



**RETAIL
FOR LEASE**



COLONY SHOPPING CENTER

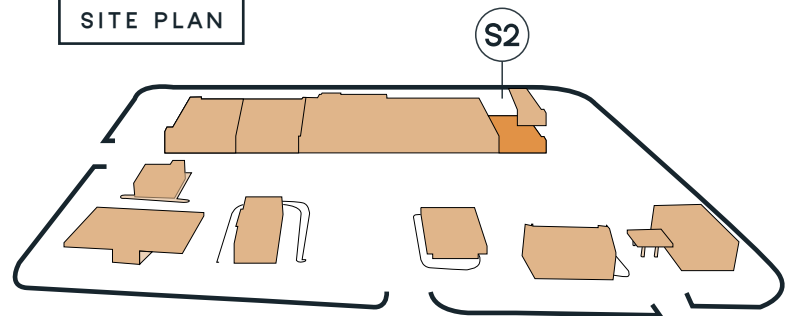
5400 SIX FORKS ROAD | RALEIGH, NC 27612

JUST 1 MILE FROM NORTH HILLS

PROPERTY HIGHLIGHTS

- » Located at signalized intersection off Six Forks and Millbrook Road
- » Ease of ingress and egress
- » Just one short mile from North Hills
- » Dense residential area; excellent visibility to the steady stream of drive-by traffic
- » Food Lion anchored shopping center
- » TICAM estimated to be \$3.50 PSF

SITE PLAN



AVAILABILITIES

SPACE 2 - 5416 SIX FORKS RD
 2,160 SF (Vanilla box delivery)
 Rental Rate: \$28.00 PSF, NNN

CONTACT:

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,710	93,226	235,302
DAYTIME POPULATION	11,658	115,204	281,358
MEDIAN HH INCOME	\$69,100	\$75,176	\$74,106
MEDIAN AGE	42.4	40.5	37.8
MEDIAN HOME VALUE	\$309,928	\$346,053	\$337,021

Source: ESRI, 2021

TRAFFIC COUNTS

SIX FORKS RD (NORTH-SOUTH FLOW)	39,500 VPD
MILLBROOK RD (EAST-WEST FLOW)	15,000 VPD



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