



# FALLS POINTE

9600 FALLS OF NEUSE ROAD, RALEIGH, NC 27615

±2,018 – 4,000 SF AVAILABLE FOR LEASE

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## PROPERTY FEATURES

- Ideal North Raleigh location just off the corner of Durant Road (20,500 VPD) and Falls of Neuse Road (49,500 VPD)
- Harris Teeter anchored neighborhood center with big box retail next door making it a great one stop shop for the whole community
- Strong residential area with local schools and a WakeMed Hospital a quarter of a mile north

## DEMOGRAPHICS

### 1 MILE RADIUS

	<b>6,578</b> ESTIMATED POPULATION 2021
	<b>40.3</b> AVERAGE AGE
	<b>\$335,716</b> MEDIAN HOME VALUE 2021
	<b>5,215</b> TOTAL EMPLOYEES
	<b>\$127,320</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>55,737</b> ESTIMATED POPULATION 2021
	<b>39.8</b> AVERAGE AGE
	<b>\$345,891</b> MEDIAN HOME VALUE 2021
	<b>44,243</b> TOTAL EMPLOYEES
	<b>\$129,268</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>166,385</b> ESTIMATED POPULATION 2021
	<b>39.3</b> AVERAGE AGE
	<b>\$325,519</b> MEDIAN HOME VALUE 2021

	<b>133,084</b> TOTAL EMPLOYEES
	<b>\$110,318</b> AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

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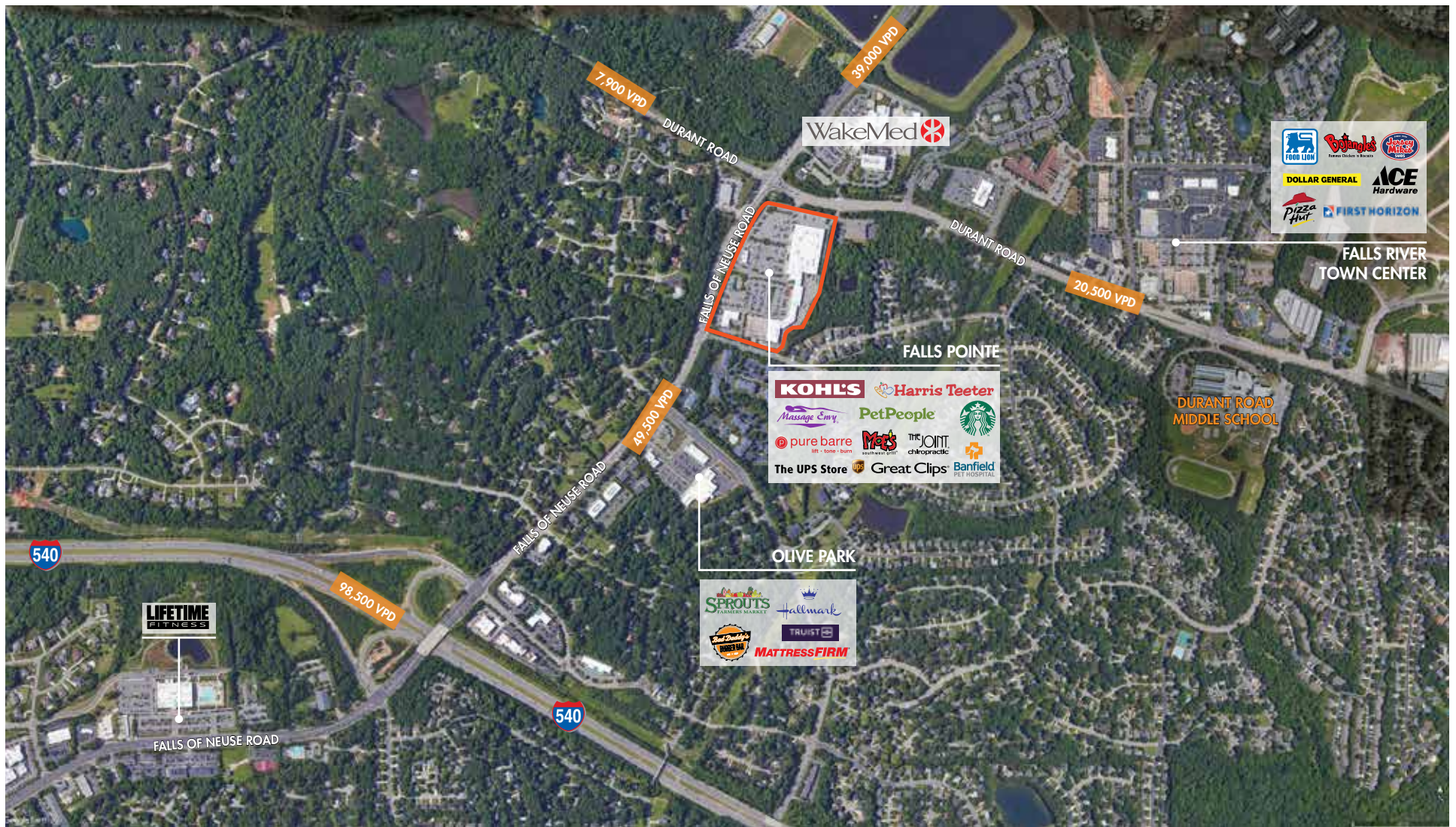
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## SITE PLAN

UNIT	TENANT	SIZE
1	Sports Clips	1,130 SF
2	PetPeople	7,978 SF
3	CORA Physical Therapy	2,501 SF
4	TrueRest Float Spa	2,567 SF
5	Beverly Nails and Spa	3,216 SF
6	Massage Envy	3,585 SF
7	Falls Pointe Dental	2,400 SF
8	Available	2,018 SF
9	Pure Barre	1,599 SF
10	Kiko Japan Express	1,627 SF
11	Moe's Southwest Grill	2,364 SF
12	Kwench Juice Cafe	1,201 SF
13	Vape World	1,212 SF
14	The UPS Store	1,201 SF
15	Great Clips	1,018 SF
16	Manhattan Pizza	3,422 SF
17	Learning Express	3,400 SF
18	Harris Teeter	54,314 SF
19	Starbucks	1,521 SF
20	The Joint	1,194 SF
21	North Hills Traylor	1,214 SF
22	Banfield Pet Hospital	3,945 SF
23	Best Cleaners	1,158 SF
24	Bank of America	1,182 SF
25	Bank of America	1,232 SF
26	Available 5/1/23	4,000 SF



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## PHOTOS



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