

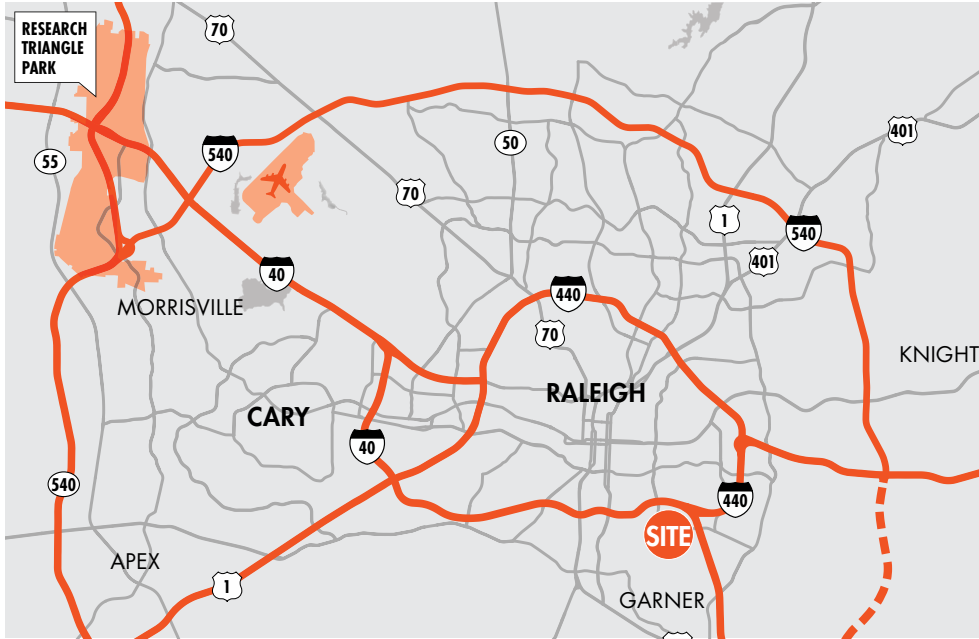
# FARMINGTON SQUARE

2822 AND 3400 NEW BIRCH DRIVE, RALEIGH, NC 27610

±1,570 - 5,350 SF FOR LEASE

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### PROPERTY FEATURES

- Family Dollar anchored center with opportunities in either multi-tenant building
- Rare 2nd generation restaurant availabilities
- 16,500 VPD on Rock Quarry Road
- Within 0.5 miles of Southeast Raleigh Magnet High School and Walnut Creek Elementary School

### DEMOGRAPHICS

#### 1 MILE RADIUS

	<b>10,312</b> ESTIMATED POPULATION 2022
	<b>30.7</b> MEDIAN AGE
	<b>\$204,129</b> MEDIAN HOME VALUE 2022
	<b>1,531</b> TOTAL EMPLOYEES
	<b>\$61,966</b> MEDIAN HOUSEHOLD INCOME

#### 3 MILE RADIUS

	<b>61,156</b> ESTIMATED POPULATION 2022
	<b>32.2</b> MEDIAN AGE
	<b>\$221,867</b> MEDIAN HOME VALUE 2022
	<b>24,775</b> TOTAL EMPLOYEES
	<b>\$53,169</b> MEDIAN HOUSEHOLD INCOME

#### 5 MILE RADIUS

	<b>170,281</b> ESTIMATED POPULATION 2022		<b>121,755</b> TOTAL EMPLOYEES
	<b>33.6</b> MEDIAN AGE		<b>\$67,221</b> MEDIAN HOUSEHOLD INCOME
	<b>\$272,144</b> MEDIAN HOME VALUE 2022		

FOR MORE INFORMATION, PLEASE CONTACT:

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## SITE PLAN



UNIT	TENANT	SIZE
1	Family Dollar	9,180 SF
2	GQ Cuts & Salon	1,000 SF
3	Coil Culture	1,470 SF
4	<b>AVAILABLE*</b>	<b>5,350 SF</b>
5	The Dankery	1,500 SF
6	<b>AVAILABLE*</b>	<b>1,570 SF</b>
7	J&J Mart & Wireless	1,570 SF
8	Mama Yaya	1,570 SF
9	Trapfit Gym	1,570 SF

**\*2ND GENERATION RESTAURANT**

**LEASED**

**AVAILABLE**

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