



GROVE BARTON SHOPPING CENTER

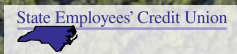
GROVE BARTON ROAD

HILBURN DRIVE

GLENWOOD AVENUE

SITE

RALEIGH MEMORIAL PARK



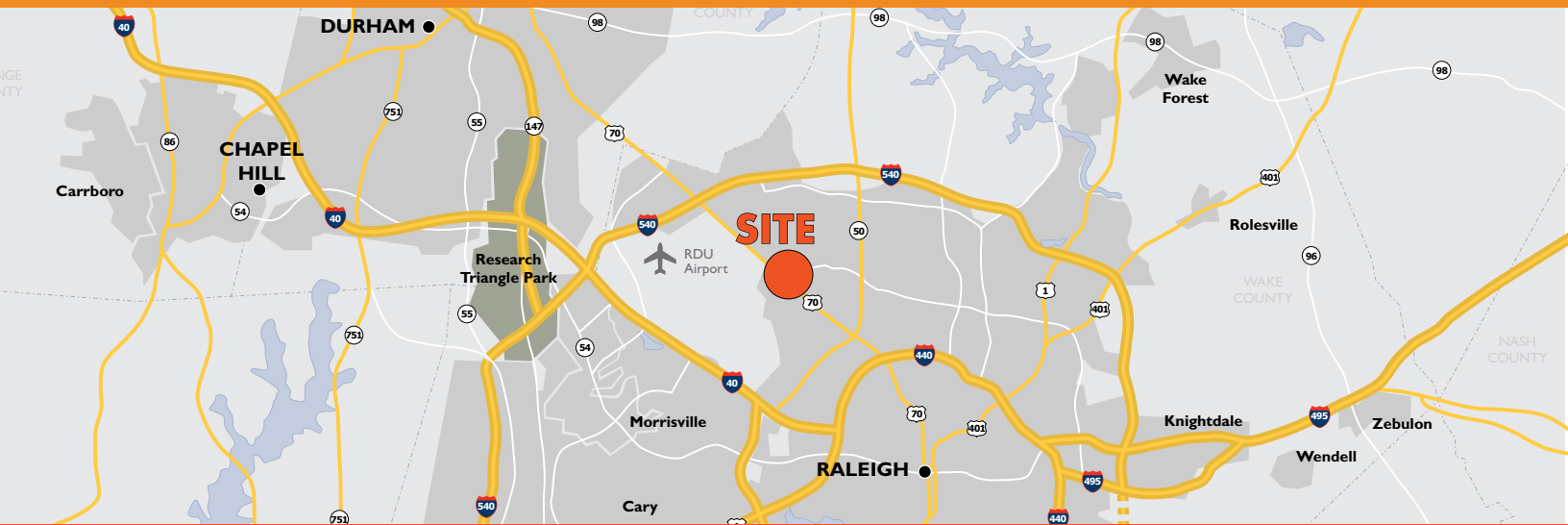
48,000 VPD

HILBURN DRIVE
RALEIGH, NORTH CAROLINA

LAND FOR LEASE OR BUILD-TO-SUIT
5.03 AC

HILBURN DRIVE

LAND FOR LEASE OR BUILD-TO-SUIT



PROPERTY FEATURES

- Opportunity to locate on a virtual outparcel to Target, Lowe’s Home Improvement, and Cinemark Raleigh Grande
- Visibility from Glenwood Avenue
- Opportunity for creative structure
- Tremendous demographics and location in the heart of Raleigh
- Zoned OX-3

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|----------|-----------|-----------|
| 2018 EST. POPULATION | 13,698 | 68,302 | 154,324 |
| 2023 PROJ. POPULATION | 15,335 | 76,666 | 172,644 |
| AVERAGE HH INCOME | \$86,391 | \$101,724 | \$110,684 |

| TRAFFIC COUNTS | |
|-----------------|------------|
| GLENWOOD AVENUE | 48,000 VPD |
| LYNN ROAD | 11,000 VPD |

AREA RETAILERS



For more information, please contact:

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HILBURN DRIVE

LAND FOR LEASE OR BUILD-TO-SUIT

LOCATION



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