



TRIANGLE EAST COLLABORATIVE AT EASTFIELD CROSSING

67 JR RD, SELMA, NC



FOR LEASE BY:



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FOR LEASE: TRIANGLE EAST COLLABORATIVE

67 JR Rd - Suites 300, 400, 900 Selma, NC 27576



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50,000+ VPD

EASTFIELD



435-acre mixed-use
development



TRIANGLE EAST
COLLABORATIVE
AT EASTFIELD CROSSING

Denny's

Wawa



BUILDING HIGHLIGHTS

- 71,594 SF total multi-tenant retail center
- Visibility from both I-95 and US-70
- Direct connectivity to I-95 via Exit 97
- Attractive storefront renovations
- Ample parking including bus spaces
- Co-tenancy: JR Cigars, Fresenius, NCDOT, Carolina Wholesale Flooring, Shield Republic
- Zoning: IB — Interchange Business

SUITE HIGHLIGHTS

- Suite 300: LEASED Food hall, reopening soon!
- Suite 400: 7,441 SF (warm vanilla box condition)
- Suite 900: 12,875 SF (conditioned warehouse)

PRICING

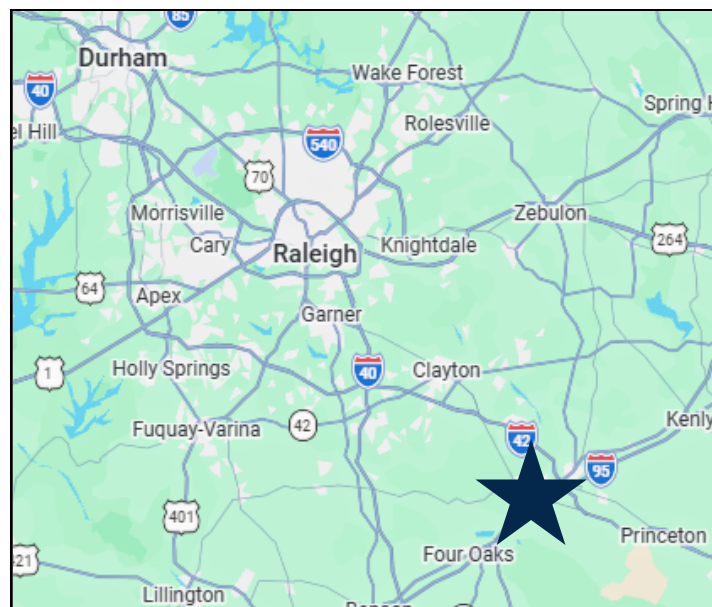
Asking Rent: \$20.00 PSF NNN

TICAM: \$3.50 PSF

TI Allowance: Available

LOCATION DESCRIPTION

Located on I-95 at exit 97 (Selma) in the Raleigh, NC metro area. Adjacent to Eastfield Crossing, a 435 acre mixed-use development with entitlements for 3 million square feet. Across I-95 from the Carolina Premium Outlets. 300+ apartments under construction within 0.5 mi.



Interested?
**Contact us for more
information**

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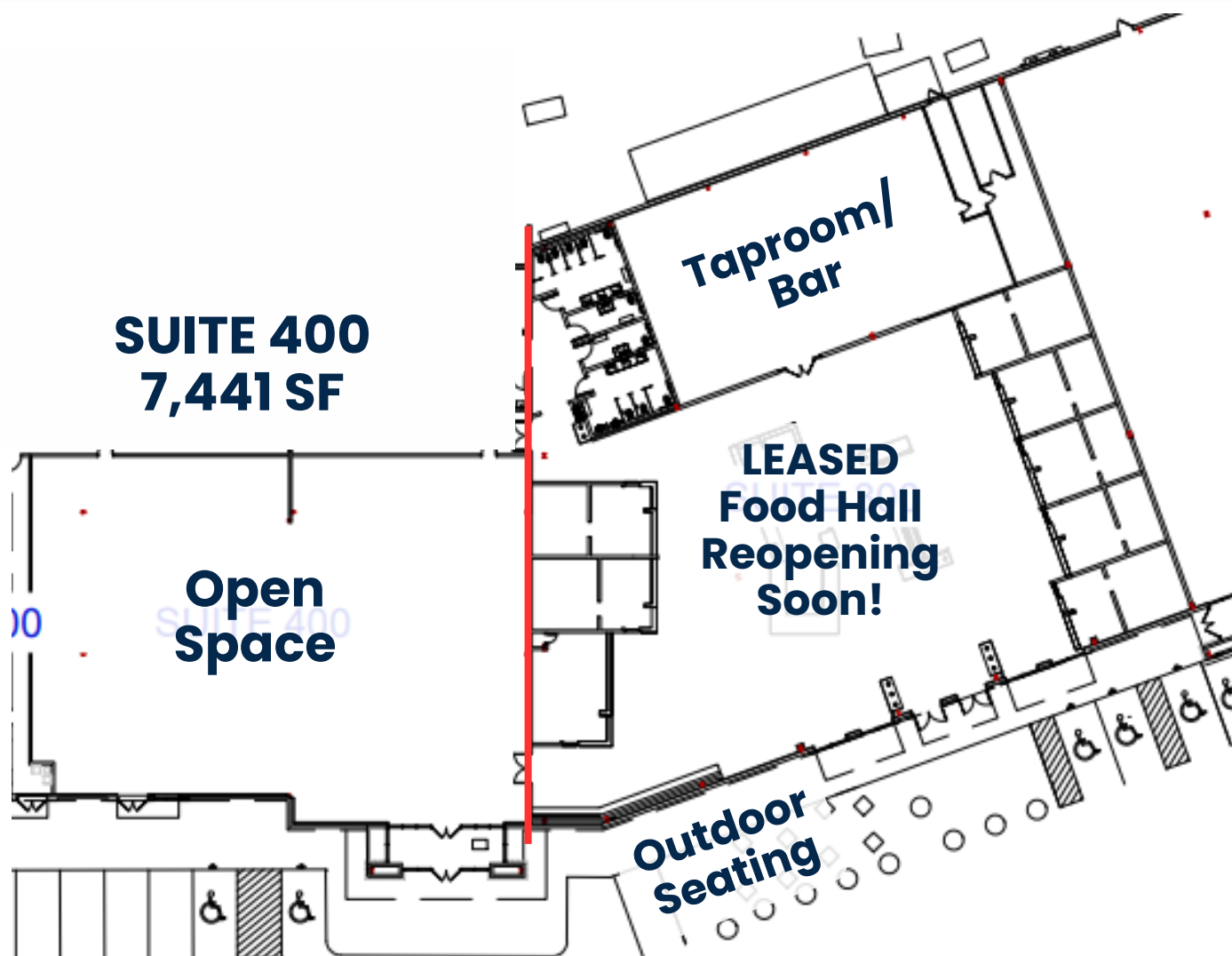
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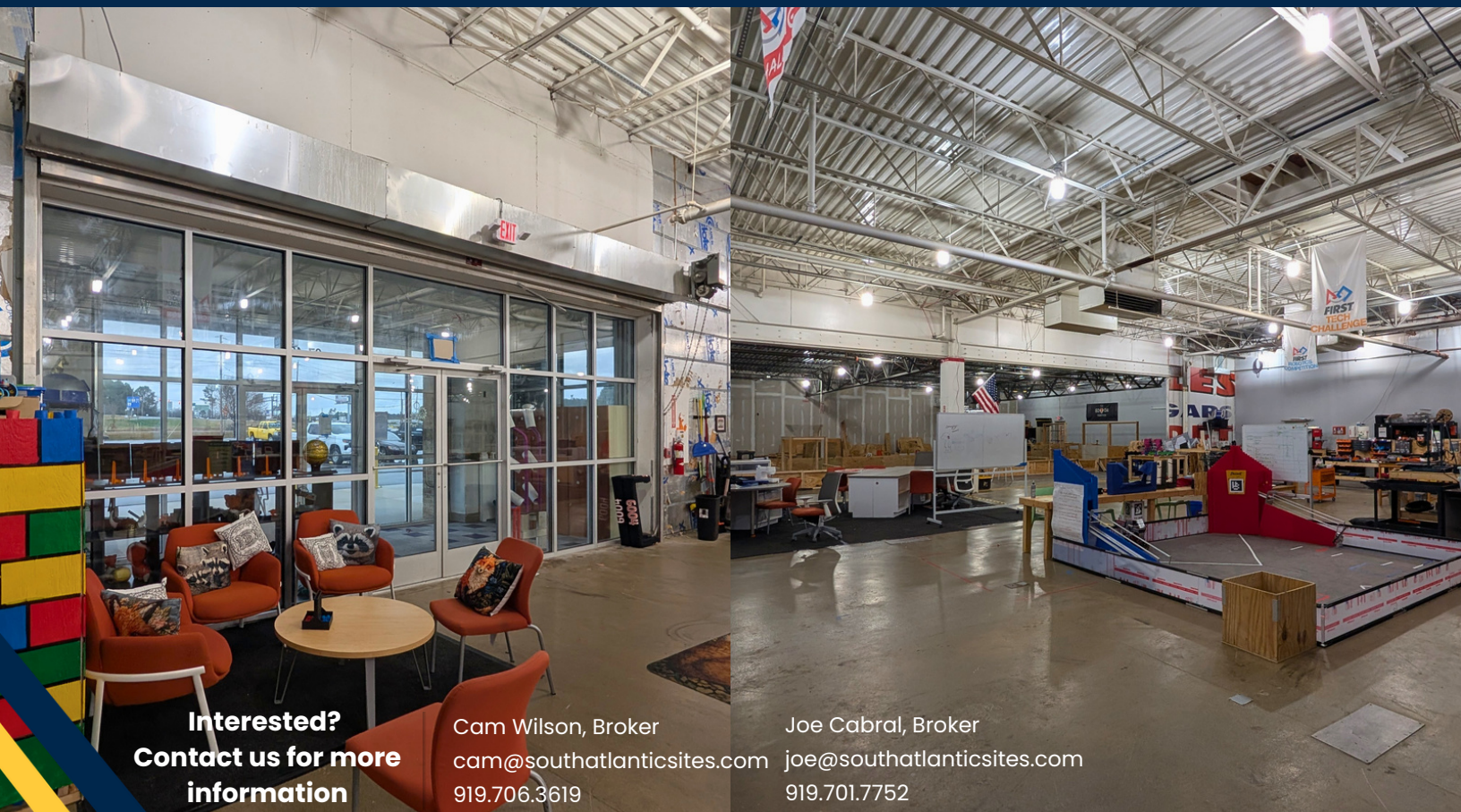
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SUITE 400 - OPEN SPACE



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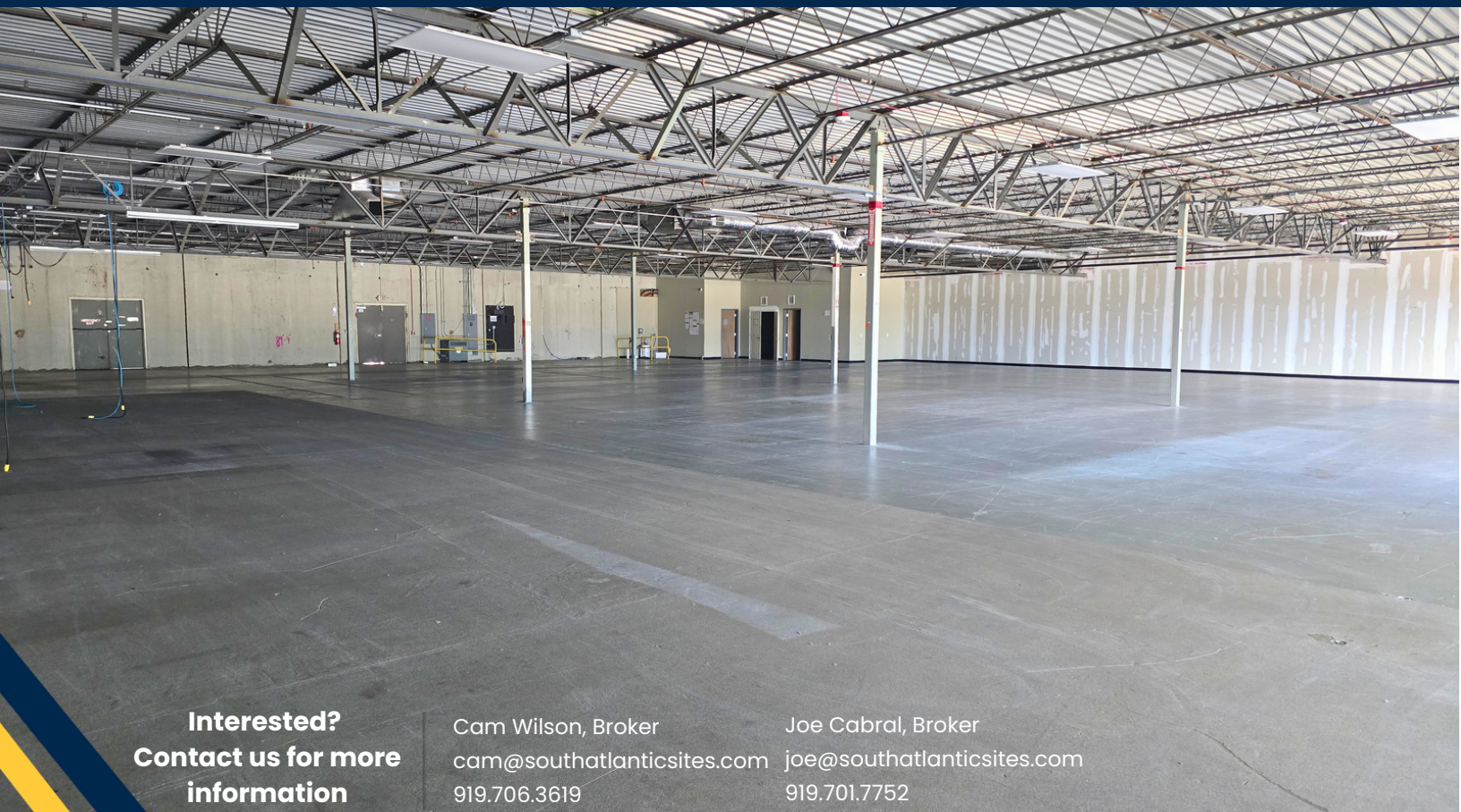
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SUITE 900 - FLEX/RETAIL SPACE



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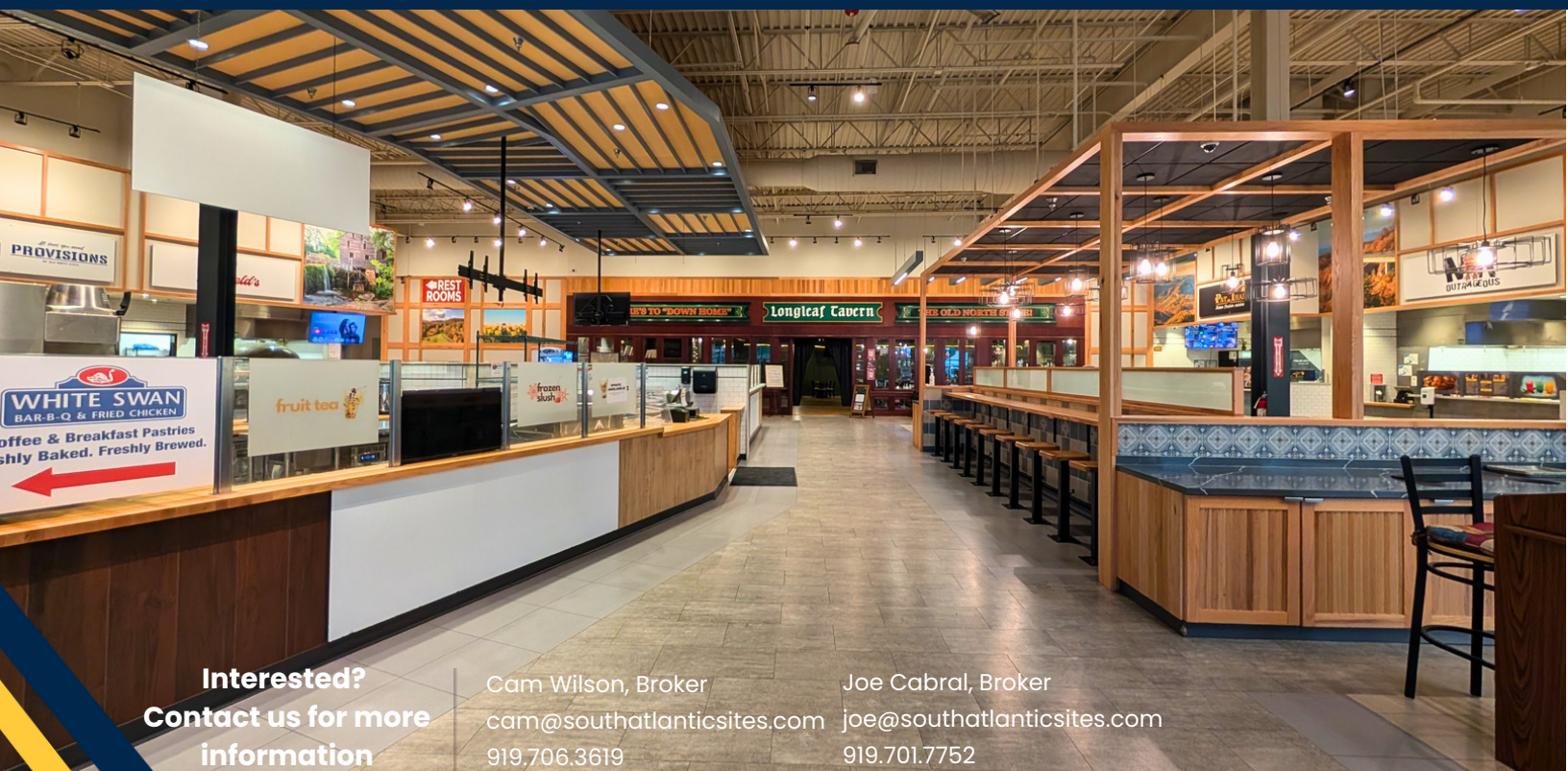
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SUITE 300 - FOOD HALL REOPENING SOON



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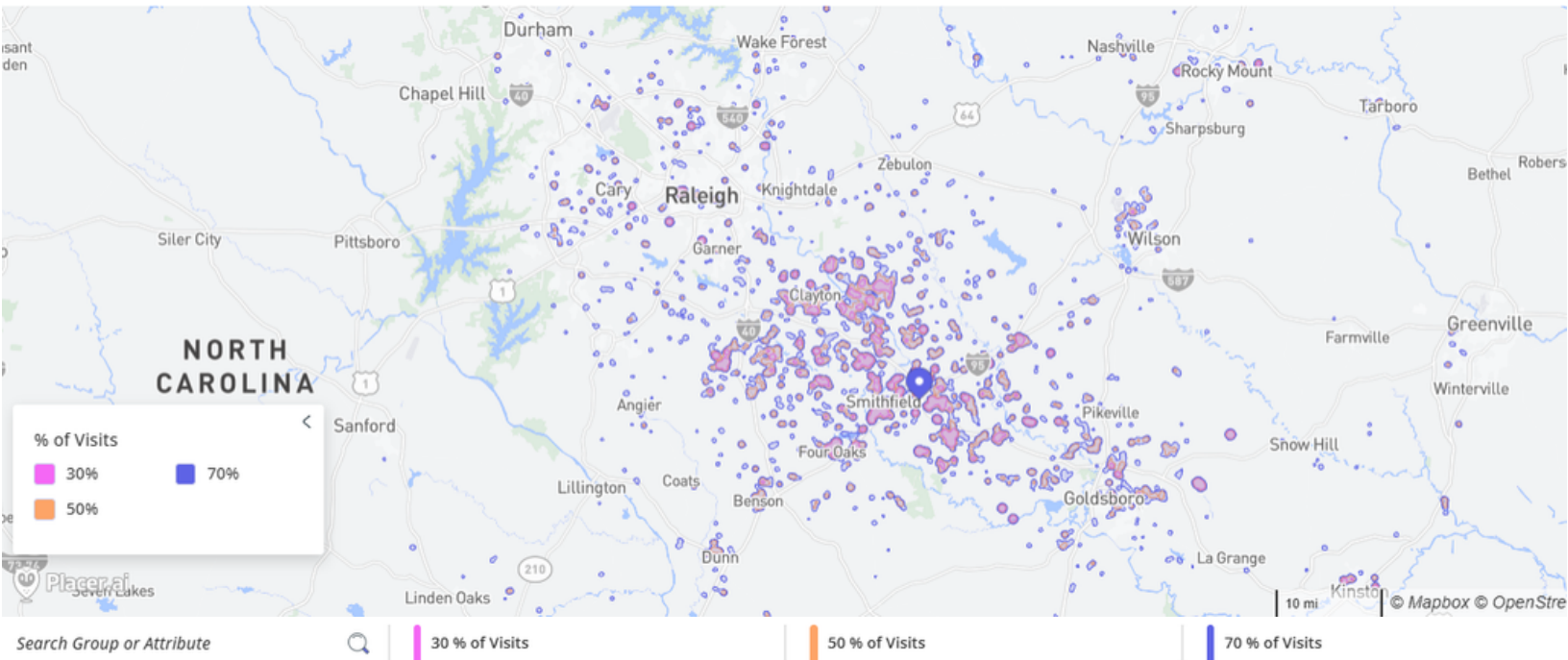
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TRUE TRADE AREA DEMOGRAPHICS



Overview									
Population	56,156		156,318		368,968				
Households	19,693		58,076		144,163				
Persons per Household	2.67	109	2.59	106	2.51	103			
Household Median Income	\$78,868.06	100	\$86,369.63	109	\$87,695.29	111			
Household Median Disposable Income	\$67,552.28	100	\$73,690.4	109	\$74,718.02	111			
Household Median Discretionary Income	\$48,891.15	94	\$56,371.44	109	\$58,092.74	112			
Average Income Per Person	\$35,302.11	80	\$41,690.76	95	\$45,641.91	104			
Median Rent	\$1,304.72	105	\$1,360.8	109	\$1,366.95	110			
Median House Value	\$335,649.97	95	\$357,890.55	102	\$379,143.8	108			

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