offs based on  
NC State research, attracting a  
total of \$1.6 billion in venture  
capital

**\$300 + Million**

In new sponsored research awards and the only  
university in the nation leading two National Science  
Foundation Engineering Research Centers

- > Average starting salary for graduates out of all NC public colleges | [onlinecollegesdatabase.org](http://onlinecollegesdatabase.org)
- > Best Value College among North Carolina universities | [SmartAsset.com](http://SmartAsset.com)
- > College of Veterinary Medicine in the nation | U.S. News & World Report
- > Best value among U.S. public universities | Princeton Review
- > Best value among U.S. public universities | U.S. News & World Report
- > On-campus includes all college owned, operated or affiliated properties.



## MERIDITH COLLEGE OVERVIEW



**1,400**  
Undergraduates

**300**  
Graduate and  
professional  
students

**27+**  
Graduate &  
Certificate  
Programs

**90**  
Undergraduate  
Programs



# MEREDITH COLLEGE

Meredith College is a private women's liberal arts college and coeducational graduate school in Raleigh, North Carolina. As of 2021 Meredith enrolls approximately 1,500 women in its undergraduate programs and 300 men and women in its graduate programs.

Meredith began construction at the current location on Hillsborough Street near North Carolina State University in 1924, and students began attending classes there in 1926. The campus covers 225 acres and is located in close proximity to both Raleigh-Durham International Airport and Research Triangle Park.

Over 90 majors, minors, and certifications are offered at Meredith, as well as licensure, graduate, and pre-professional programs. According to U.S. News & World Report the most popular majors are Psychology, Biology/Biological Sciences, Business Administration and Management, Child Development and Social Work.

As of 2021, Meredith College was ranked #136 in the category of Best Liberal Arts Colleges by U.S. News & World Report, was ranked #119 by Forbes among "In The South", and was categorized by The Princeton Review in the Best Southeastern category.



# HILLSBOROUGH STREET CORRIDOR



Located in the center of Raleigh, Hillsborough Street is a business and cultural thoroughfare that runs from Downtown to NCSU. There are 8 neighborhoods that line the district, each with their own feel and unique identity: Method, Historic Stanhope, Pullen Park Terrace, Boylan Heights, University Park, Village, Glenwood, and Cameron Park.

Some highlights of the area include:

- There have been 86 projects, totaling \$1,274,194,000 in public and private sector economic development investment in the community since 2015
- The construction of eight new student apartment buildings in the last five years has made student apartments vital to Hillsborough Street's success. Six of the ten highest valued assets within the Hillsborough MSD are student apartment buildings.
- Overall, vacancy rates for both office and retail space along Hillsborough Street continue to sit at low levels in general (0.5% and 0.9%) and in comparison to the City of Raleigh as a whole (5.9% and 3.2%). The six month net absorption of combined office and retail space on the street was 192,650 square feet.
- Market rents for office and retail class buildings both increased slightly during Q3 and Q4 of 2020 by \$0.23 and \$0.16.
- Q3 and Q4 of 2020 delivered five major projects that added a total of 1,025,450 SF and 1,320 bedrooms to the market.
- The development outlook for Hillsborough Street continues to be positive. The current development pipeline of planned or under construction projects includes 10 major projects (194K SF) that will add another 195 bedrooms.

Source: [hillsboroughstreet.org](https://hillsboroughstreet.org)



## VILLAGE DISTRICT



**Village District** (formerly Cameron Village) was the first planned community to be developed in Raleigh. The shopping center opened in 1949 and quickly became the premier shopping area in Raleigh. It was the first shopping center to be built between Washington, D.C. and Atlanta. The shopping center is an open-air shopping mall, but unlike a strip mall, the stores are divided into blocks with some on two levels. Cameron Village grew quickly, and by 1950 the community had 65 stores, a movie theater, more than 600 homes and apartments, and over 100 business/professional offices.

Today, Fresh Market, Harris Teeter, Walgreens, and a Wake County Public Library branch serve as anchors. The shopping center has been expanded and renovated several times, including a restyling in the mid-1980s and another in the early 2000s. Today, Village District has over 100 stores including over a dozen restaurants like The Flying Biscuit Cafe and the world's only two-story Chick-fil-A.

Cozy neighborhood restaurants, friendly shop-owners, and a lush landscape—all make Village District a comfortable gathering space and retreat from the chaos of urban life. Seamlessly integrated into the surrounding neighborhoods, Village District is a convenient destination where you can get most anything you need, while finding fun things you want—a safe place where it's easy to feel at home.

With more than 100 unique shops, cafes, restaurants, fitness studios, grocery stores and more packed into a six-block span, the neighborhood today is one of the hottest spots for shopping, dining and exploring in Raleigh, N.C.

3 Minutes to the Village District!



# DOWNTOWN RALEIGH



**Downtown Raleigh** has emerged as a vibrant center of activity that continues to welcome historic growth and investment. As an apex of commerce and government, it is also home to a thriving creative culture with artists, musicians, innovative tech companies, award-winning chefs, and cutting-edge makers working to create the Downtown Raleigh experience.

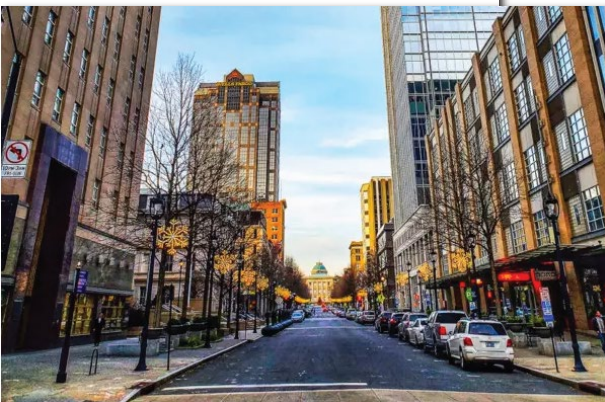
It's where historic neighborhoods, world-class museums, Southern diners, outdoor green spaces, performing arts venues, local shops, breweries and underground cocktail spots all work together to create one incredible cultural hotspot.

It's where you can tour a chocolate factory, play classic arcade games, park your bike outside a bicycle-themed brewery, indulge in a plate of whole-hog, pit-cooked barbecue, pick up a pair of locally hand-crafted denim jeans and visit a contemporary art museum—all within in a 100-step radius.



Some of the state's most visited attractions (North Carolina Museum of Natural Sciences, Marbles Kids Museum and North Carolina Museum of History), plus a host of critically-acclaimed restaurants on a national level (Poole's Diner, Garland, Raleigh Beer Garden and more) call the center of the city home.

Downtown Raleigh has seen a surge of growth in recent years thanks to a slew of artists, entrepreneurs, creative class innovators, restaurateurs, business leaders and other passionate minds that had a vision for downtown that would make it a special place to visit—a place where people from all walks of life, backgrounds and futures would come together to share enriching experiences. That's why you'll find murals on the sides of buildings and posters at business entrances that read, "Are All Welcome Raleigh, N.C." and "Welcome to Raleigh, Y'all."

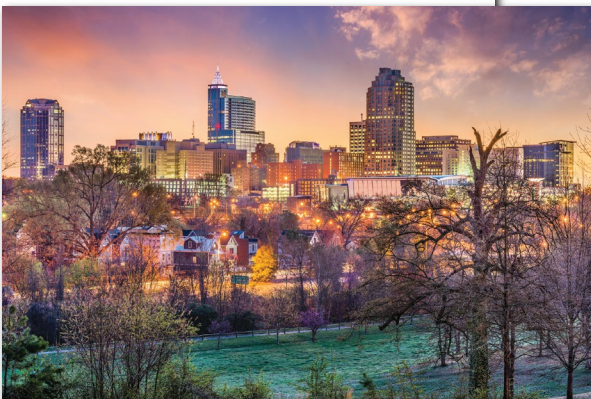


It's all easily accessible, too—downtown streets are easy to navigate by walking, cycling (a bikeshare program is headed to Raleigh in early 2018), catching a short taxi ride, using the free R-LINE circulator bus or even hopping on the back of a pedal-powered rickshaw.

13 Minutes to Downtown Raleigh!



# 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 2020/2021**

#3 Happiest Cities in America poll - Men's Health, January 2021

#3 Best State Capitals - WalletHub, January 2021

#3 Best State Capitals for Safety and More - WalletHub, January 2021

#5 Best-performing City Index in the United States - Milken Institute, February 2021

#7 Best City for STEM workers - WalletHub, February 2021

Raleigh tops list of best places to retire early - Triangle Business Journal, May 2021

#4 Top Mid-sized Americas City of the Future 2021/22 - FDI Intelligence, June 2021

#2 Best Place to Live - U.S. News & World Report, July 2021

#8 Top City for Fastest Growing Metros - Business Facilities, August 2021

#2 Top City for Millennial Magnet - Business Facilities, August 2021

#3 Top City for Large Airport for Traveler Satisfaction - JD Power, September 2021

#10 Safest Large City in America - AdvisorSmith, October 2021

#1 Top Place to Start a Small Business - Lending Tree, October 2021

#4 Best Large Metros for Families with Children - Lending Tree, October 2021

#2 Top Real Estate Market to Watch in 2022 - PwC US, October 2021



# RALEIGH ACCOLADES





## RALEIGH ACCOLADES

**#1**

Best Place to Live  
BANKRATE

**#1**

Top Place to  
Start a Small  
Business  
LENDING TREE

**#5**

Best-Performing  
Economy in the US  
MILKEN INSTITUTE

**#4**

Top City  
Tech Hub  
BUSINESS  
FACILITIES

**#7**

Best City for  
STEM Workers  
WALLETHUB

**#4**

Top Life Sciences  
Market in  
the U.S.  
JLL

Since 2005, Downtown Raleigh has seen \$3.9 billion in development completed and under construction, adding new residences and office space and even more amenities including new restaurants, hotels, retail, and entertainment venues. There is currently \$4.9 billion in development projects completed since 2015, under construction, and planned in Downtown Raleigh.

**- Downtown Raleigh Alliance, State of Downtown Raleigh 2021**

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%**

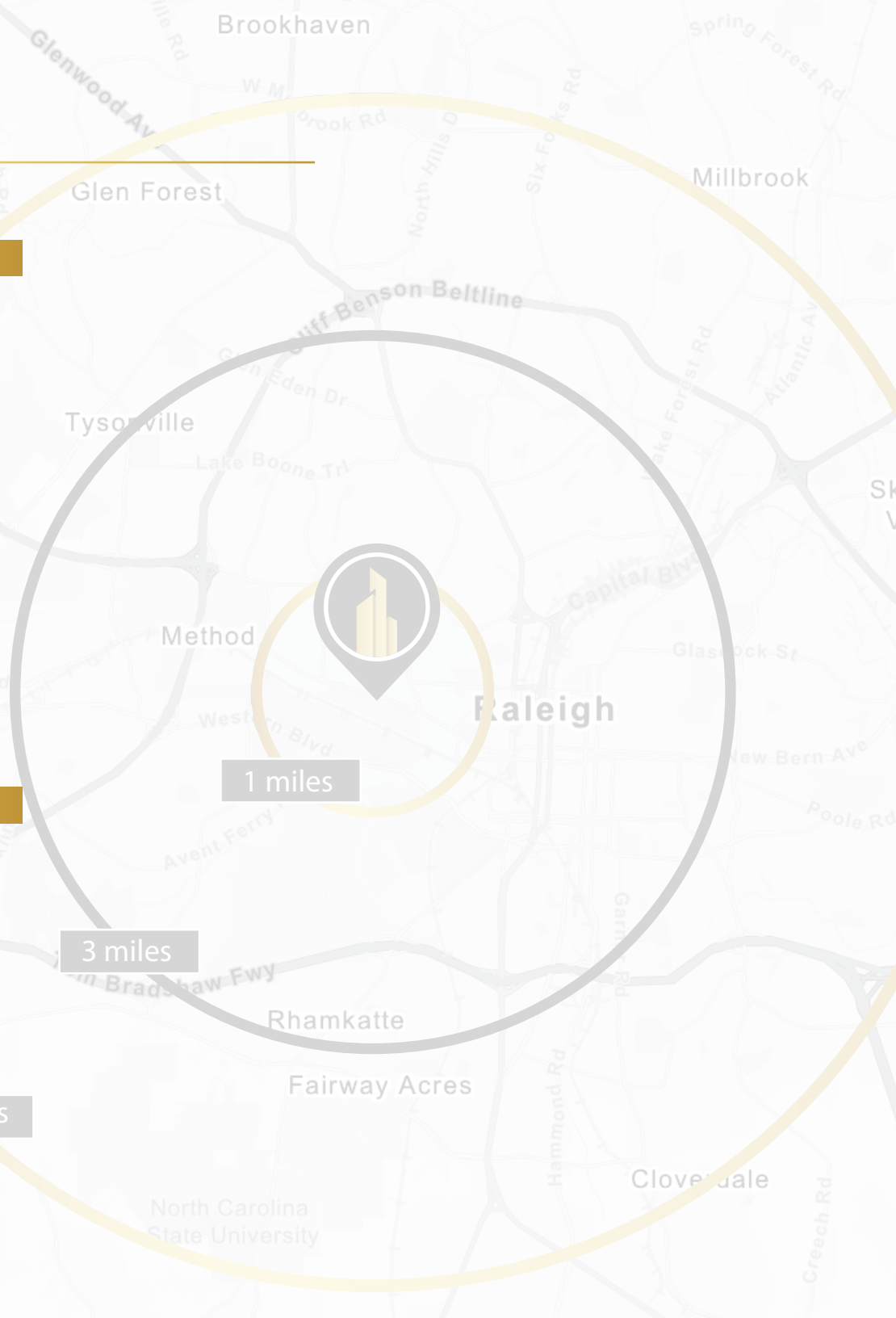
Higher share of  
civil engineers



# DEMOGRAPHIC OVERVIEW

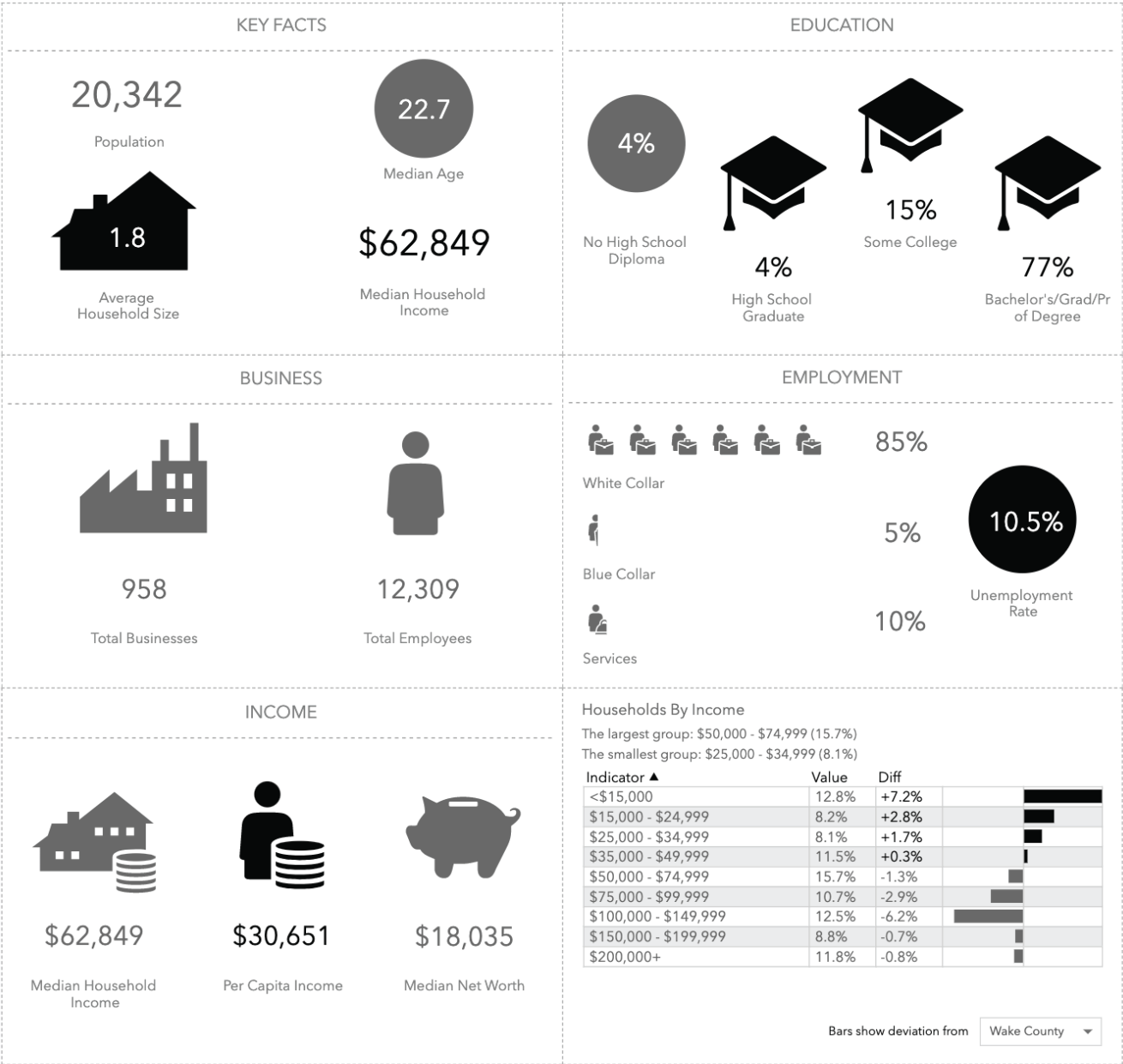
2020 Summary	1 Mile	3 Miles	5 Miles
Population	20,342	106,818	224,740
Households	6,077	42,369	91,589
Families	1,559	16,694	42,441
Average Household Size	1.84	2.13	2.24
Owner Occupied Housing Units	1,630	15,036	35,655
Renter Occupied Housing Units	4,447	27,333	55,935
Median Age	22.7	28.7	31.6
Median Household Income	\$62,849	\$58,252	\$60,087
Average Household Income	\$99,215	\$98,937	\$95,621

2025 Summary	1 Mile	3 Mile	5 Mile
Population	21,920	117,430	247,146
Households	6,918	47,466	101,528
Families	1,736	18,413	46,503
Average Household Size	1.85	2.13	2.24
Owner Occupied Housing Units	1,759	15,907	38,121
Renter Occupied Housing Units	5,159	31,559	63,407
Median Age	23.1	29.3	31.9
Median Household Income	\$64,179	\$61,681	\$63,979
Average Household Income	\$100,700	\$105,147	\$102,389





# DEMOGRAPHIC OVERVIEW





# CONTACT

**Pat Moore**  
pat@cityplat.com  
724.549.5916

---

**CityPlat**  
www.cityplat.com  
919.650.2643

107 Fayetteville St  
Raleigh, NC 27601

## CONFIDENTIALITY DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.