

KOTIS

4516 FALLS OF NEUSE

Raleigh, NC 27609

PROPERTY HIGHLIGHTS

- Fully equipped 7,345 SF restaurant with full bar and patio on corner entrance to the Falls Centre (110,000 SF)
- On Raleigh's premier restaurant corridor Wake Forest Rd (43,000 ADT) and at the heart of the largest office concentration outside the CBD, including neighboring Falls of Neuse office park (180,000 SF)
- Retailers nearby include Super Walmart, Red Lobster, Carolina Ale House, Pei Wei, Hooters, TGI Fridays, Walgreens, Dunkin Donuts, Food Lion, Trader Joes and more
- I-440 (ADT 122,000) and major hospital minutes from site
- LAT: 35.843807 LONG: -78.61318



KOTIS
336.574.2000 | kotis.org

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ADDITIONAL PHOTOS

MARTY KOTIS
336.574.2000
marty@kotisprop.com



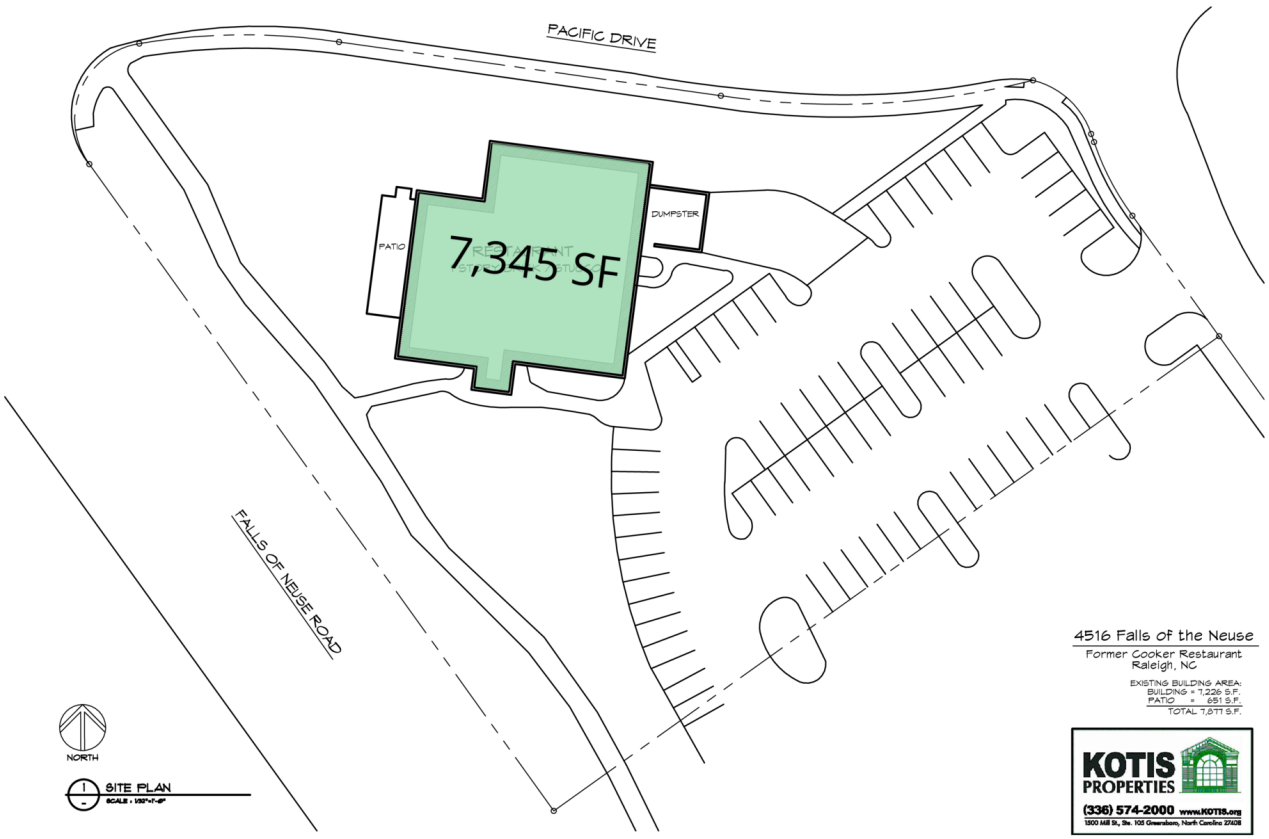
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LEASE TYPE | NNN **TOTAL SPACE** | 7,345 SF **LEASE TERM** | Negotiable **CAM & TAX** | Negotiable



AVAILABLE

SUITE	SIZE	TYPE
Former Restaurant Space	7,345 SF	NNN

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AVAILABLE SPACES

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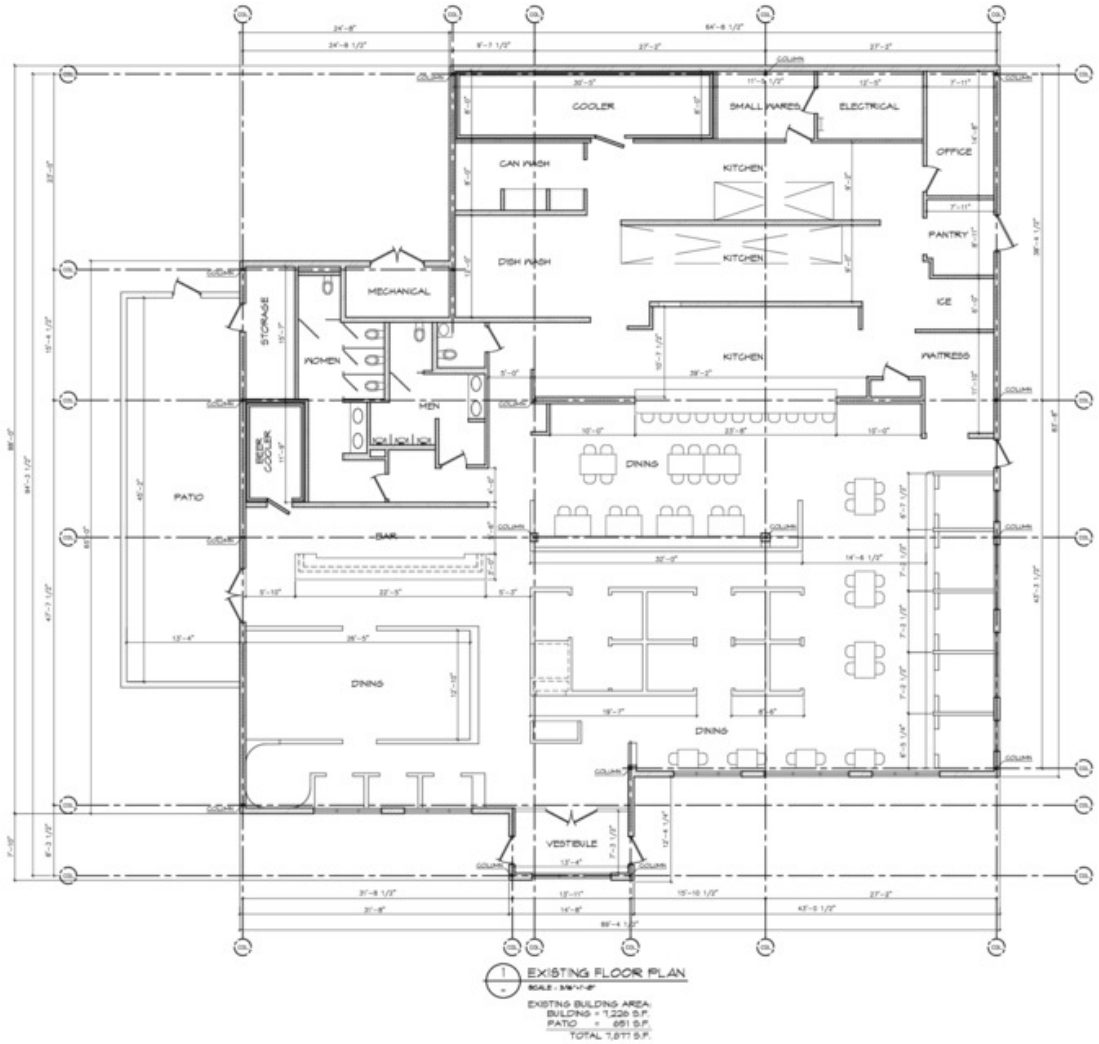


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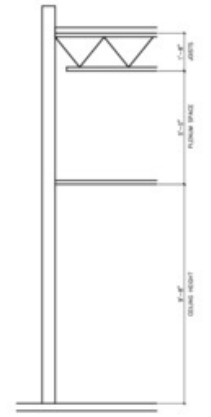
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1 EXISTING FLOOR PLAN

EXISTING BUILDING AREA:
BUILDING = 7,220 S.F.
PATIO = 651 S.F.
TOTAL 7,871 S.F.



2 SPATIAL HEIGHTS

4516 Falls of the Neuse
Former Cooker Restaurant
Raleigh, NC

KOTIS PROPERTIES
(336) 574-2000 www.KOTIS.org

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FLOOR PLANS

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RETAILER MAP

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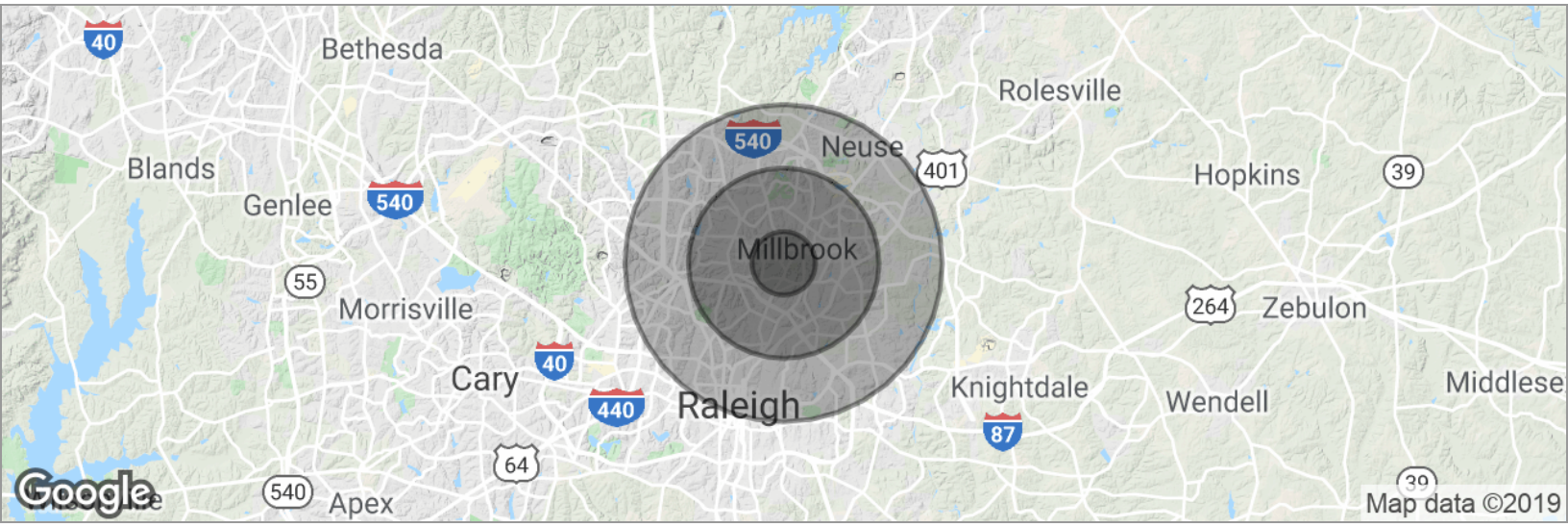


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,027	75,082	205,606
Median age	34.8	36.6	35.9
Median age (Male)	33.9	35.0	35.0
Median age (Female)	35.6	37.7	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,005	33,061	87,401
# of persons per HH	2.3	2.3	2.4
Average HH income	$57,227	$69,807	$76,651
Average house value	$230,053	$295,468	$314,050

** Demographic data derived from 2010 US Census*

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DEMOGRAPHICS MAP

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