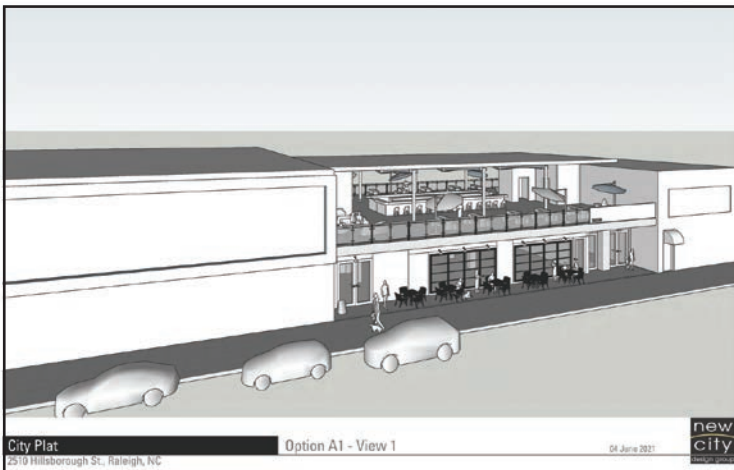


Mixed Use For Lease Across from NC State

2510 Hillsborough St
Raleigh, NC 27607



City Plat
2510 Hillsborough St., Raleigh, NC

Option A1 - View 1

04 June 2021

new
city

CITYPLAT
COMMERCIAL REAL ESTATE



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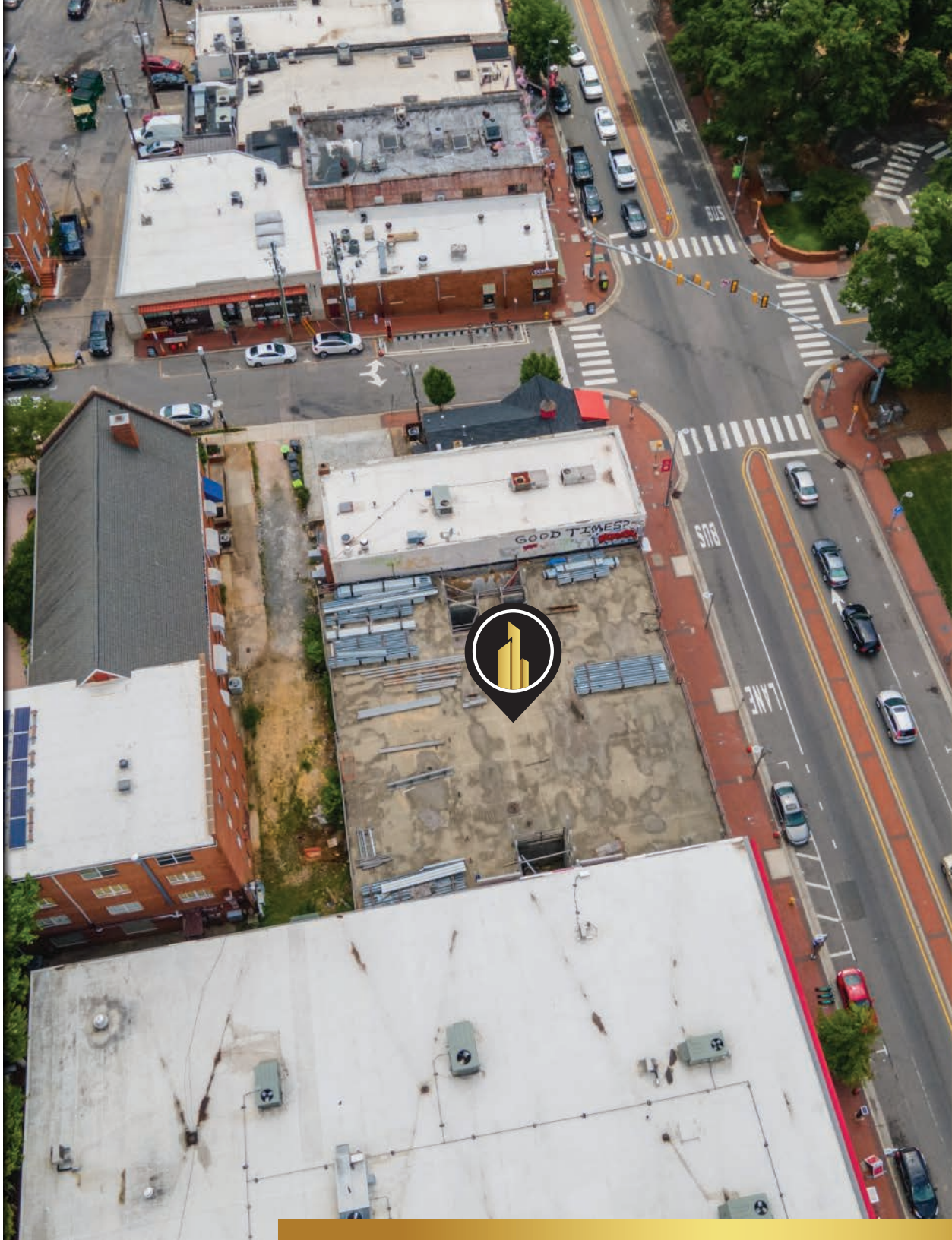


THE OPPORTUNITY

KEY HIGHLIGHTS

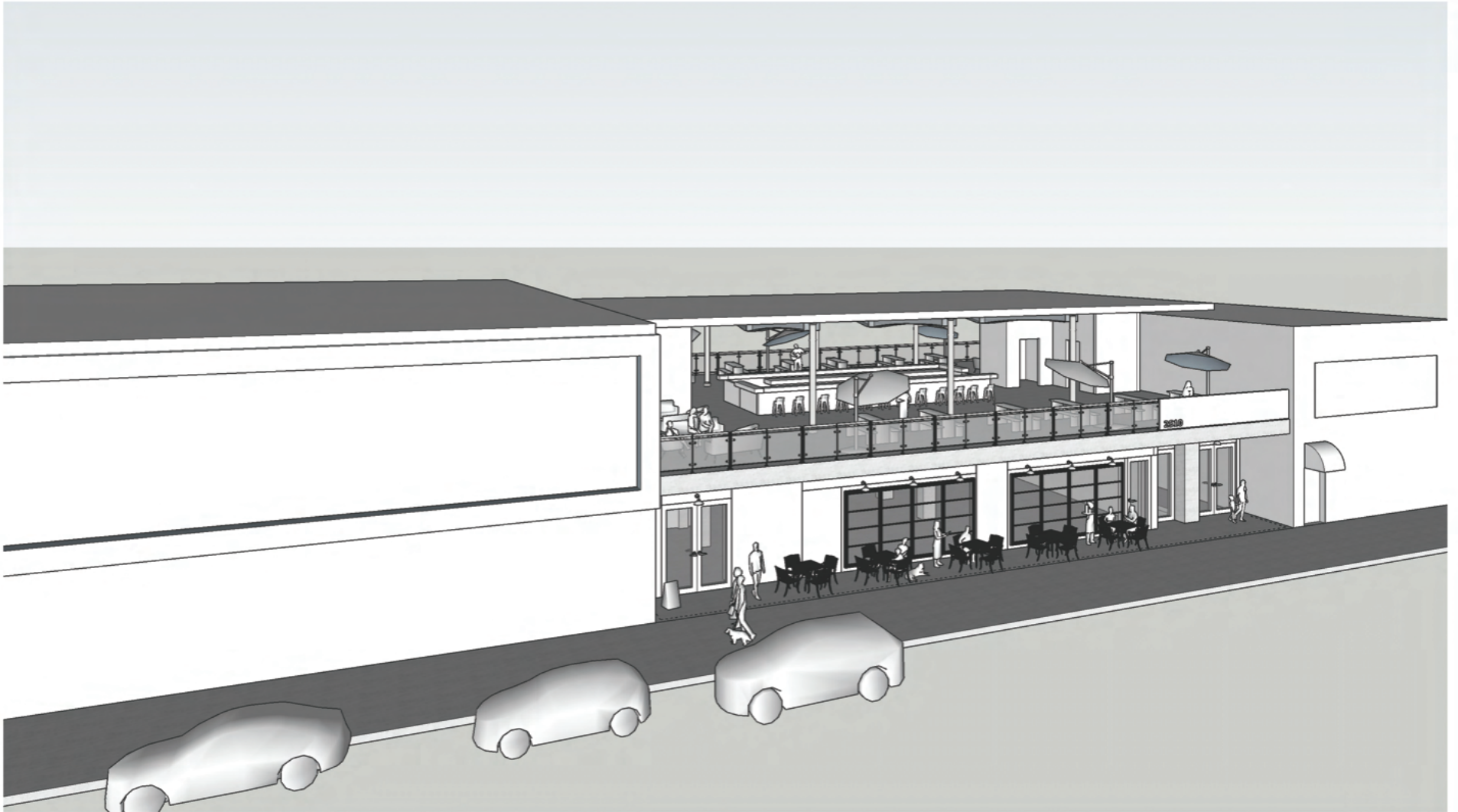
- Unique opportunity to be located in brand new space along Hillsborough St.
- Adjacent to the heart of NC State's campus
- Ideal space for a retail concept, restaurant, bar, event center, creative office, etc.
- Flexible layout can accommodate a multitude of concepts
- Second level has ground floor access and signage availability
- Minutes from downtown Raleigh
- Within walking distance to NC State, as well as local retail and restaurants
- Open-air concept
- **Sub level** – 3,400sf with 13' ceilings delivered to cold shell
- **Ground Level** – 5,000sf (pending)
- **Second Level Terrace** – 7,500sf. Indoor space will be 1,500–2,500sf.

CALL FOR PRICE





PRELIMINARY VIEWS



City Plat

2510 Hillsborough St., Raleigh, NC

Option A1 - View 1

04 June 2021

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PRELIMINARY VIEWS



City Plat

2510 Hillsborough St., Raleigh, NC

Option A1 - View 2

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PRELIMINARY VIEWS



City Plat

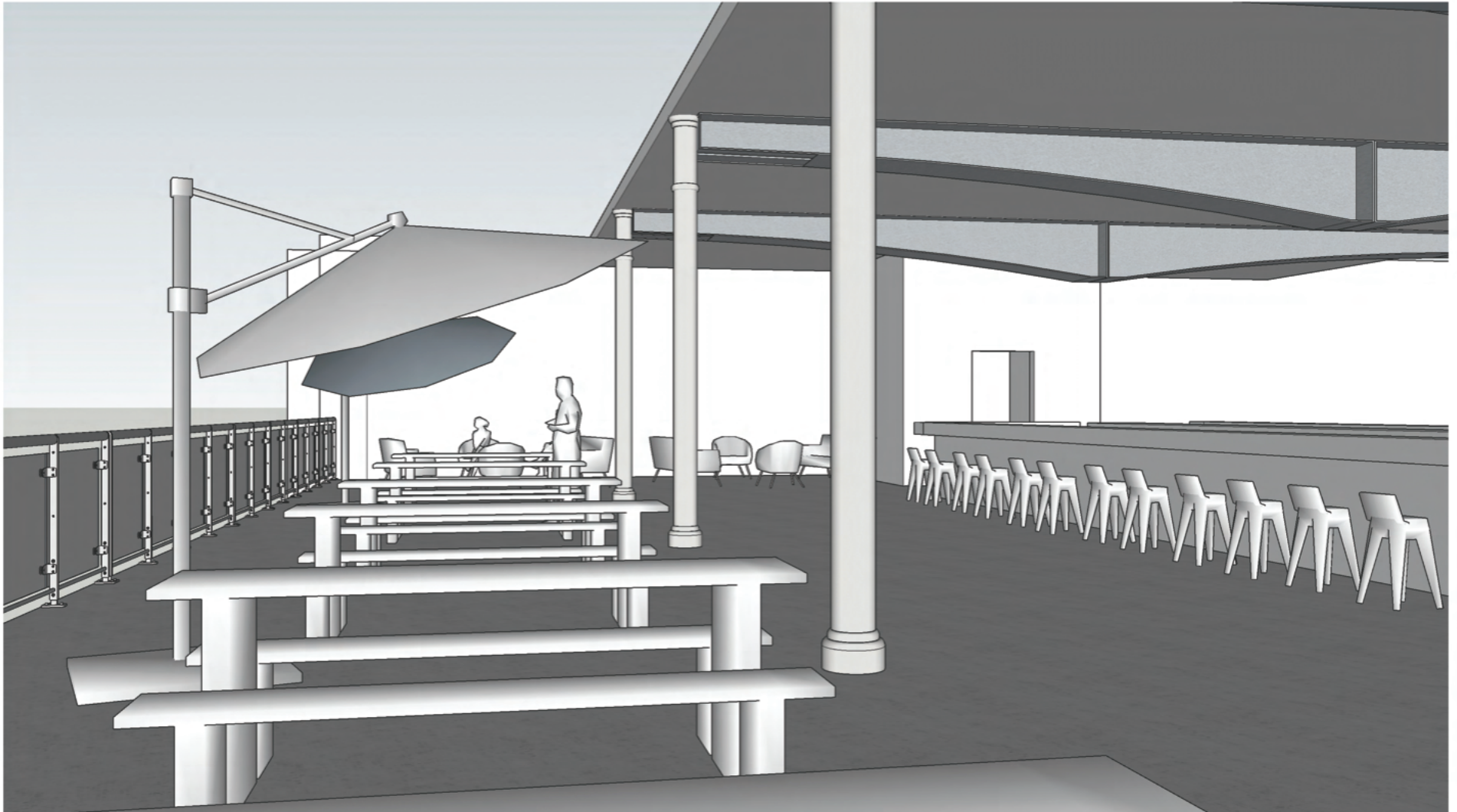
2510 Hillsborough St., Raleigh, NC

Option A1 - View 3

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PRELIMINARY VIEWS



City Plat

2510 Hillsborough St., Raleigh, NC

Option A1 - View 4

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POTENTIAL CONCEPT



City Plat
2510 Hillsborough St., Raleigh, NC

View 3

24 June 2021

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POTENTIAL CONCEPT



City Plat
2510 Hillsborough St., Raleigh, NC

View 4

24 June 2021

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POTENTIAL CONCEPT



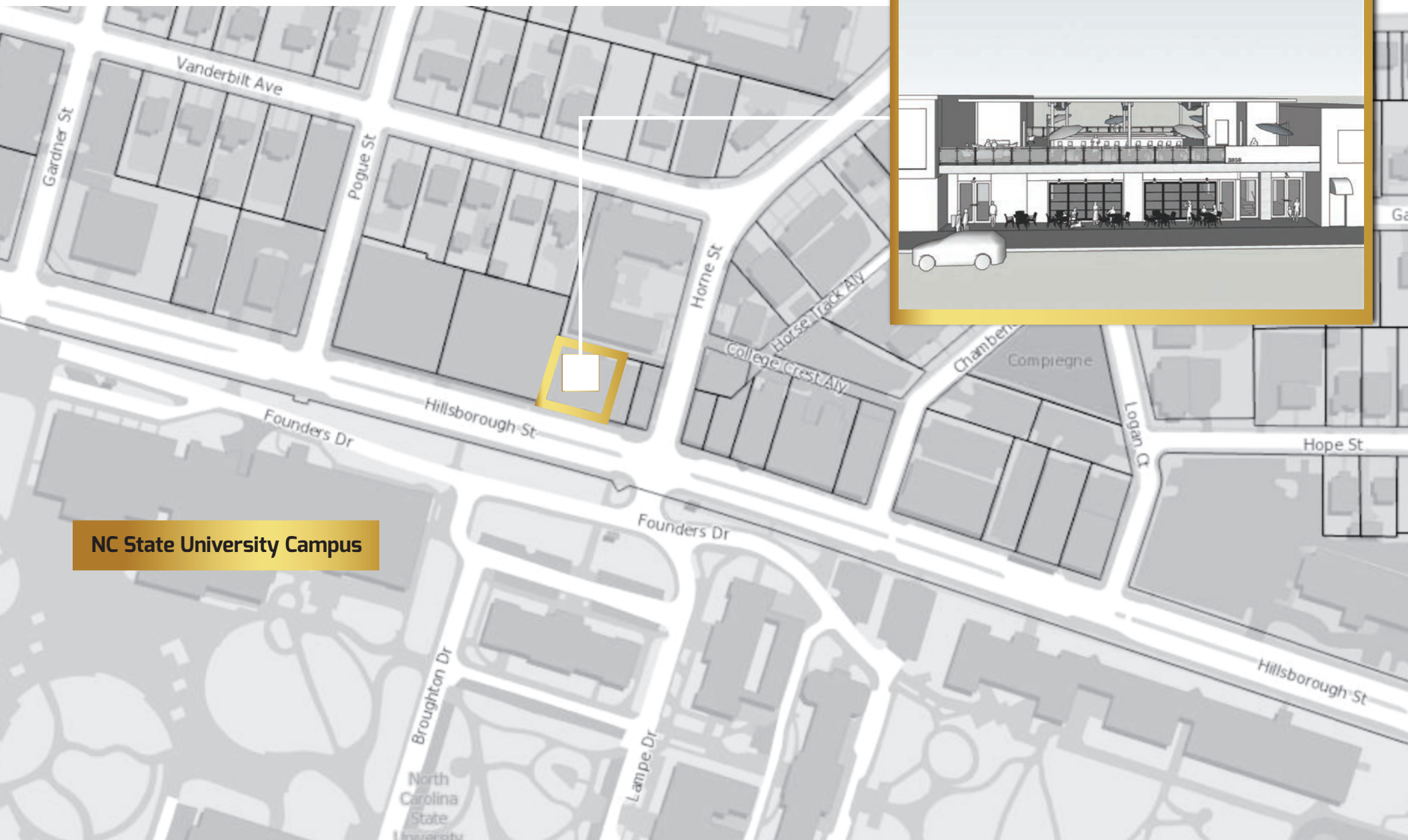
City Plat
2510 Hillsborough St., Raleigh, NC

View 7

24 June 2021

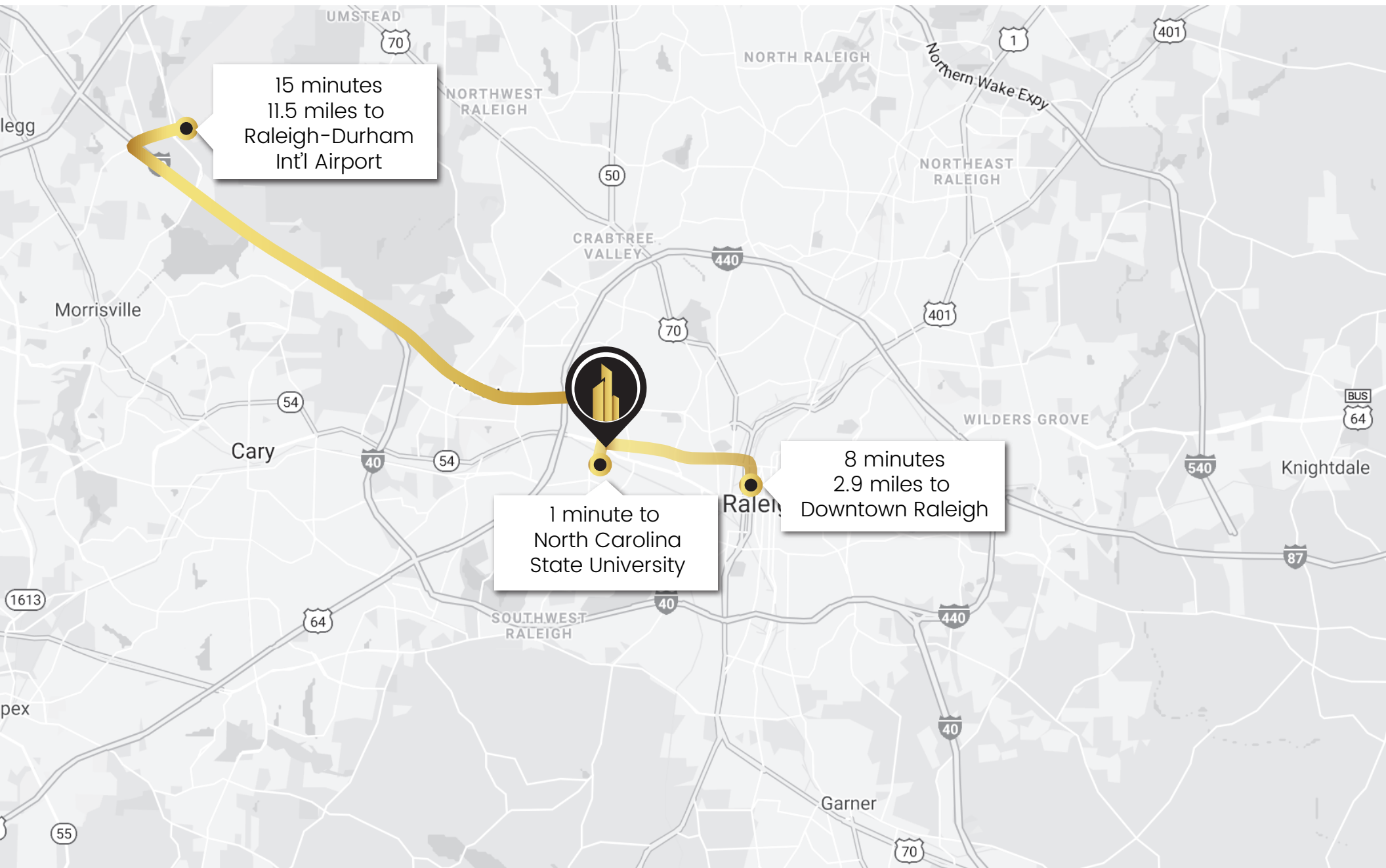
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city
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PARCEL MAP



NC State University Campus

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

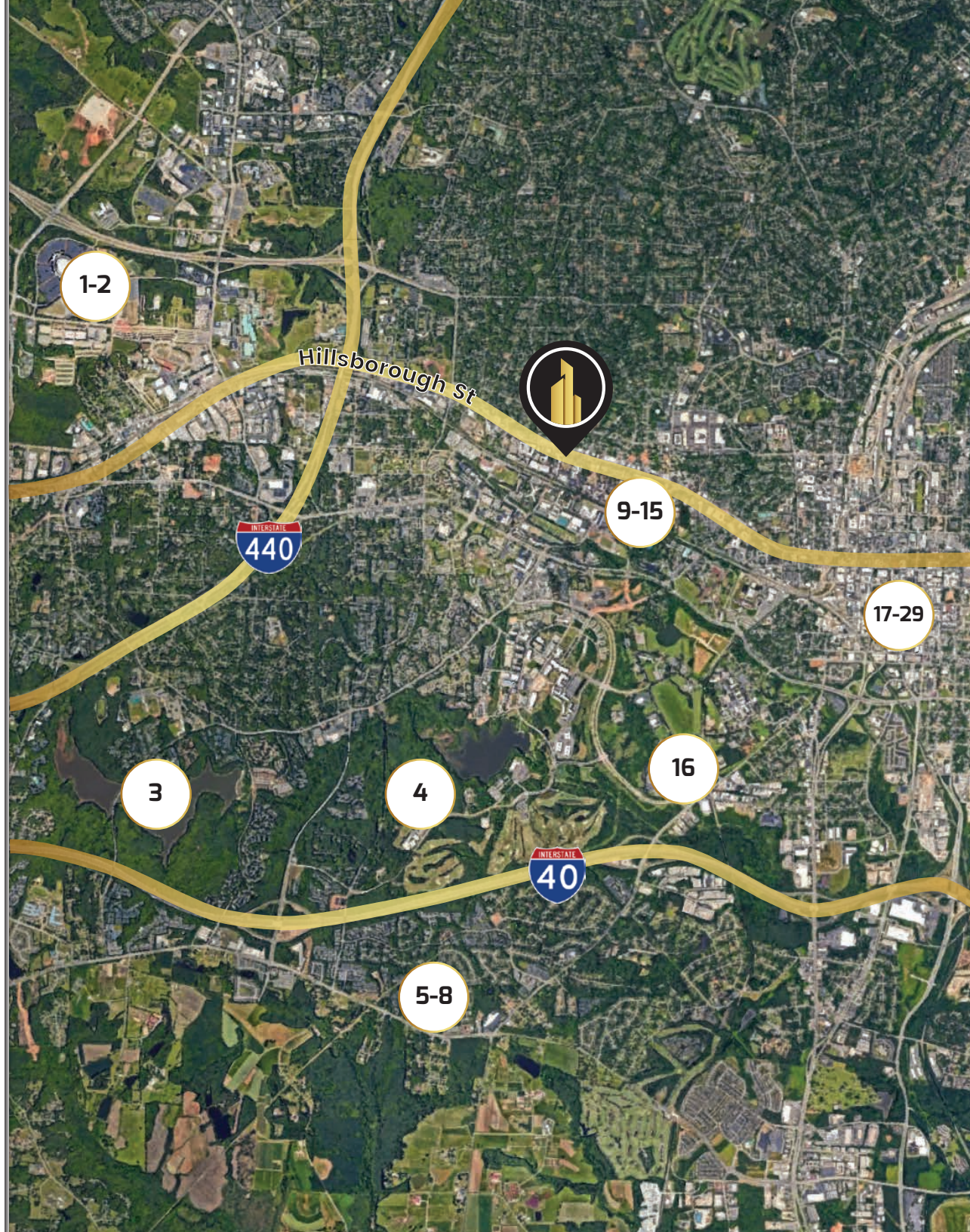
Hillsborough St



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
- > Best Value College among North Carolina universities | 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.

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

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.

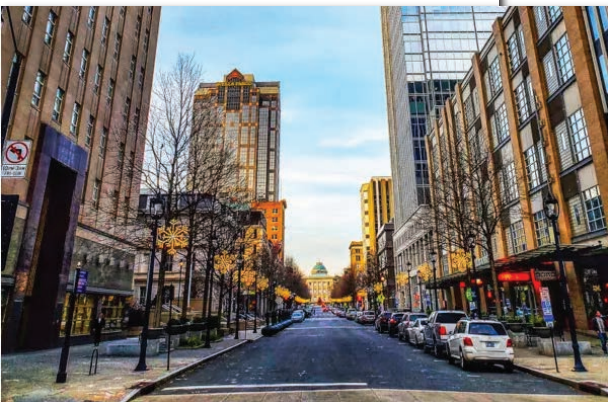
It's where historic neighborhoods, world-class museums, Southern diners, outdoor green spaces, performing arts venues, local shops, breweries and underground cocktail spots all work together to create one incredible cultural hotspot.

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 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

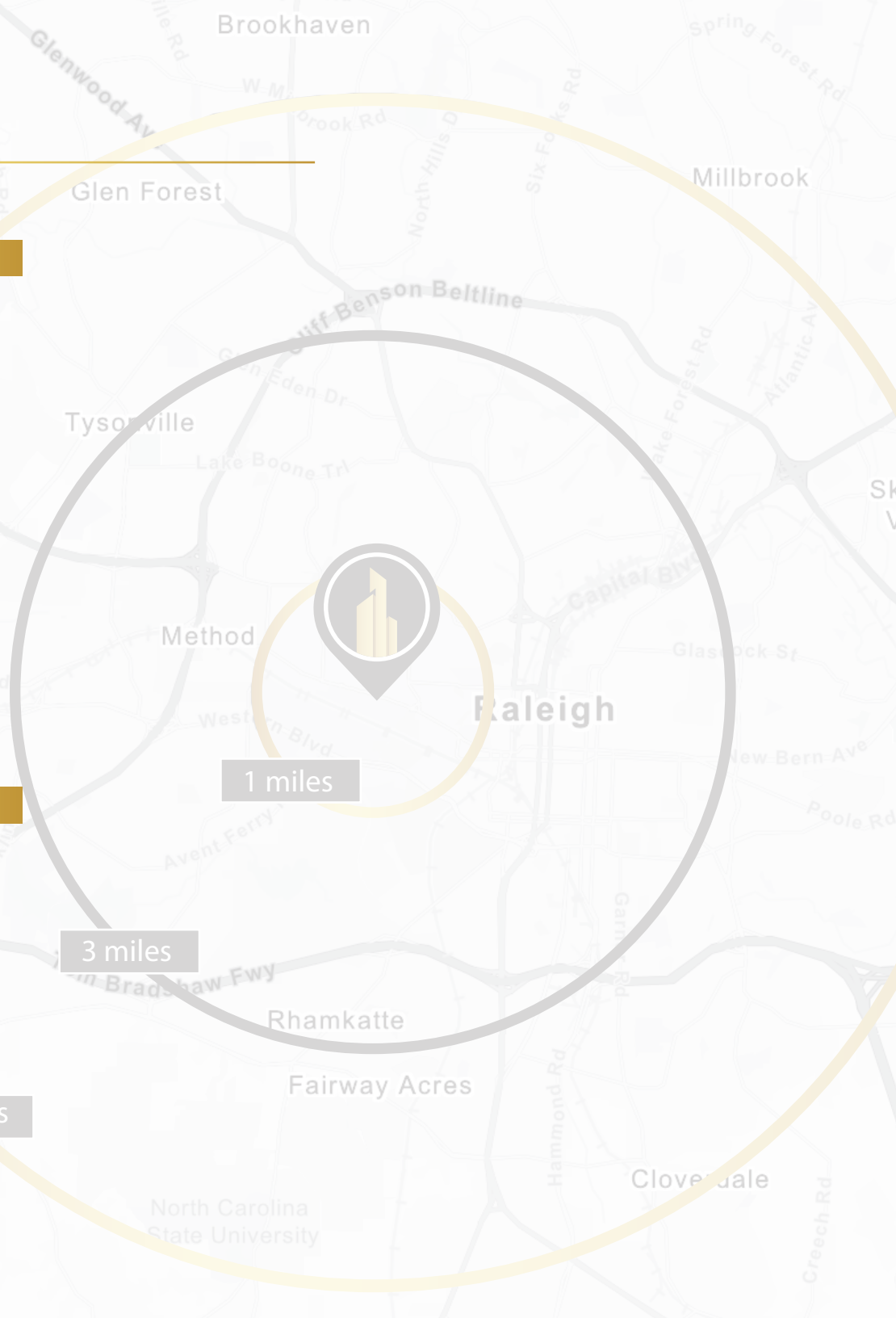
105%

Higher share of
civil engineers

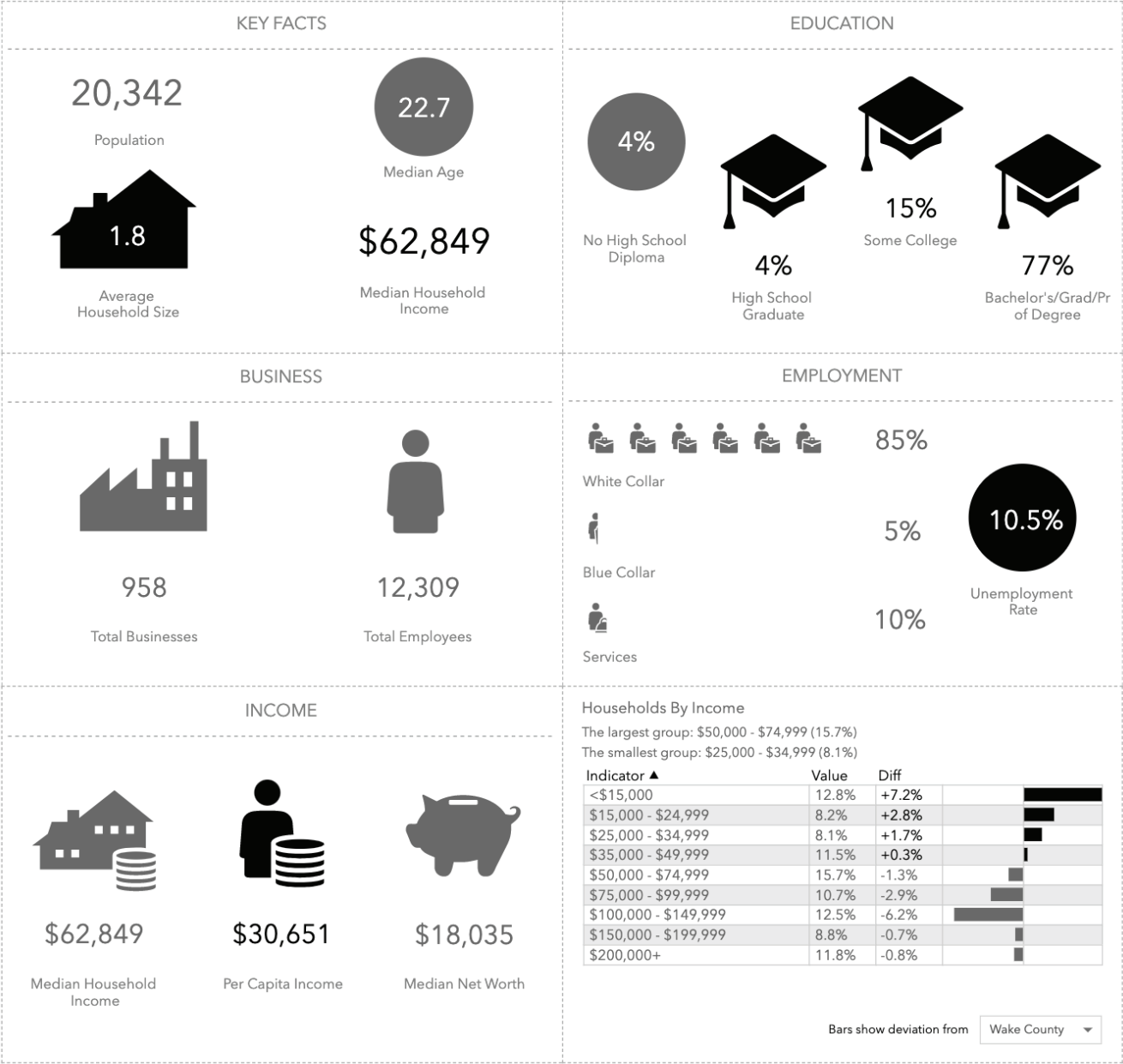
DEMOGRAPHIC OVERVIEW

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

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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.

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