



For Lease

Emporium Plaza

3501 Capital Boulevard
Raleigh, NC 27604

- ±1,507 - ±9,085 SF retail space available
- Overall retail center size: 108,581 SF
- Lease rate: call for pricing
- Serves population of over 80,000 in 3-mile radius
- Located at the corner of Capital Blvd and Old Buffaloe Rd

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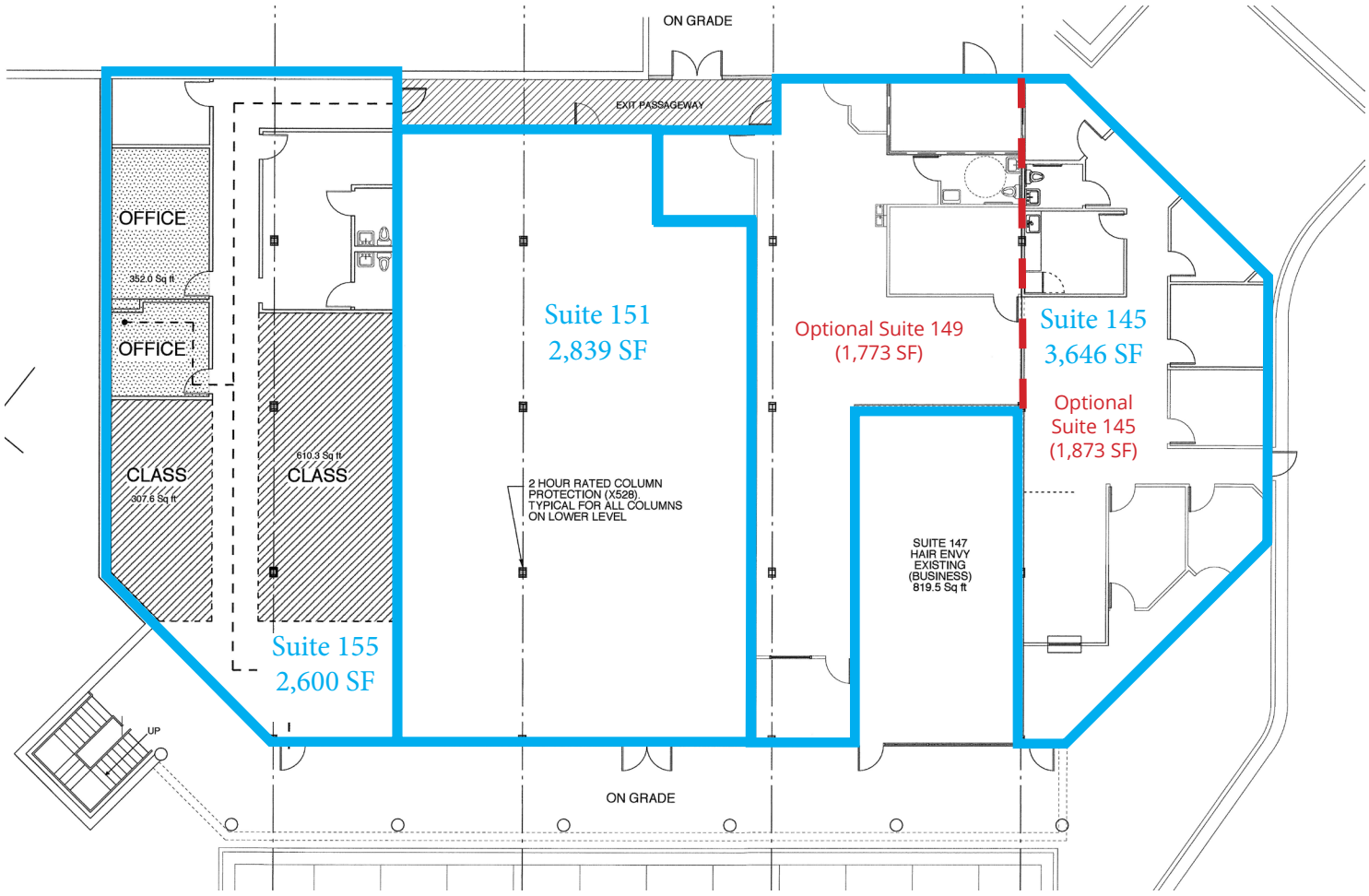
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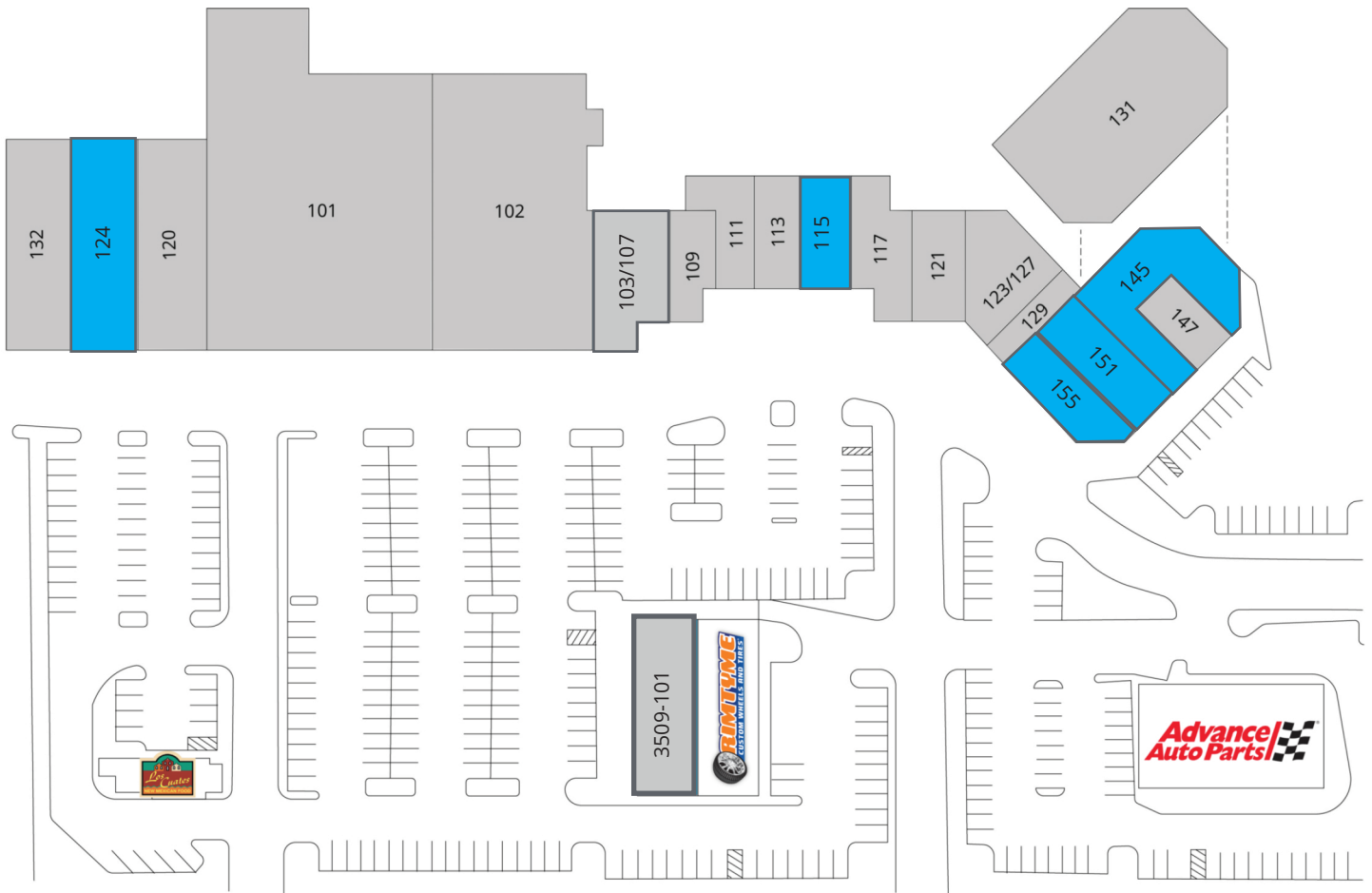
Floorplan

Lower Level

*Suites 145, 151 & 155 can be combined for +/- 9,085 SF



Site Plan

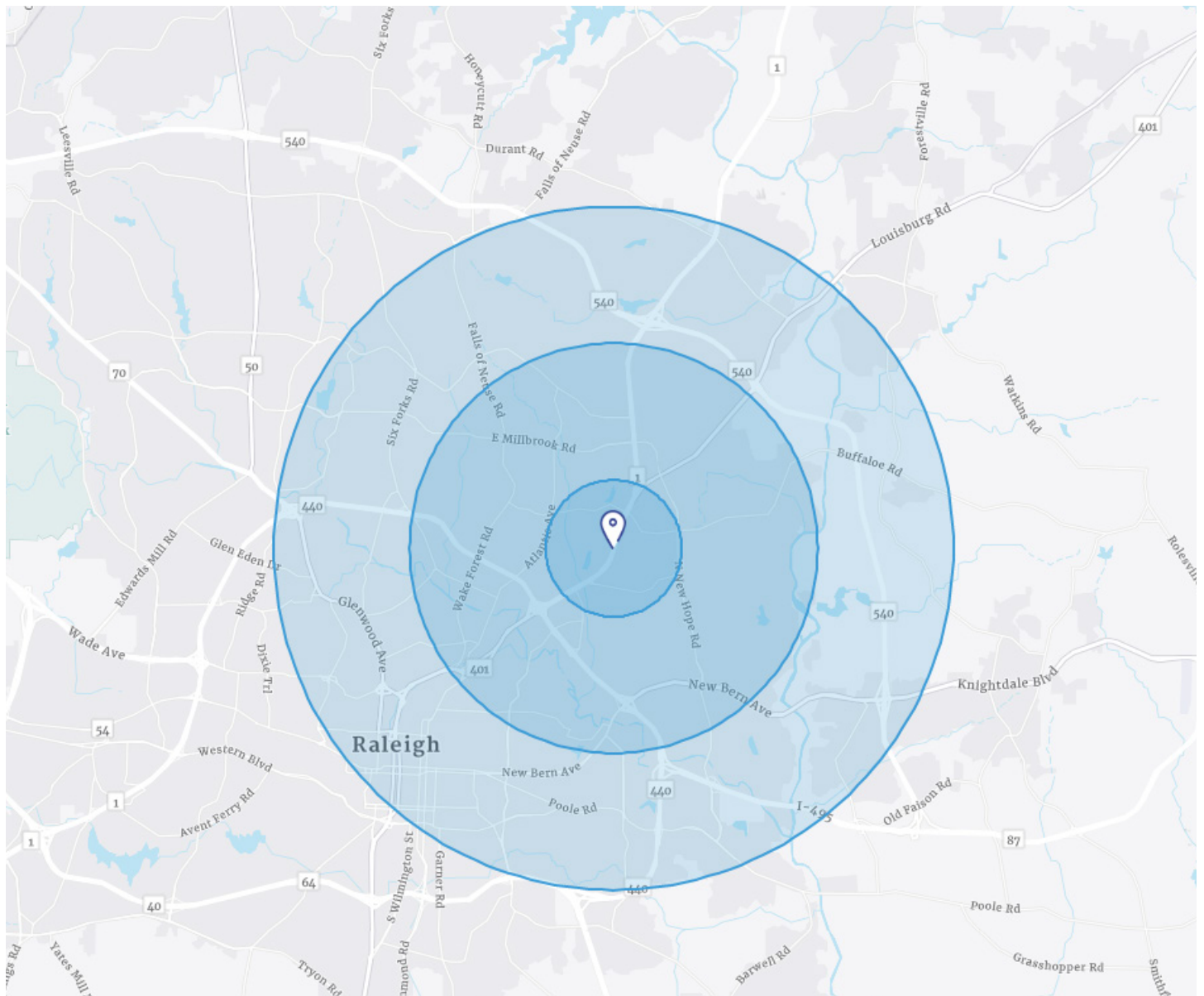


Suite	Tenant	Size
101	Ollie's Bargain Outlet	28,400 SF
102	Dollar Tree	10,000 SF
103/107	RDC Renovations	4,350 SF
109	Raleigh Smoke Shop	1,500 SF
111	Lyneer Staffing Solutions	1,300 SF
113	Pro Hair Nail Spa	1,728 SF
115	AVAILABLE	1,507 SF
117	Barber Shop	2,135 SF
120	NC Future Horizons Consulting	4,960 SF
121	Romantic Torture Tattoo	1,484 SF
123	SoFly	2,275 SF
127	Dr. Stylz	2,110 SF

Suite	Tenant	Size
124	AVAILABLE	4,960 SF
129	New China Express	1,300 SF
131	Chuck-E-Cheese	10,642 SF
132	Mayami	4,480 SF
145	AVAILABLE	1,773 - 3,646 SF
147	Hair Envy	800 SF
151	AVAILABLE	2,839 SF
155	AVAILABLE	2,600 SF
3509-101	Advance Health	3,726 SF
3509-105	Rimtyme	3,726 SF
3517	Advance Auto	

Property Overview

Demographics	1 mile	3 mile	5 mile
Total Population 2022	11,351	89,272	223,177
Total Households 2022	4,483	36,690	101,076
Average HH Income 2022	\$72,482	\$87,747	\$103,058
Average Home Value 2022	\$198,254	\$242,798	\$293,906
2010 - 2022 Annual Population Change	28.3%	46.6%	42.8%



Location & Retail Maps



Traffic Counts

Capital Blvd. 65,000 AADT

Old Buffaloe Rd. 3,260 AADT



CHUCK E. CHEESE



POPEYES

Jackson Hewitt



Mobil

ExxonMobil





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