

LAST REMAINING PAD

FOUNDRY
COMMERCIAL



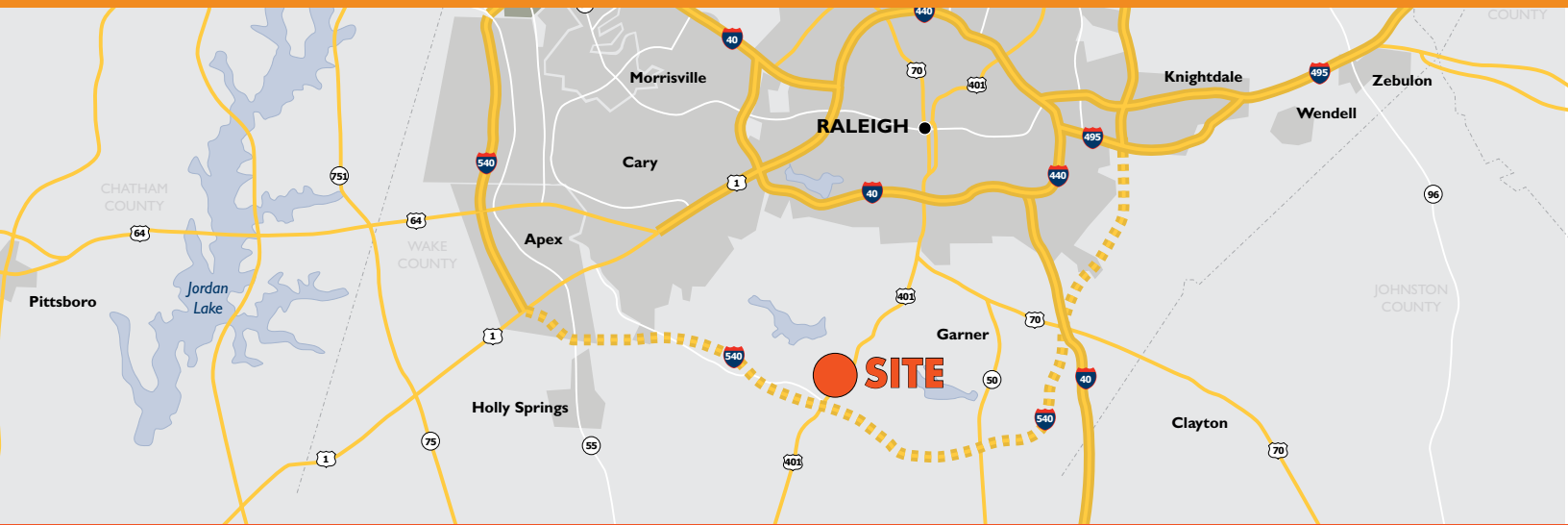
8205 FAYETTEVILLE ROAD

RALEIGH, NORTH CAROLINA

RETAIL PAD AVAILABLE

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PROPERTY FEATURES

- Free-standing drive-thru opportunity
- One pad space for lease
- Join Dunkin and Take 5 Oil Change
- Adjacent to Kings Grant Commons, a strong Harris Teeter anchored center
- Opportunity to locate in the heart of the strong retail node at 401 and Ten-Ten Road
- Strong traffic counts and dynamic trade area with continued growth
- Just 0.9 miles from Wake Technical Community College's main campus
- Just north of the future I-540 interchange

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 EST. POPULATION	1,548	21,560	67,114
2024 PROJ. POPULATION	1,700	23,797	73,841
AVERAGE HH INCOME	\$101,859	\$111,751	\$111,320

TRAFFIC COUNTS	
FAYETTEVILLE ROAD	36,000 VPD
TEN-TEN ROAD	17,000 VPD

For more information, please contact:

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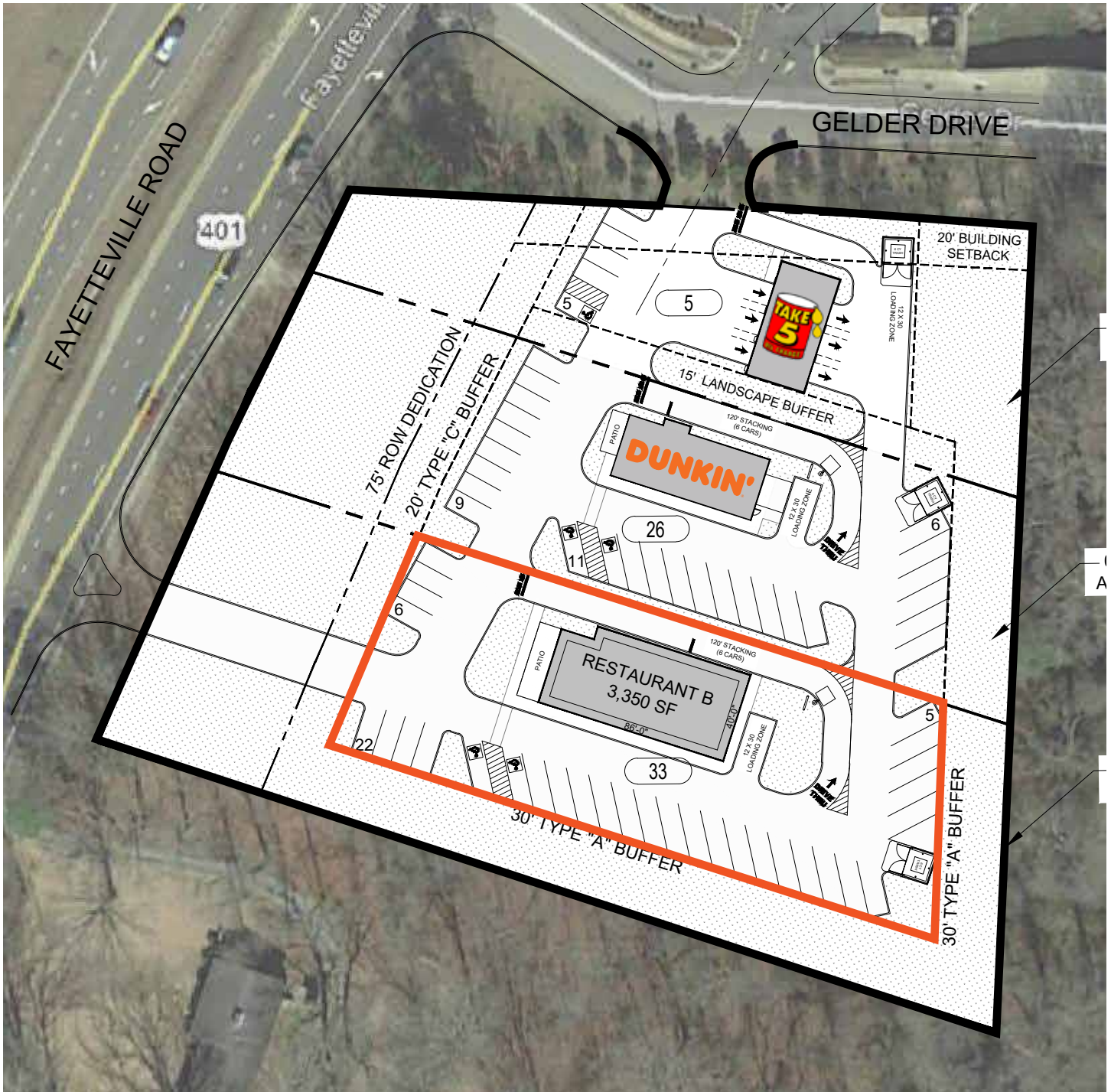
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CONCEPT PLAN



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