

# FORMER RITE AID AVAILABLE FOR SUBLEASE

6325 FALLS OF THE NEUSE RD | RALEIGH, NC 27609



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203

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## PROPERTY / LEASE INFORMATION

Modified Gross Rent: \$18.25 / SF  
 Total Square Footage : 10,356 SF  
 Lease Expiration: 11 / 30 / 25

## PROPERTY DESCRIPTION

Located within Sutton Square Shopping Center anchored by Fresh Market  
 Subtenant is responsible for all onsite maintenance expenses  
 12.0' drop ceiling height

## DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
POPULATION	12,739	86,887	220,148
AVERAGE HH INCOME	\$82,291	\$95,349	\$104,949
MEDIAN HH INCOME	\$62,530	\$72,832	\$81,003
BUSINESS ESTABLISHMENTS	1,122	7,995	14,245
DAYTIME EMPLOYMENT	7,406	70,800	129,229

## NCDOT TRAFFIC COUNTS (2019)

24,500 VPD on Idlewild Rd



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Falls Village  
**TJ-maxx**  
 HomeGoods®  
 DOLLAR TREE

**SITE**

Plantation Point  
**LIFETIME FITNESS**  
**BI'S BIG LOTS!**  
 Tuesday Morning  
 Burlington  
 Rainbow

**HOBBY LOBBY**  
**BEST BUY**

**Walmart**  
 SUPERCENTER

Sandy Forks Rd

Spring Forest Rd

78,500 VPD

62,500 VPD

73,500 VPD

50,000 VPD

55,000 VPD

Sutton Square  
**PET SUPERMARKET**

Northridge  
**Harris Teeter**  
 O2FITNESS

Triangle Plaza  
**Total Wine & MORE**

**ALDI**

Old Wake Forest Rd

Poyner Place  
**TARGET**  
**ROSS** DRESS FOR LESS  
**ULTA** BEAUTY  
 Michaels  
**Pier 1 Imports**  
**WORLD MARKET**  
**OLD NAVY**  
**five BELOW**  
**Marshalls**

Falls of Neuse Rd

**THE HOME DEPOT**

53,000 VPD

Triangle Town Center  
**BARNES & NOBLE**  
**macys**  
**Dillard's**  
**Sears**  
**belk**  
**Saks Fifth Avenue**

**BED BATH & BEYOND**  
**Party City**  
**DICK'S** SPORTING GOODS  
**DSW**

401

540

72,000 VPD

The Falls Center  
**JO-ANN**  
 Stein Mart  
**Office DEPOT**

Millbrook Rd

**Walmart**

37,000 VPD

Capital Crossing  
**LOWE'S**  
**at home**  
**SAM'S CLUB**  
**A.C. MOORE**  
**PETSMART**

Rowan St

Compton Rd

Quail Hollow Rd

**LIDL**

**ALDI**

Hardimont Rd

Wake Forest Rd

New Hope Church Rd

Holly Park  
**TRADER JOE'S**  
**ROSS** DRESS FOR LESS  
**ULTA** BEAUTY  
**STAPLES**  
**TREK**  
**PET SUPPLIES PLUS**

Duke Raleigh Hospital

Saint Albans Dr

134,000 VPD

Midtown East  
**Wegmans dry bar**

**COSTCO** WHOLESALE

Capital Blvd

71,500 VPD

44,000 VPD

37,000 VPD

Buffaloe Rd

67,500 VPD

Creekside Crossing  
**planet fitness**

Six Forks Rd

Atlanta

Wood Rd

Trawick Rd

Marsh Creek Rd

New Hope

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**CAPITAL BLVD**  
 RALEIGH, NORTH CAROLINA

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 EXCELLENCE IN RETAIL REAL ESTATE