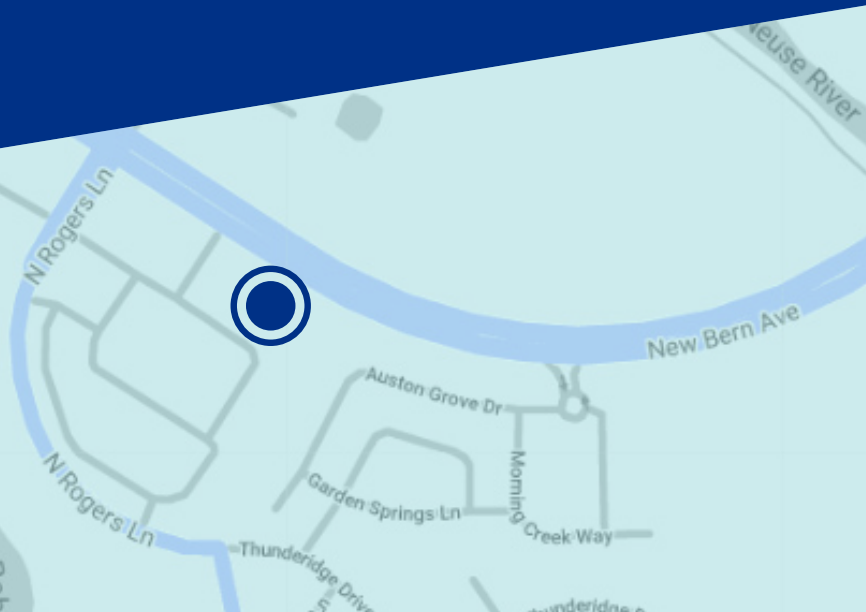




TRADEMARK
PROPERTIES

5280
NEW BERN AVENUE
RALEIGH, NC 27510

—
OUTPARCELS
FOR SALE OR LEASE



1001 Wade Avenue, Suite 300, Raleigh, NC 27605
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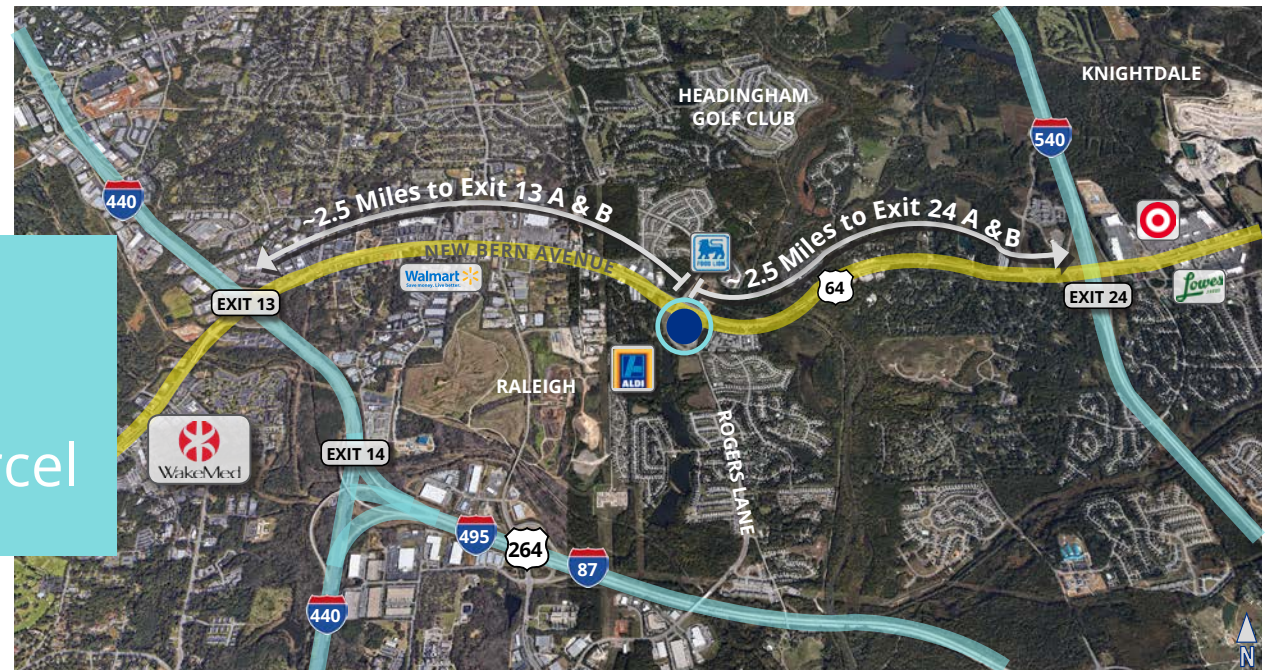
OVERVIEW

- Five outparcels for sale or lease
- Parcels ranging from 1.07 - 1.86 acres
- Opportunity to combine parcels
- Edgewater Place is home to numerous national and local tenants
- Multiple access points including a signalized intersection
- 28,000 vehicles per day on New Bern Avenue
- All parcels zoned Planned Development (PD)

LOCATION

- Located on bustling New Bern Avenue/Hwy. 64
- Strategically located between I-440 & I-540
- Approximately 2.5 miles to I-440 & I-540
- Less than three miles from WakeMed Raleigh Hospital

SALES PRICE
\$315,000 - \$415,000/parcel



VIJAY K. SHAH, CCIM

vshah@trademarkproperties.com

919.645.1425 direct 919.812.0964 mobile

JONATHAN M. BASSI

jbassi@trademarkproperties.com

919.227.5511 direct 919.802.4739 mobile



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SITE DETAILS



PARCEL	ADDRESS	PIN	ACRES	PRICE
2	5280 New Bern Avenue	1734433643	1.07	\$315,000
7	5160 New Bern Avenue	1734345171	1.29	Under Contract
8	5150 New Bern Avenue	1734343294	1.25	\$320,000
9	1081 N. Rogers Lane	1734334826	1.68	\$415,000
10	1051 N. Rogers Lane	1734333594	1.40	\$350,000

Parcel Labels are from Original Development Plan

Legend

- * = Driveway CAM
- = Available
- = Existing

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NEARBY RETAIL



VIJAY K. SHAH, CCIM
vshah@trademarkproperties.com
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JONATHAN M. BASSI
jbassi@trademarkproperties.com
919.227.5511 direct 919.802.4739 mobile



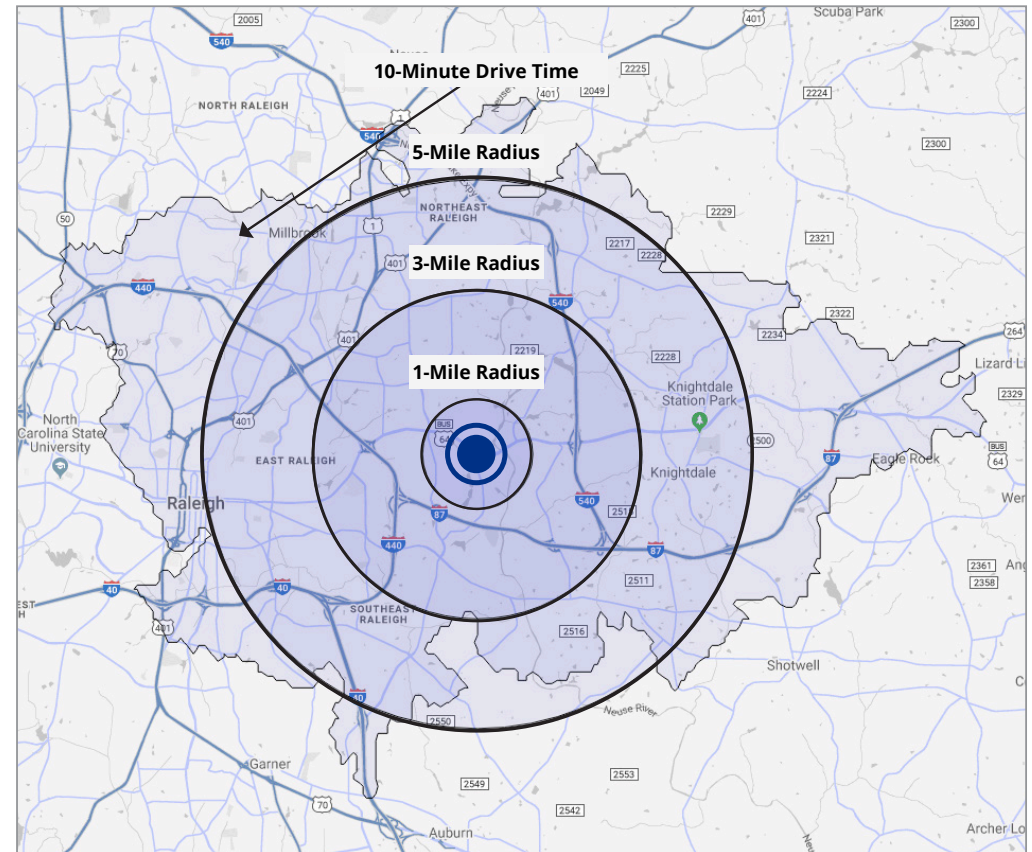
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DEMOGRAPHICS

	3-Mile Radius	5-Mile Radius	10-Mile Radius
POPULATION			
2018 Estimated Population	55,804	164,076	229,632
2023 Project Population	61,683	182,021	255,092
HOUSEHOLDS			
2018 Estimated Households	21,523	61,806	92,329
2023 Projected Households	23,809	68,917	103,019
INCOME			
2018 Estimated Average Household Income	\$76,446	\$70,431	\$81,917
2023 Projected Average Household Income	\$81,638	\$74,467	\$87,399



Source: Sites USA February 2019

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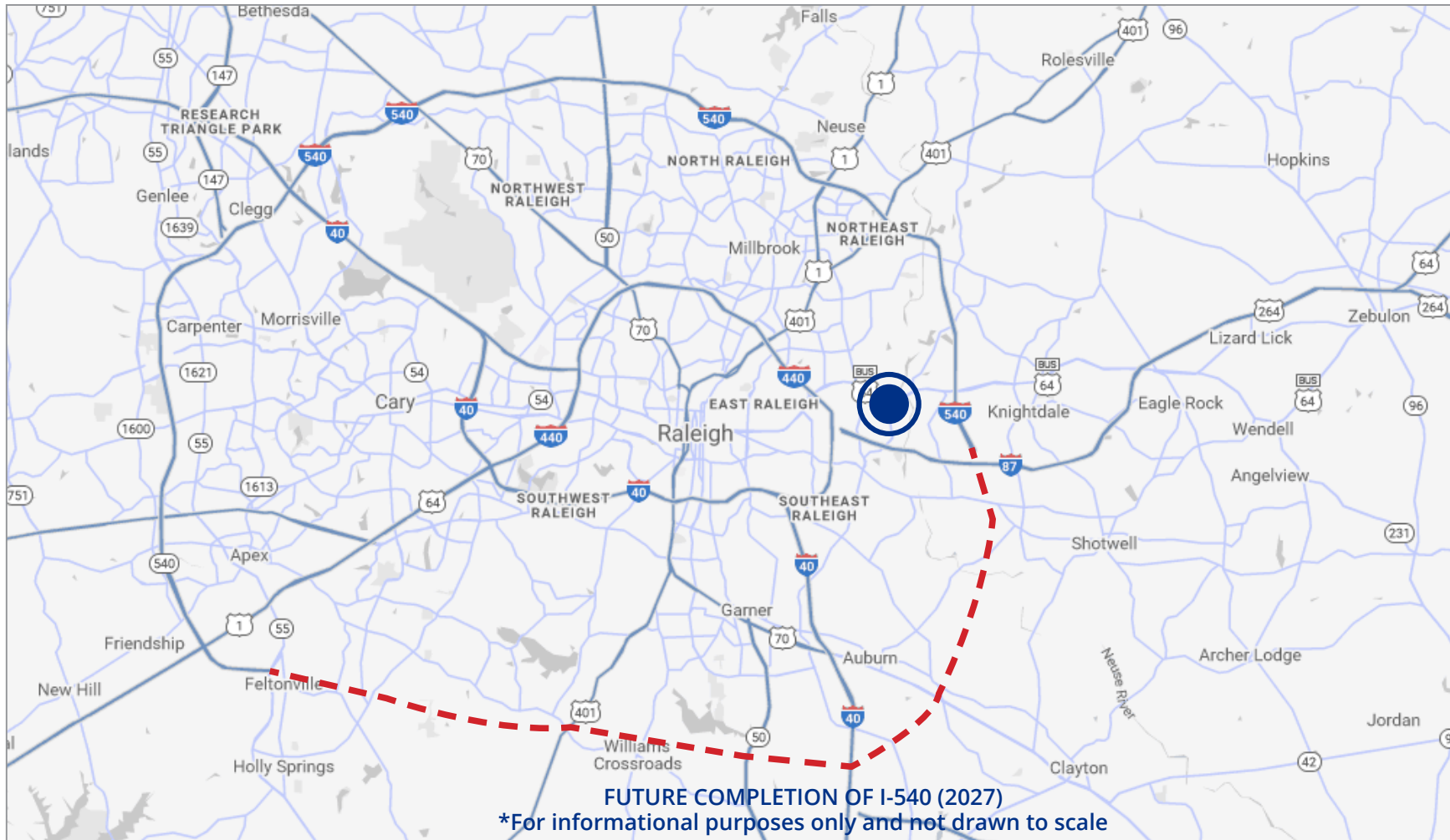
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DEMOGRAPHICS



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