

LAST REMAINING PARCEL

FOUNDRY
COMMERCIAL

4112 LAKE BOONE TRAIL

RALEIGH, NC 27607

OP #3
0.78 AC

RETAIL PARCEL FOR LEASE | ±0.78 AC



PROPERTY FEATURES

- Highly visible mixed-use project on heavily traveled Lake Boone Trail
- Adjacent to UNC Rex Hospital with more than 2,800 doctors and nurses, treating over 34,000 inpatients annually, as well as an abundance of professional office and medical buildings nearby
- Densely populated residential area with strong daytime population
- Rare opportunity for retailers due to high barriers of entry
- 11,700,000 SF of office space in the West Raleigh submarket
- Tremendous opportunity for retail and restaurants

DEMOGRAPHICS

1 MILE RADIUS		3 MILE RADIUS	
	7,391 ESTIMATED POPULATION 2021		82,260 ESTIMATED POPULATION 2021
	39.6 MEDIAN AGE		34.8 MEDIAN AGE
	7,792 TOTAL EMPLOYEES		59,102 TOTAL EMPLOYEES
	\$89,401 MEDIAN HOUSEHOLD INCOME		\$85,718 MEDIAN HOUSEHOLD INCOME
5 MILE RADIUS			
	233,262 ESTIMATED POPULATION 2021		183,684 TOTAL EMPLOYEES
	35.0 MEDIAN AGE		\$79,249 MEDIAN HOUSEHOLD INCOME

TRAFFIC COUNTS

	LAKE BOONE TRAIL	28,500 VPD	DURALEIGH ROAD	20,500 VPD
	BLUE RIDGE ROAD	21,500 VPD	I-440	97,500 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

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UNC REX HOSPITAL

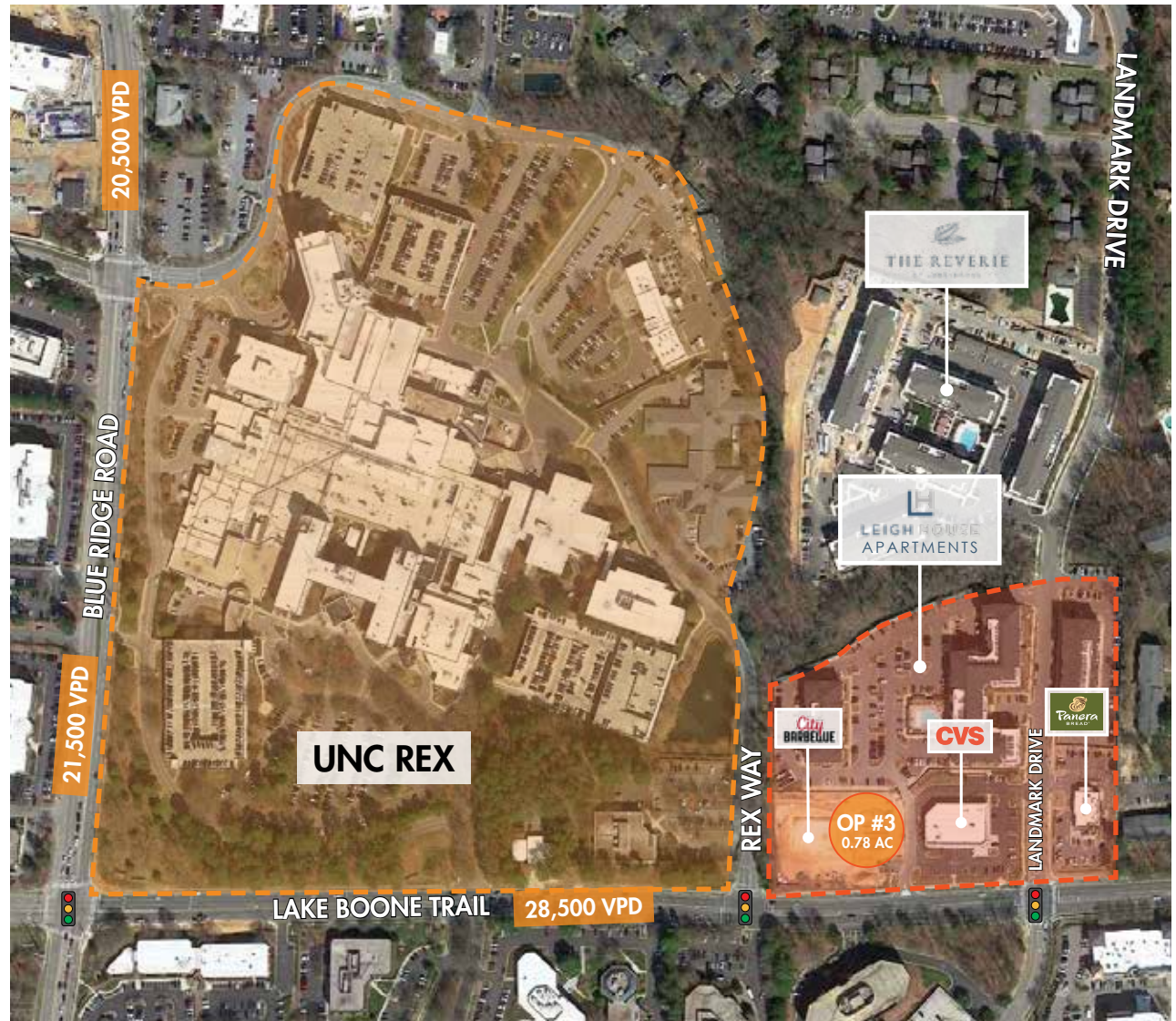
Founded in 1894, UNC REX Healthcare (a member of UNC Health Care) is a private, not-for-profit health care system.

UNC REX Healthcare has multiple facilities located in Apex, Cary, Garner, Holly Springs, Knightdale, Wakefield, and Raleigh.

Throughout the years UNC REX has grown through the provision of new services and the construction of new facilities. These facilities include an acute care hospital, five wellness centers, two skilled nursing facilities focusing on rehabilitation and long-term nursing care, urgent care centers, wound healing, emergency care and dedicated centers for cancer, heart and vascular, women's care, surgical services (such as bariatric and heartburn), orthopedic, neurology, pain management and sleep disorders.

With more than 6,400 staff members, UNC REX Healthcare is one of the largest employers in Wake County.

UNC REX Healthcare maintains high standards of education, in partnerships with schools of medical technology and nurse anesthesia, and continues to place emphasis on nursing education. UNC Rex Hospital has a medical staff of more than 1,100 physicians and 1,700 nurses.



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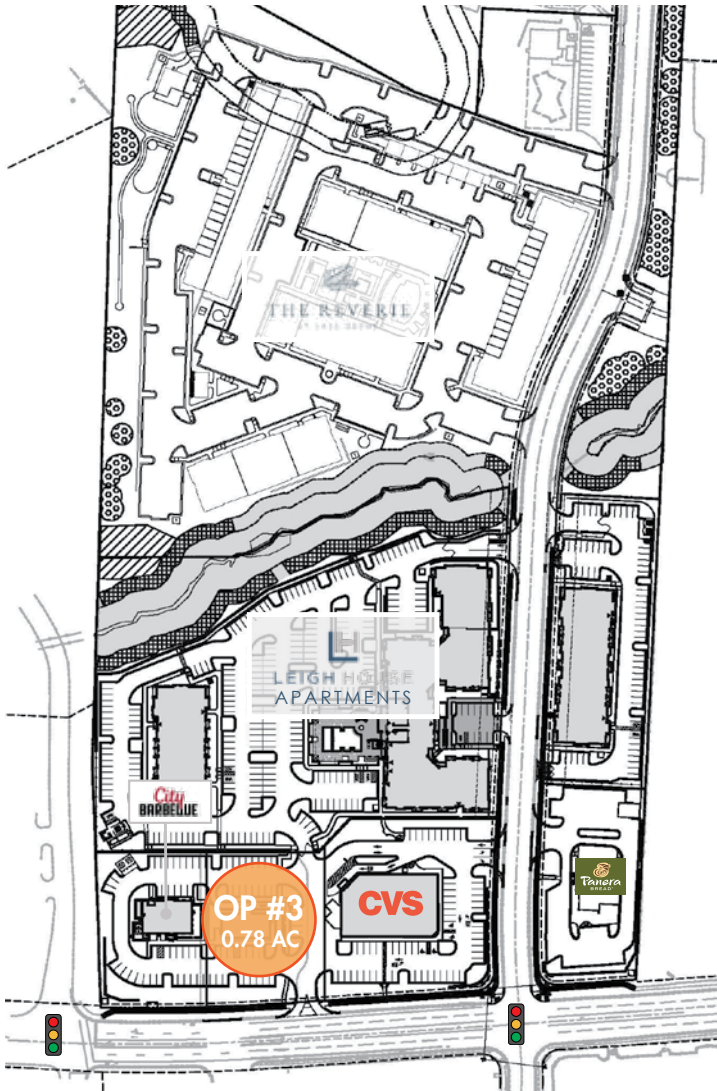
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