

**WENDY NABORS** | WNABORS@GRUBBVENTURES.COM | 919.786.9905 | 919.395.0660 **MORGAN BOWIE** | MBOWIE@GRUBBVENTURES.COM | 919.786.9905 | 540.241.0153





#### THE SITE

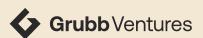
- Boardwalks and breezeways connect 3 repurposed warehouses + multiple outdoor gathering spaces
- 100K SF of entertainment, food and beverage, and retail space
- 269 surface parking spaces
- Located adjacent to Raleigh Iron Works in Raleigh's emerging creative class Design District
- Tenants including Triangle Rock Club, Mami Nora's, NOCO Beverage, Tilden Car Care Center, and Cannonball Music Hall
- Site work completing in Q3 of 2025
- Tenant spaces available now





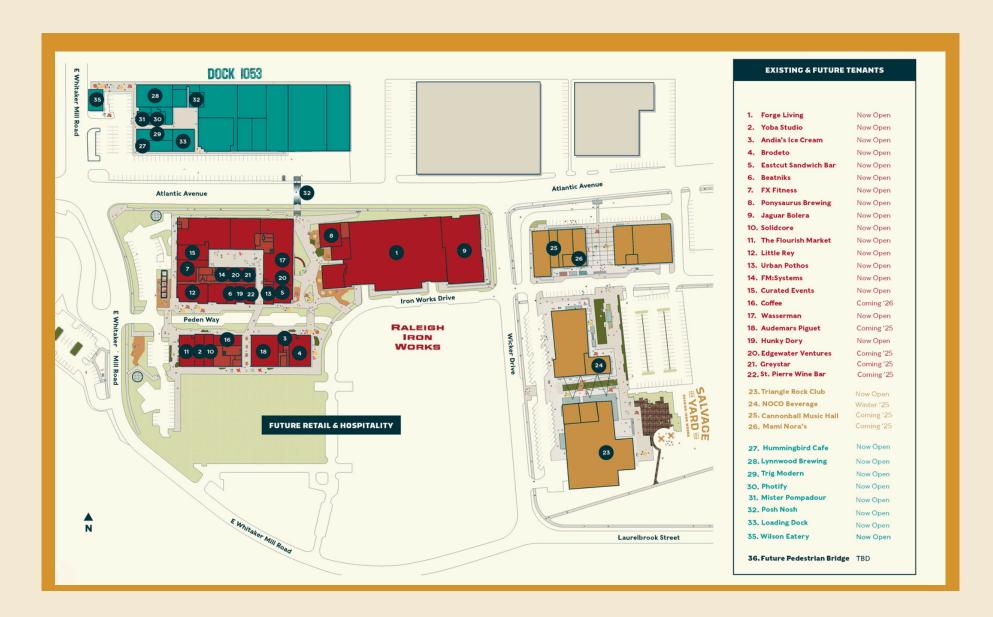








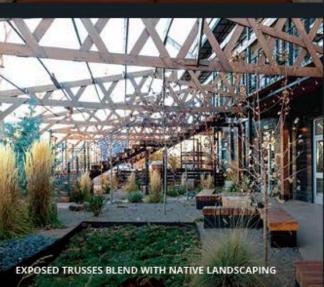
#### THE NEIGHBORHOOD





# THE VISION













## DEMOGRAPHICS

Salvage Yard is poised to serve all in Raleigh who value good food, local art, discovering new places, and living in an engaging neighborhood.



	1 MILE	3 MILES	5 MILES
2022 Total Population	7,638	100,942	256,812
2022 Total Daytime Population	13,356	189,329	367,892
Workers	10,079	159,458	264,414
Residents	3,114	47,815	122,720
Average Home Value	\$270,989	\$318,521	\$240,844
Median Home Value	\$508,849	\$446,474	\$361,817

#### CONSUMER DEMOGRAPHICS & BEHAVIOR AT DOCK 1053

- Average HHI \$114,000
- Generational Breakout

18-24 12.7%

25-34 10.7%

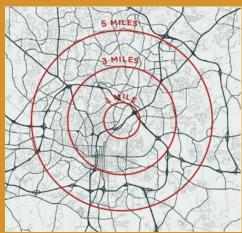
35-44 14.3%

45-54 13.5%

55-64 11.8% 65+ 13.8%

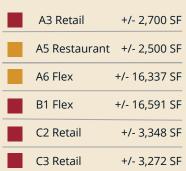
• Dwell Time

101













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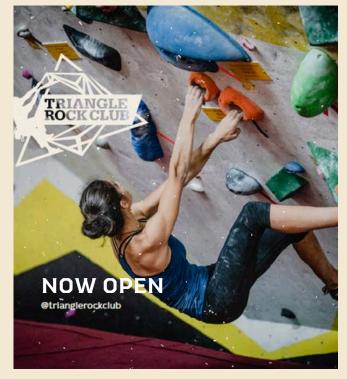
### THE EXPERIENCE















#### THE IN-BETWEEN





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