

# RETAIL FOR LEASE

## SHOPPES AT POYNER PLACE

5821 POYNER VILLAGE PKWY  
RALEIGH, NC 27616

5821

MARYANN PETERSON  
mpeterson@lee-associates.com  
O 984.238.1094  
M 919.201.6885

CHRISTINA COFFEY  
ccoffey@lee-associates.com  
O 919.591.2273  
M 919.522.9915

100 Walnut Street | Cary, NC 27511 | 919-576-2500 | [lee-associates.com/raleigh](http://lee-associates.com/raleigh)

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON

# PROPERTY OVERVIEW

## AVAILABILITY

- 5821 Poyner Village Parkway, Raleigh, NC 27616  
- Suite 103: 1,473 SF
- 7810 Target Circle Drive, Raleigh, NC 27616  
- Suite 105: 2,320 SF
- 7811 Middle Poyner Drive, Raleigh, NC 27616  
- Suite 103: 1,187 SF

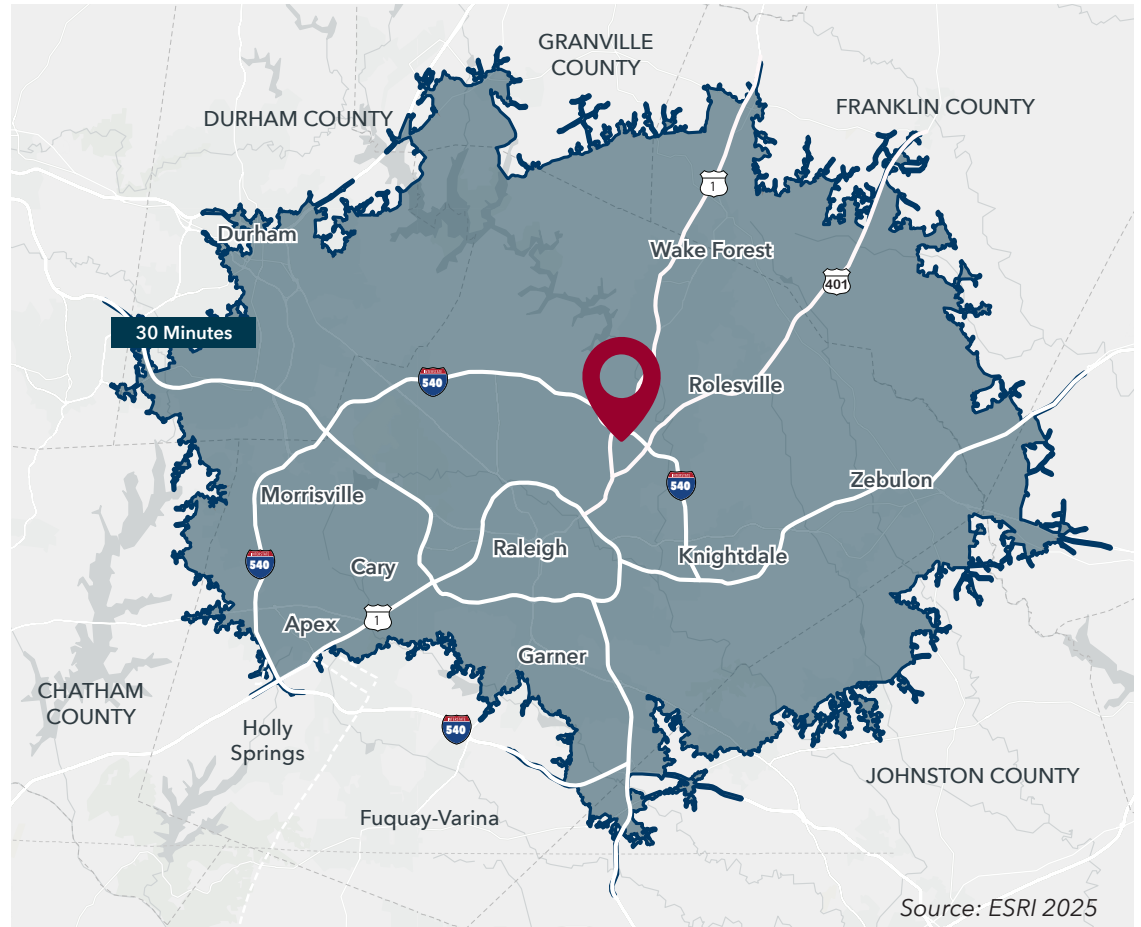
## PROPERTY HIGHLIGHTS

- Part of Poyner Place, a 500,000 SF power center that includes Target, Marshalls, Old Navy, Ulta, Ross Dress for Less, Five Below, Michaels, Urban Air Adventure, Hibbet Sports, and pOpshelf
- Located directly across from Triangle Town Center, a 2 million SF mall with a Belk
- Part of a rapidly growing area of Raleigh, convenient to I-540, US 1, and Capital Boulevard
- Ample parking that includes a 2-story parking deck

## TRAFFIC COUNTS

- 64,500 VPD on Capital Boulevard
- 76,000 VPD on I-540

(Source: NCDOT 2024)

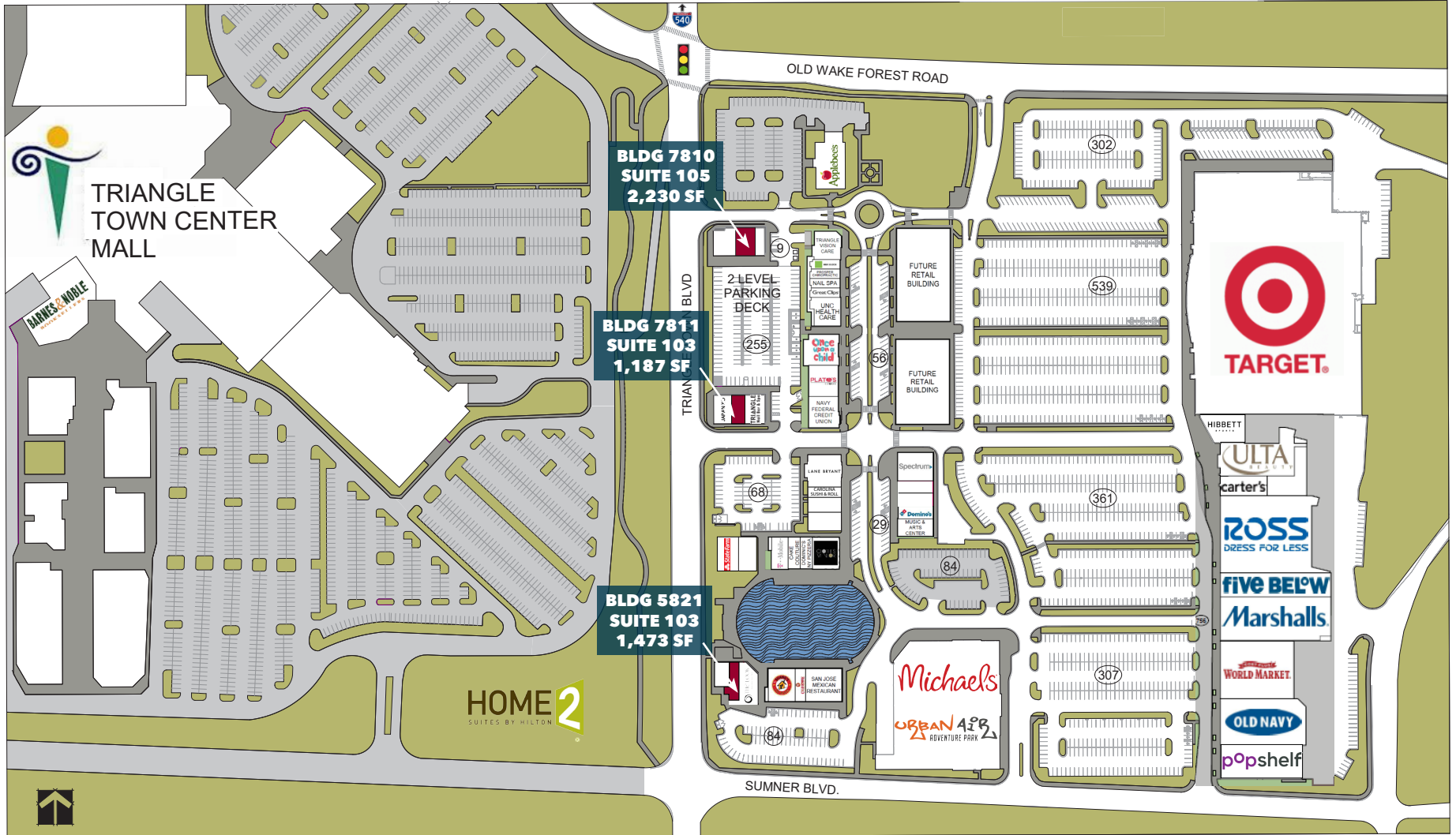


## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,767	88,545	197,330
Avg HH Income	\$78,993	\$108,407	\$123,297
No. of Businesses	555	3,985	11,354
No. of Employees	6,544	38,586	137,322
Total Daytime Population	13,805	91,587	232,154

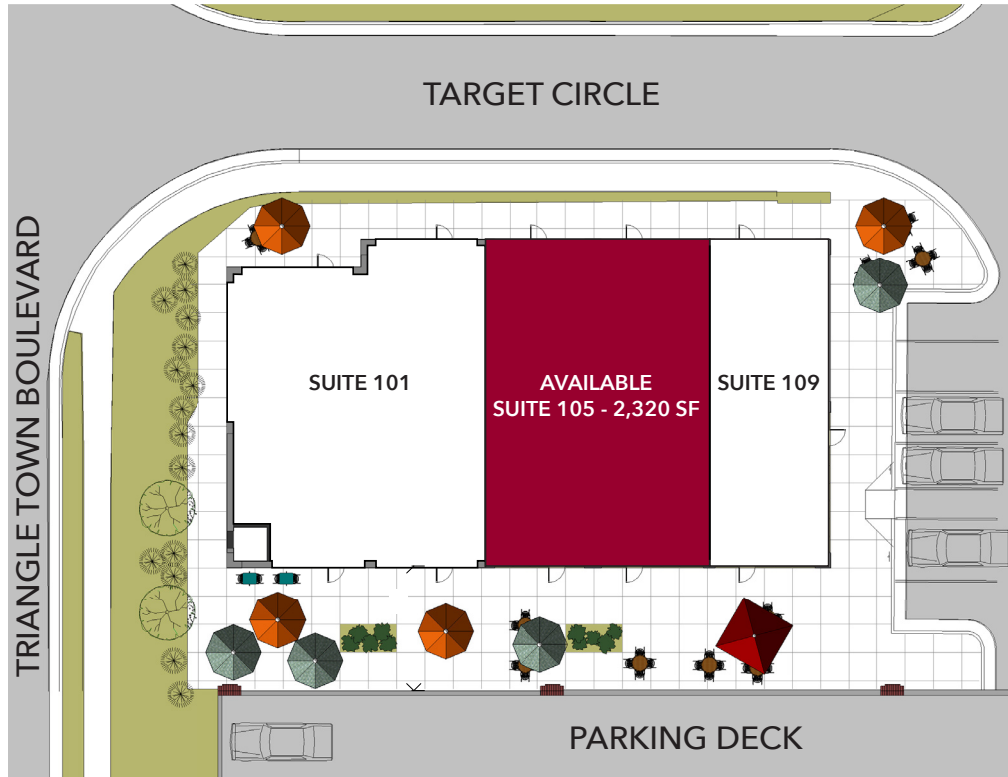
Source: ESRI 2025

# SITE PLAN



SHOPPES AT POYNER PLACE • RALEIGH, NC 27616

# BUILDING PLAN - 7810 TARGET CIRCLE



## TENANT ROSTER

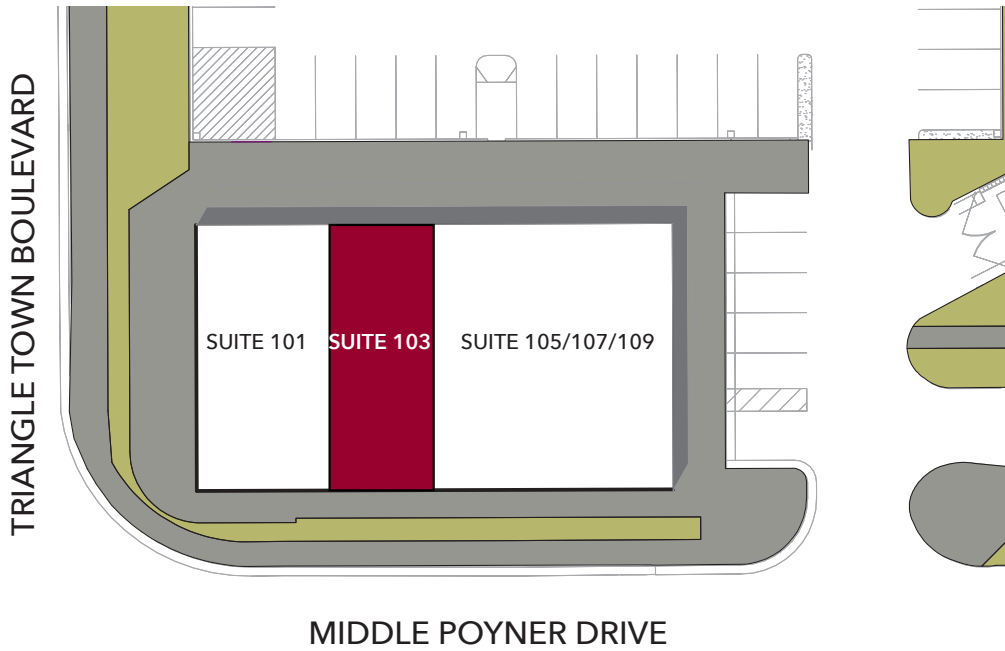
Suite 101	Dawn & Dusk Cantina	2,456 SF
<b>SUITE 105</b>	<b>AVAILABLE</b>	<b>2,320 SF</b>
Suite 109	VIP Maxx Tobacco & Vapor	1,237 SF



## PROPERTY HIGHLIGHTS

- Suite 105: 2,320 SF
- Access to 2,000 gallon grease trap
- Adjacent to 2-story parking deck with 255 spaces

# BUILDING PLAN - 7811 MIDDLE POYNER DRIVE



## TENANT ROSTER

Suite 105/107/109	Triangle Nail Bar	3,640 SF
<b>SUITE 103</b>	<b>AVAILABLE</b>	<b>1,187 SF</b>
Suite 101	Japan XO	1,447 SF



## PROPERTY HIGHLIGHTS

- Suite 103: 1,187 SF
- Access to 2,000 gallon grease trap

SHOPPES AT POYNER PLACE • RALEIGH, NC 27616

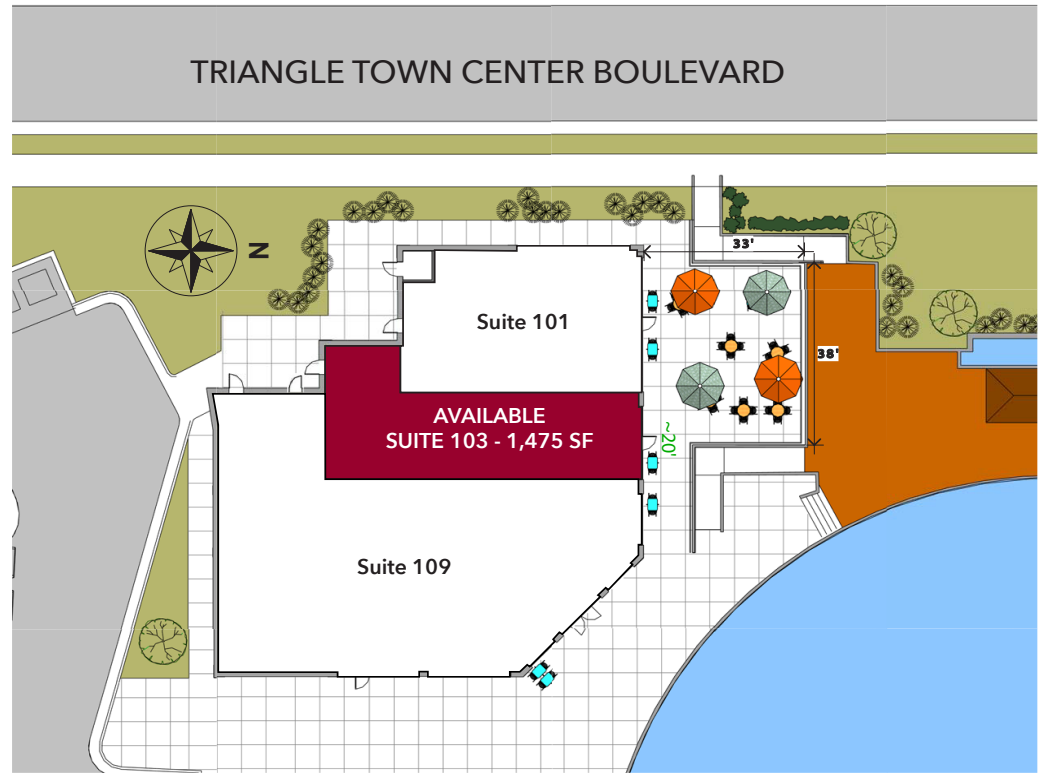
# BUILDING PLAN - 5821 POYNER VILLAGE PARKWAY

## PROPERTY HIGHLIGHTS

- Suite 103: 1,475 SF 2nd generation restaurant with access to a shared 2,000 gallon grease trap

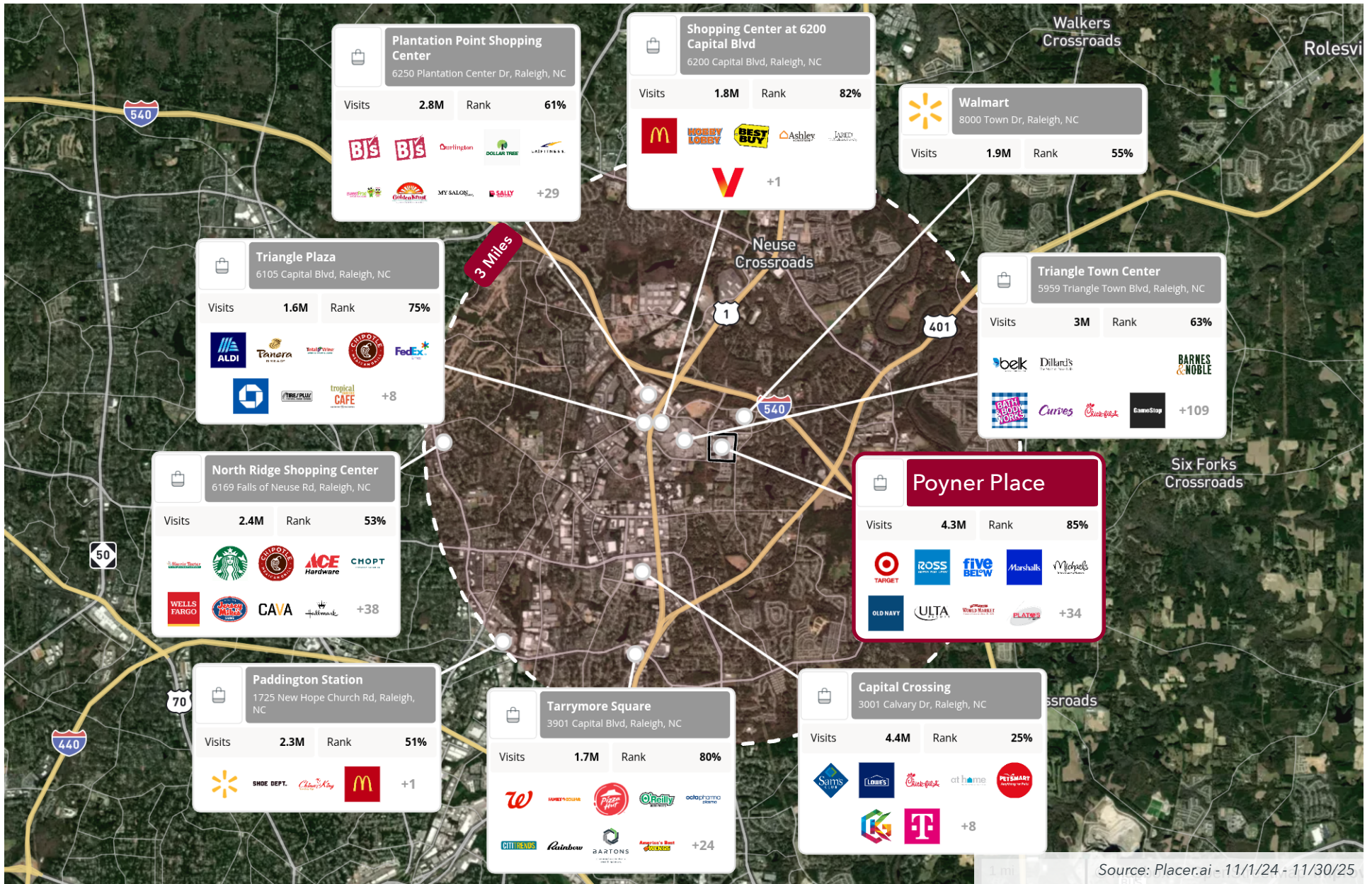
## TENANT ROSTER

Suite 101	Nash & Smashed	1,575 SF
<b>SUITE 103</b>	<b>AVAILABLE</b>	<b>1,475 SF</b>
Suite 109	The Look Salon Suites	3,650 SF



SHOPPES AT POYNER PLACE • RALEIGH, NC 27616

# TOP RETAIL CENTERS WITHIN 3 MILES



SHOPPES AT POYNER PLACE • RALEIGH, NC 27616

Presented by:

MaryAnn Peterson  
Vice President  
mpeterson@lee-associates.com  
O 984.238.1094  
M 919.201.6885

Christina Coffey  
Vice President  
ccoffey@lee-associates.com  
O 919.591.2273  
M 919.522.9915



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON

AVAILABLE  
919-576-2500  
LeeRaleigh.com

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.

100 Walnut Street | Cary, NC 27511 | 919-576-2500 | [lee-associates.com/raleigh](http://lee-associates.com/raleigh)

