

Corners at Brier Creek

4233 CORNERS PARKWAY
RALEIGH, NC 27617



Chip Lanier
clanier@lee-associates.com
D 919-576-2516

Jenn Olevitch-Roberson
jolevitch-roberson@lee-associates.com
D 919-576-2517

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE CORNERS AT BRIER CREEK

4233 CORNERS PARKWAY, RALEIGH, NC 27617



Chip Lanier
clanier@lee-associates.com
D 919-576-2516

Jenn Olevitch-Roberson
jolevitch-roberson@lee-associates.com
D 919-576-2517

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABILITY

- Suite 250 - 2,661 SF, 2nd Generation restaurant

PROPERTY OVERVIEW

- Harris Teeter anchored center located at the intersection of Glenwood Avenue/Hwy.70 and T. W. Alexander Dr.
- Corners at Brier Creek is a mixed-use development with single and multi-family housing, office, entertainment, and hospitality
- Co-tenants include Harris Teeter Fuel Center, Showmars, Jersey Mike's, Bad Daddy's Burger Bar, First Watch, Orange Theory, Mattress Warehouse, Blue Water Spa, and Tropical Smoothie
- Convenient to I-540, RDU International Airport, and Research Triangle Park

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,800	44,315	94,898
Average HH Income	\$119,705	\$139,347	\$139,666
No. of Businesses	216	1,687	4,000
No. of Employees	2,520	21,752	66,356
Daytime Population	7,348	46,254	126,163

RETAIL FOR LEASE CORNERS AT BRIER CREEK

4233 CORNERS PARKWAY, RALEIGH, NC 27617



Chip Lanier
clanier@lee-associates.com
D 919-576-2516

Jenn Olevitch-Roberson
jolevitch-roberson@lee-associates.com
D 919-576-2517

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

TENANT ROSTER

Bldg. 4203, Ste. 100	Village Dental	2,513 SF
Bldg. 4203, Ste. 120	Showmars	2,991 SF
Bldg. 4205, Ste. 100	Tropical Smoothie	1,376 SF
Bldg. 4205, Ste. 110	Blue Water Spa	1,588 SF
Bldg. 4205, Ste. 120	Waxing the City	1,624 SF
Bldg. 4205, Ste. 130	Jersey Mikes	1,802 SF
Bldg. 4213, Ste. 100	Bad Daddy's Burger Bar	4,004 SF
Bldg. 4213, Ste. 120	Mattress Warehouse	5,000 SF
Bldg. 4221	Harris Teeter	64,229 SF
Bldg. 4233, Ste. 200	Grand Nails & Spa	2,805 SF
Bldg. 4233, Ste. 220	The Lash Lounge	1,129 SF
Bldg. 4233, Ste. 230	First Watch	3,758 SF
Bldg. 4233, Ste. 250	AVAILABLE	2,661 SF
Bldg. 4233, Ste. 270	Orange Theory	2,851 SF
8056 TW Alexander	Harris Teeter Fuel Center	5,490 SF

RETAIL FOR LEASE CORNERS AT BRIER CREEK

4233 CORNERS PARKWAY, RALEIGH, NC 27617



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

SUITE 250 - 2,661 SF

- 2nd Generation restaurant
- Two (2) walk-in coolers
- Grease trap in place



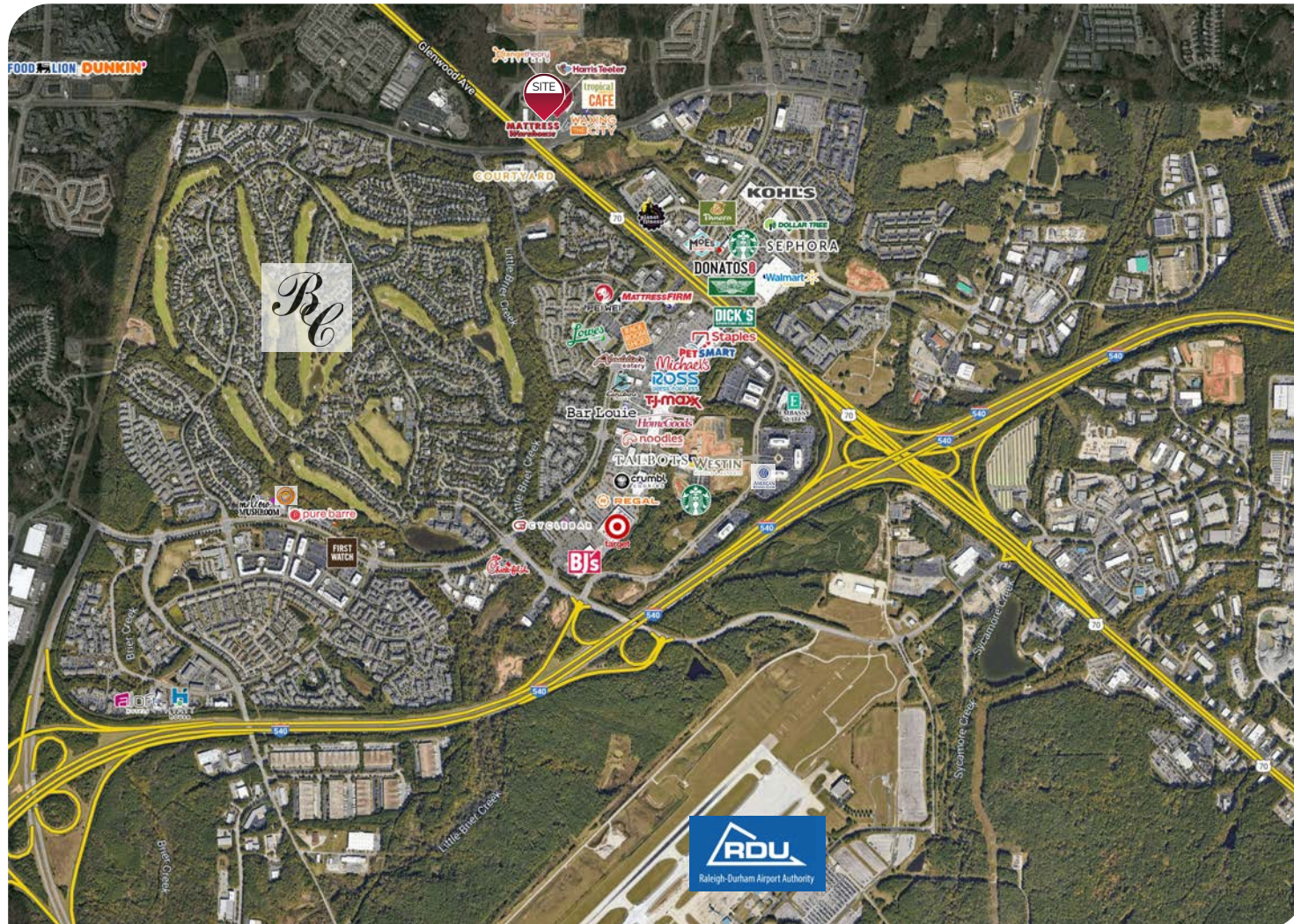
Chip Lanier
clanier@lee-associates.com
D 919-576-2516

Jenn Olevitch-Roberson
jolevitch-roberson@lee-associates.com
D 919-576-2517

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE CORNERS AT BRIER CREEK

4233 CORNERS PARKWAY, RALEIGH, NC 27617



Chip Lanier
clanier@lee-associates.com
D 919-576-2516

Jenn Olevitch-Roberson
jolevitch-roberson@lee-associates.com
D 919-576-2517

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.