

**Drive-Thru Sandwich
Shop Space**

1709 Lake Wheeler Rd
Raleigh, NC 27603

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This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

EXECUTIVE SUMMARY

CityPlat is pleased to present Subway property for lease located at 1709 Lake Wheeler Road in Raleigh, NC 27603. This property is right next to Exxon Convenience Store. Available space for lease is 3,000 SF including a drive thru. This building was constructed in 1995 on a 2-acre lot. The location benefits from pedestrian traffic, good visibility, high growth and high demographic area.

Property is favorably positioned at signalized intersection of Lake Wheeler Rd and Centennial Pkwy, right off Exit I-40 and only 1 minute from Downtown. Similar establishments, retail centers, restaurants and other amenities are within short walking distance. Among these establishments is NC Public Farmers Market, Trophy Brewing and Taproom, Annelore's German Bakery and The Maywood. Dorothea Dix Park is less than a mile away. Raleigh-Durham International Airport is just 14 miles away.

For the surrounding community of Raleigh, NC 27603, the nearby schools are excellent. These schools are Needham Broughton High, Martin Middle and Farmington Woods Elementary. The natural disaster risk for this area is very low earthquake risk and minimal flood risk.

The zoning for this site is IX-3, which is Industrial Mixed-Use. This property would be ideal for Starbucks, Fast Food, or other similar business.

Raleigh is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second-largest city in the state, after Charlotte. Raleigh is known as the "City of Oaks" for its many oak trees, which line the streets in the heart of the city. The city covers a land area of 142.8 square miles. The U.S. Census Bureau estimated the city's population as 479,332 as of July 1, 2018. It is one of the fastest-growing cities in the country.

PROXIMITY HIGHLIGHTS

- NC Public Farmers Market is 0.3 miles across the street
- Dorthea Dix Park is 0.5 miles North
- NCSU Centennial Campus is 0.1 miles Northwest
- Interstate 40 with signage capability
- 19,500 VPD on Lake Wheeler Road (Frontage)
- Due to location and surrounding tenants, we will not be able to lease to vape/tobacco shops at this location

KEY HIGHLIGHTS

- Initial Lease Term | 5 years
- Open Space Parking
- Walk-in Cooler
- Two Drive-Thru Windows
- Exxon Gas Station Attached
- Location does not have grease trap or hood

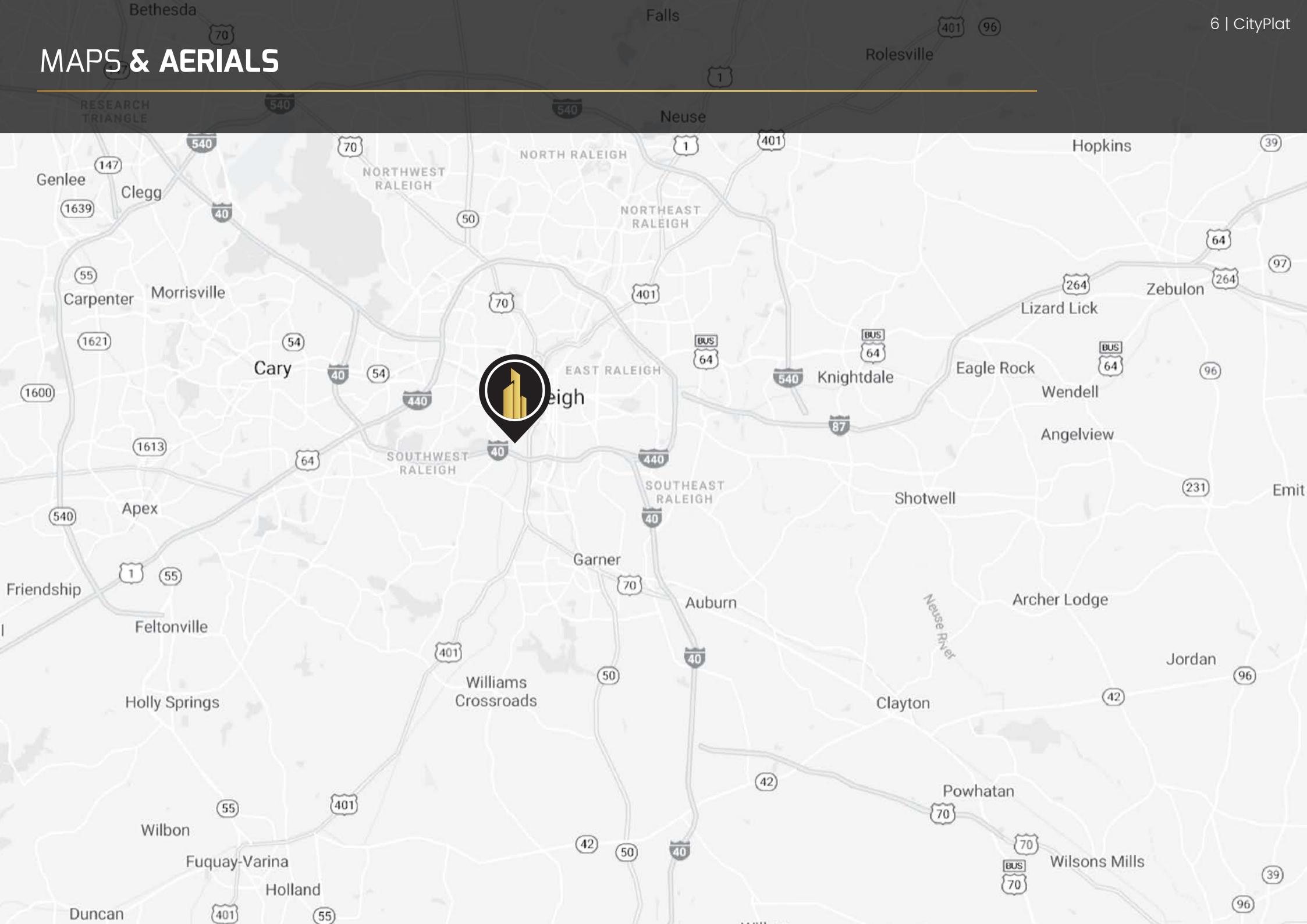
**ASKING RENT: \$9,000/MO/NNN
TI-CAM: \$4.80/SF**



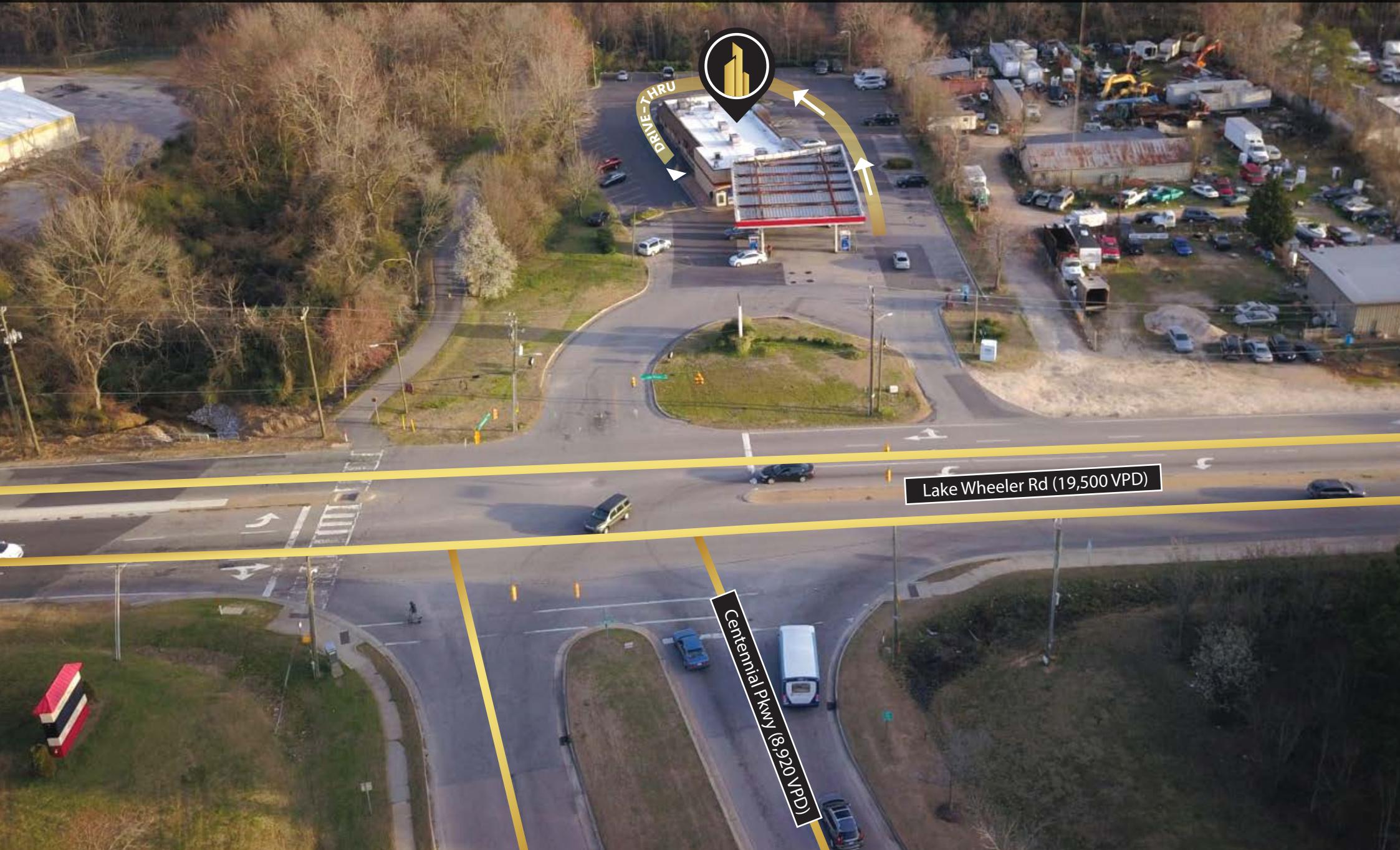




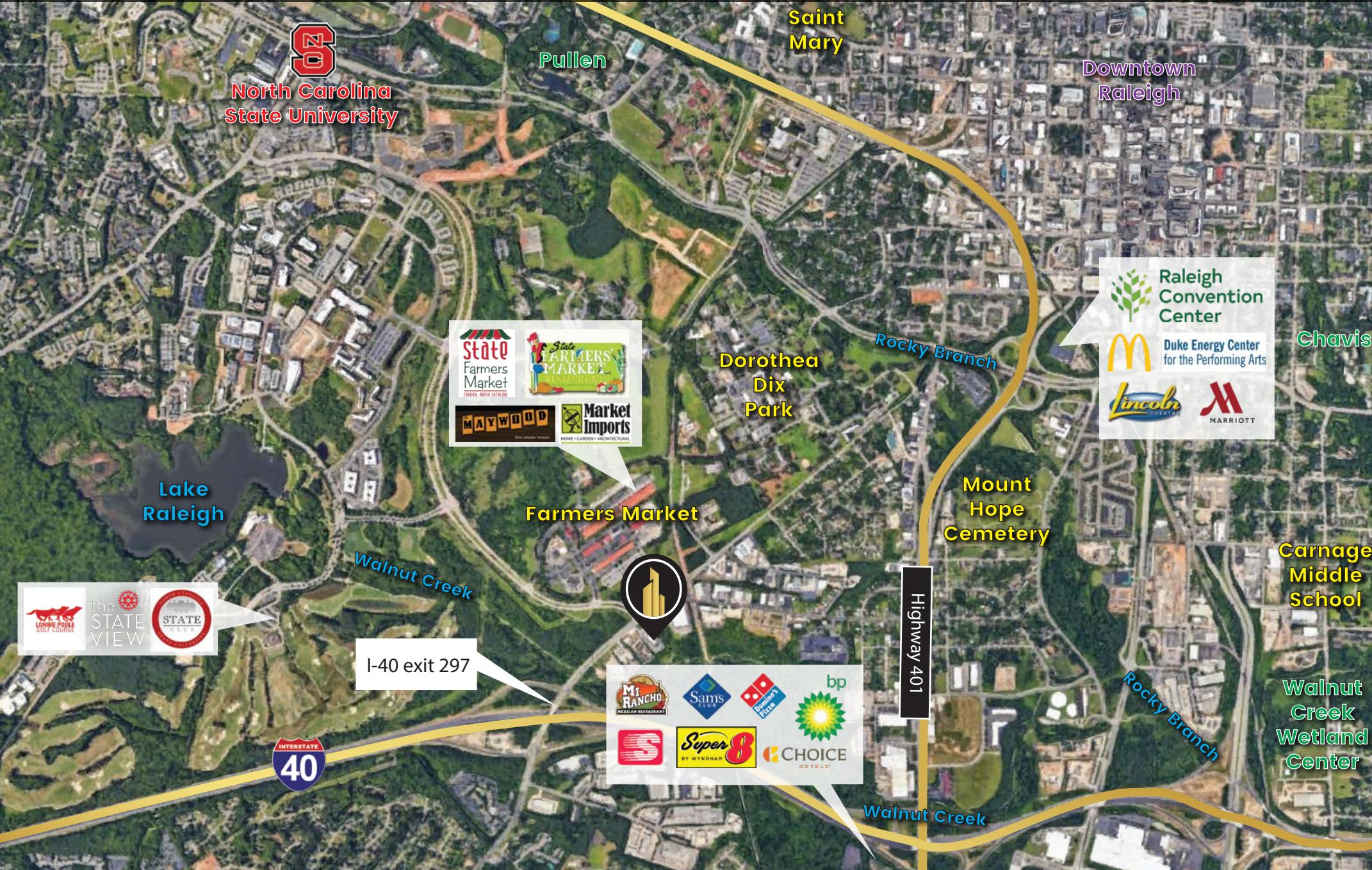
MAPS & AERIALS



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RALEIGH, NC

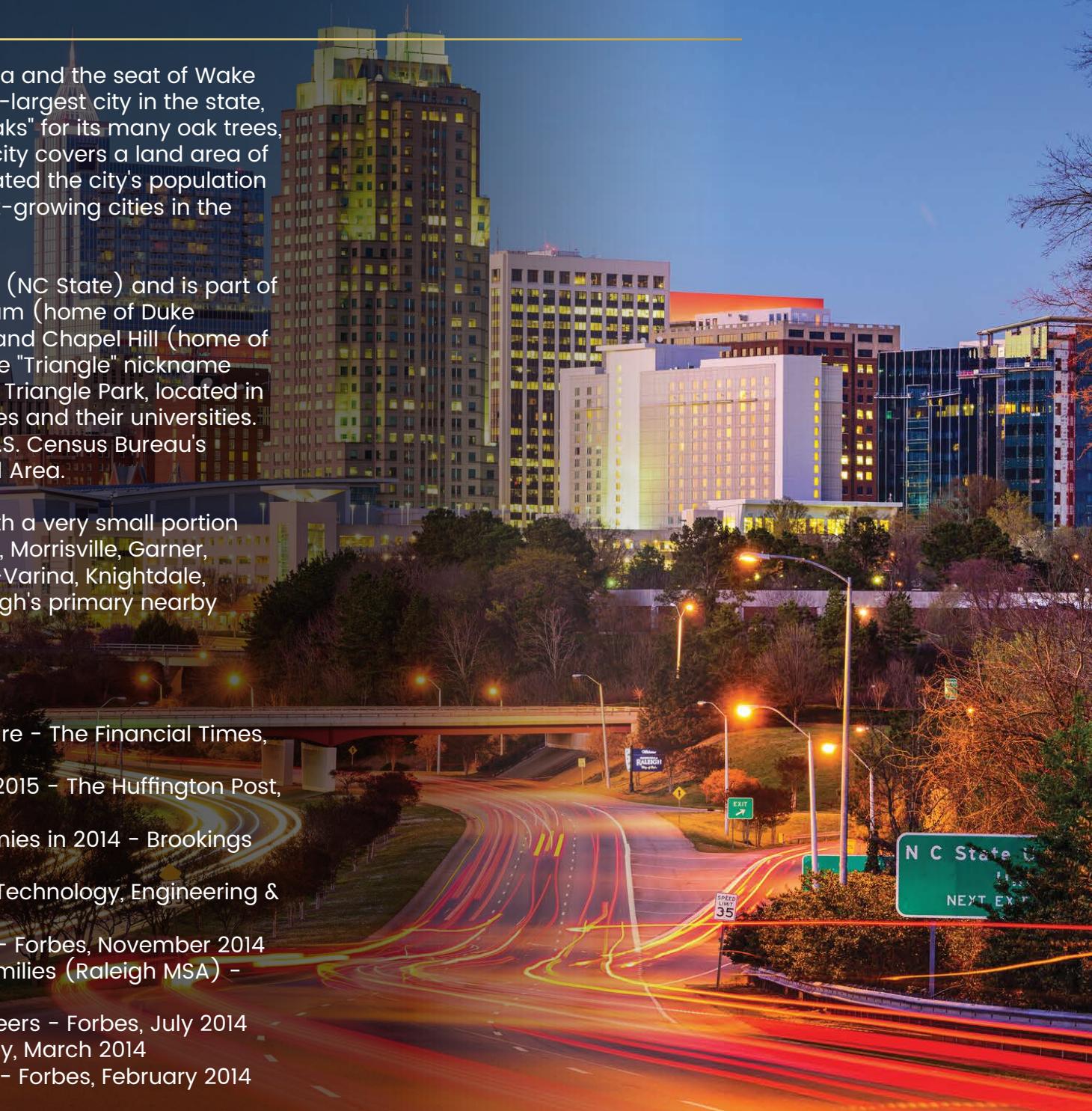
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Raleigh is home to North Carolina State University (NC State) and is part of Research Triangle Park (RTP), together with Durham (home of Duke University and North Carolina Central University) and Chapel Hill (home of the University of North Carolina at Chapel Hill). The "Triangle" nickname originated after the 1959 creation of the Research Triangle Park, located in Durham and Wake counties, among the three cities and their universities. The Research Triangle region encompasses the U.S. Census Bureau's Raleigh-Durham-Chapel Hill Combined Statistical Area.

Most of Raleigh is located within Wake County, with a very small portion extending into Durham County. The towns of Cary, Morrisville, Garner, Clayton, Wake Forest, Apex, Holly Springs, Fuquay-Varina, Knightdale, Wendell, Zebulon, and Rolesville are some of Raleigh's primary nearby suburbs and satellite towns.

RALEIGH-CARY and WAKE COUNTY ACCOLADES

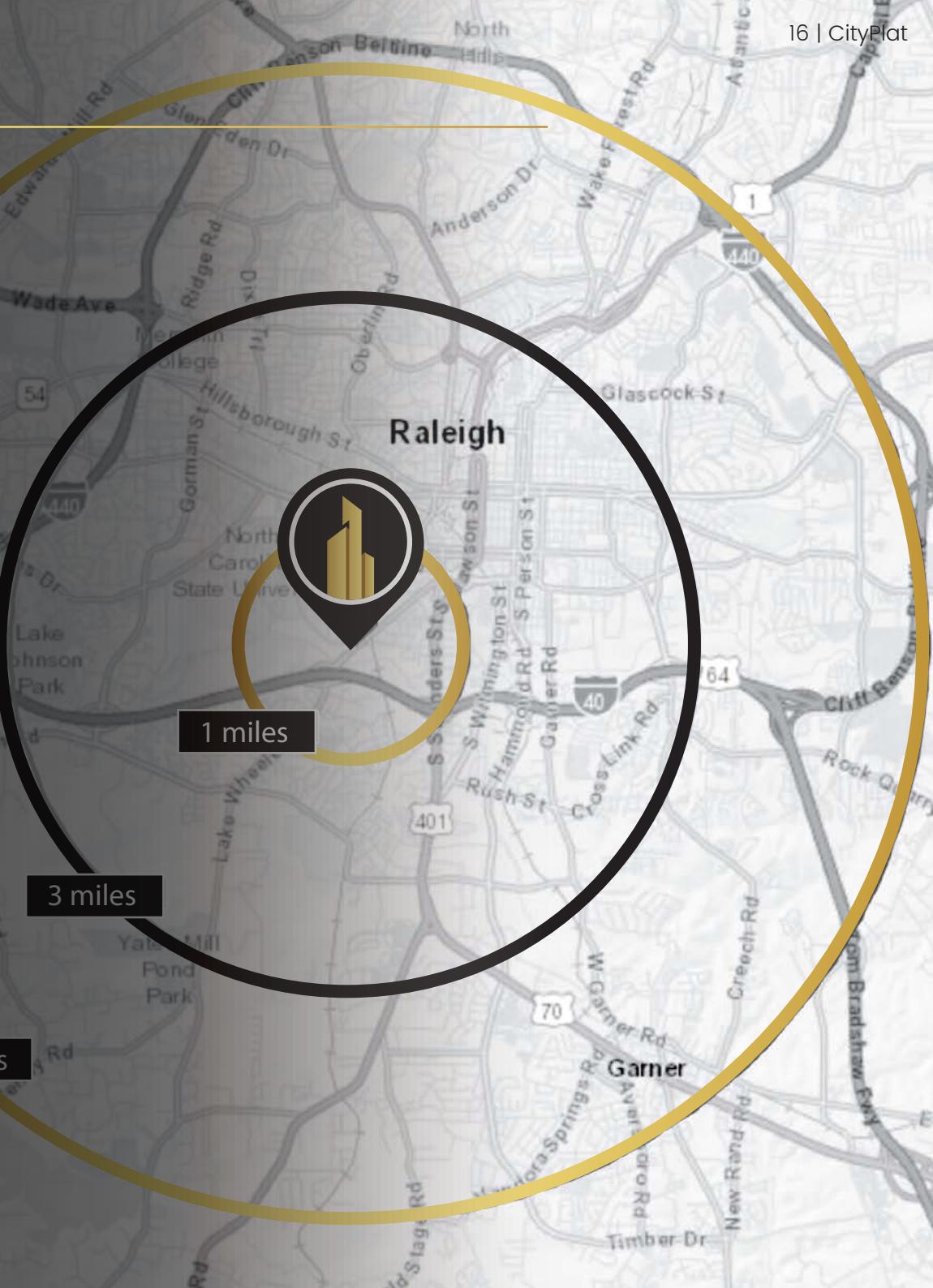
- #1 Among Mid-Sized American Cities of the Future – The Financial Times, April 2015
- Among Five American Cities You Should Visit in 2015 – The Huffington Post, February 2015
- Among World's 300 Largest Metropolitan Economies in 2014 – Brookings Institution, January 2015
- #3 Among Best Metro Areas for STEM (Science, Technology, Engineering & Math) Professionals – WalletHub, January 2015
- #7 Among America's Smartest Cities (Raleigh) – Forbes, November 2014
- #1 Among The U.S. Cities Attracting The Most Families (Raleigh MSA) – Forbes, September 2014
- #1 Among The Best Places for Business and Careers – Forbes, July 2014
- #3 Among 10 Fastest Growing Cities – CNNMoney, March 2014
- #2 Among America's 20 Fastest-Growing Cities – Forbes, February 2014



DEMOGRAPHICS

2019 Summary	1 Mile	3 Miles	5 Miles
Population	4,838	95,813	207,596
Households	1,853	36,850	82,466
Families	808	13,670	39,348
Average Household Size	2.42	2.19	2.30
Owner Occupied Housing Units	717	12,420	34,436
Renter Occupied Housing Units	1,136	24,430	48,030
Median Age	30.8	27.6	30.7
Median Household Income	\$45,714	\$49,625	\$55,784
Average Household Income	\$60,132	\$72,699	\$84,225

2024 Summary	1 Mile	3 Miles	5 Miles
Population	5,192	104,257	226,310
Households	1,993	40,973	90,889
Families	858	14,849	42,675
Average Household Size	2.42	2.17	2.29
Owner Occupied Housing Units	798	13,650	37,814
Renter Occupied Housing Units	1,195	27,323	53,075
Median Age	31.1	27.9	31.0
Median Household Income	\$52,863	\$55,481	\$63,055
Average Household Income	\$68,120	\$82,069	\$94,652





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