



**TRADEMARK
PROPERTIES**

**EXCELLENT
VISIBILITY FROM
CAPITAL BLVD**

TRIANGLE PLAZA

6081-6132 CAPITAL BLVD | RALEIGH, NC 27616

**1,566 SF
RETAIL SPACE**

**FOR
LEASE**

LISTING BROKER:

BRIAN GRABOWSKI

919.349.3569 (M) | 919.227.5698 (O)

BGRABOWSKI@TRADEMARKPROPERTIES.COM



**NO SMOKE, VAPE OR
SWEEPSTAKES SHOPS**

**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552**

6081 - 6132 CAPITAL BLVD
RALEIGH, NC 27616

AVAILABILITY

- › Unit 11
- › 1,566 SF
- › Former Fish Room Aquarium Store

PROPERTY HIGHLIGHTS

- › Anchored by Aldi, Total Wine, Garner Appliance, and Panera Bread
- › Located at the corner of Capital Boulevard and Old Wake Forest Road, across from Triangle Town Center
- › 65,000 AADT on Capital Blvd/US-1
- › 72,500 AADT on I-540
- › Two points of ingress/egress on Capital Blvd



LEASE RATE:
\$38.00/SF, NNN
AS-IS
TICAM: \$6.36

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SITE PLAN

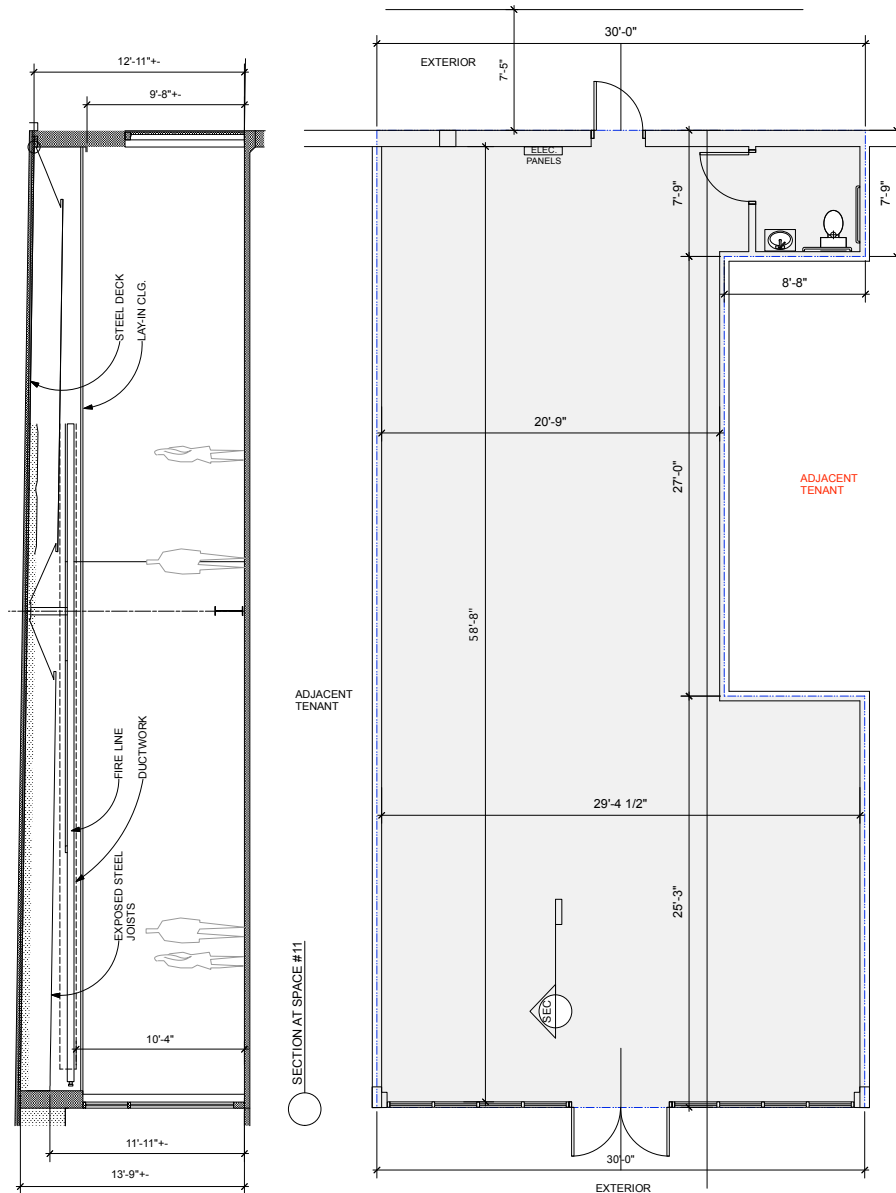


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FLOOR PLAN



CURRENT OCCUPANT:
Available

SPACE #11 1,566 SF

ELECTRIC SERVICE: 200 AMP

GAS SERVICE: 2"

WATER SERVICE: 3/4"

SANITARY SEWER SERVICE: 4"

HEATING & COOLING: 5 TONS

ELEC. RECEPTACLE: 

DATA RECEPTACLE: 

NOTES:

- (1.) ZONING: INDUSTRIAL 1
(CITY OF RALEIGH)

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LOCATION MAP



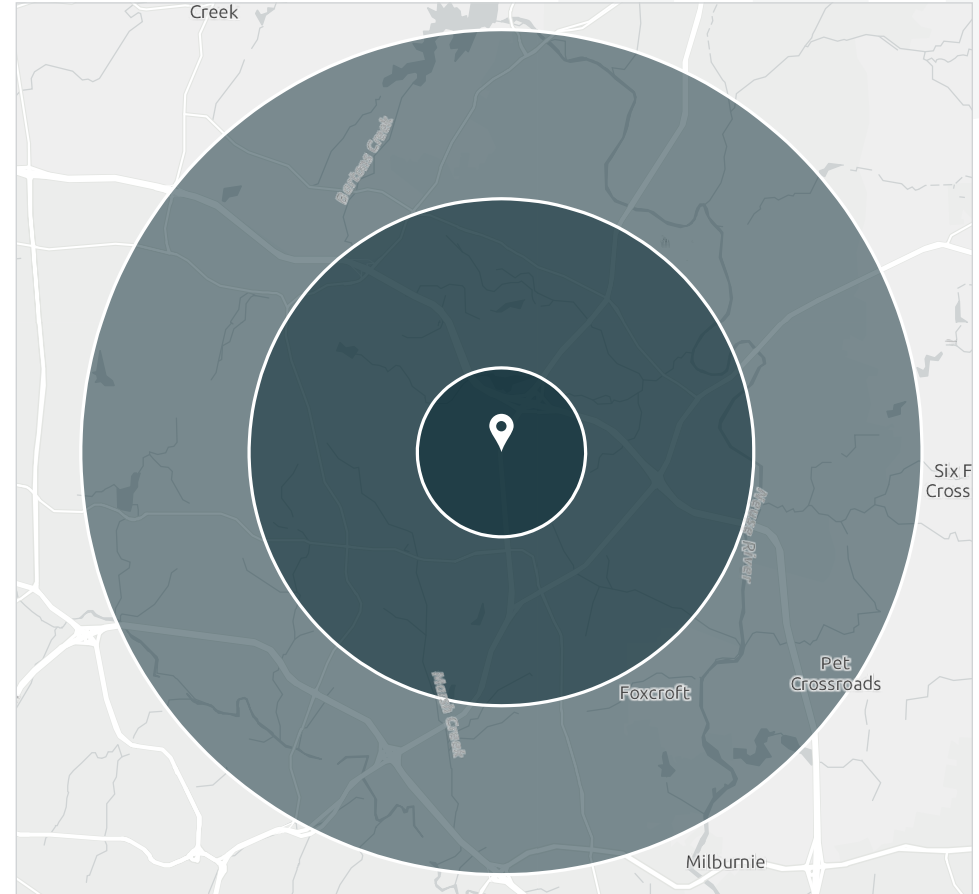
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DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
2024 POPULATION	6,494	90,479	207,120
2029 POPULATION (PROJECTED)	7,209	94,659	218,518
2024 HOUSEHOLDS	2,816	37,348	86,350
2029 HOUSEHOLDS (PROJECTED)	3,105	39,416	91,731
OWNER OCCUPIED HOUSING UNITS	772	19,557	50,827
RENTER OCCUPIED HOUSING UNITS	2,044	17,791	35,523
2024 AVG HOUSEHOLD INCOME	\$83,137	\$104,255	\$122,649
2029 AVG HOUSEHOLD INCOME (PROJECTED)	\$94,723	\$119,561	\$140,308



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TRADEMARK
P R O P E R T I E S

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