



2020
HILLSBOROUGH

RETAIL SPACE
FOR LEASE

2020 Hillsborough Street, Raleigh, NC 27607

PROPERTY DESCRIPTION

RETAIL

SUITE SPECIFICATIONS

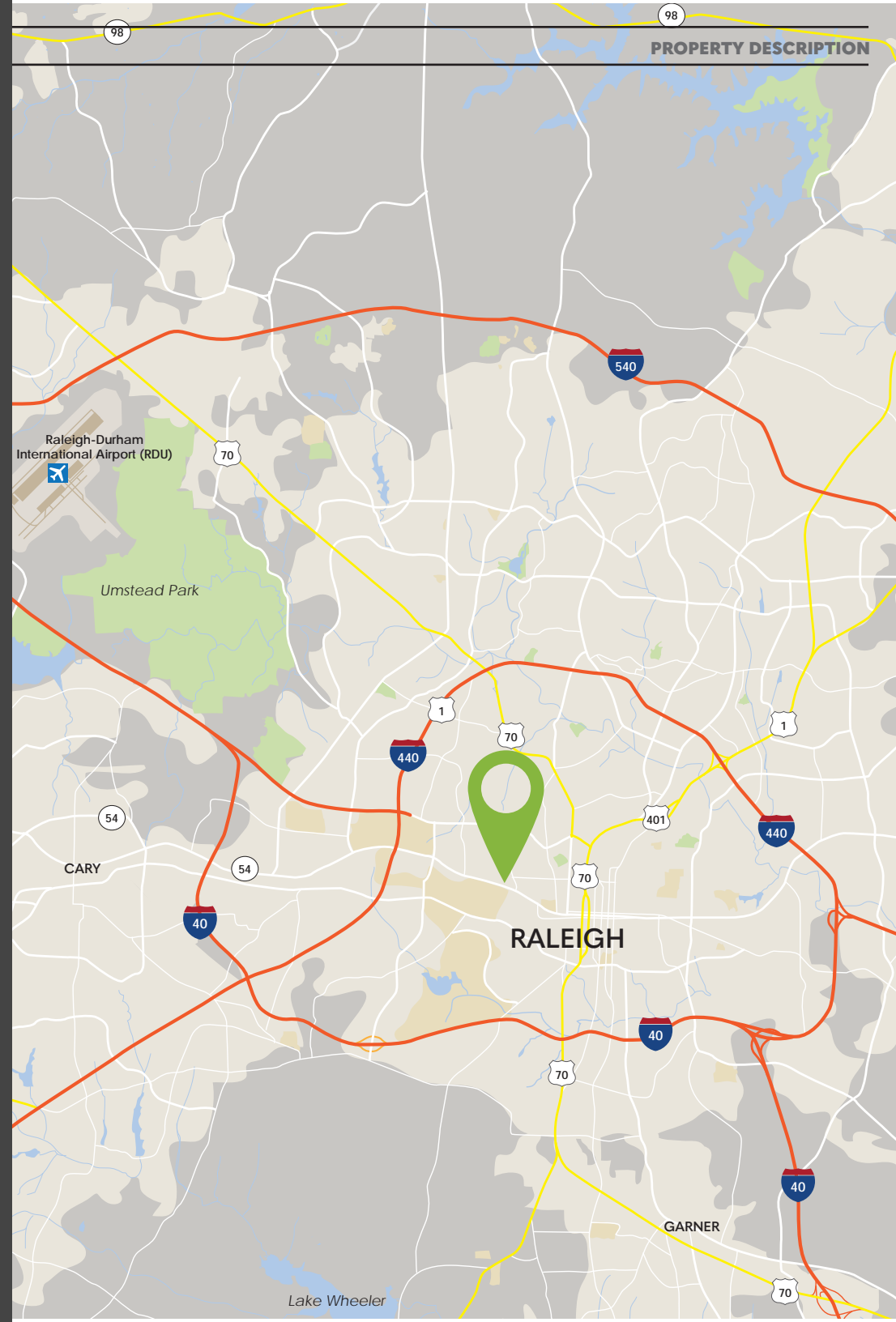
- Suite 101 +/- 1,772 SF retail space for lease
- Prime Hillsborough Street location, across the street from NC State University main campus and Bell Tower
- Part of three-store center with 23 dedicated parking spaces
- Within the Hillsborough Street Business Improvement District (BID) that provides services to support the area's businesses
- Robust new residential development within immediate area, including:
 - Clark Townhomes - 11 new townhomes priced \$950K+
 - Apartments - Trilogy Cameron Village, 203 units
 - Student Apartments - Logan & Chamberlin, 294 beds
- Student services oriented user preferred

RATE

\$28.00 PSF | NNN

TICAM \$3.58 PSF

Up to five-year initial lease



PROPERTY PHOTOS

Suite 101

+/- 1,772 SF





Red Line Beer & Wine

Coco Bongo Mexican

Moge Tee Raleigh

Insomnia Cookies

Tulepo Honey

SO-CA Raleigh

Harris Teeter

Starbucks

Village District

NC State University

Gonza Tacos & Tequila

Jubala Coffee

2020 HILLSBOROUGH ST

Players Retreat

Blend Raleigh

David's Dumpling & Noodle Bar

Hillsborough St

Pullen Rd

Oberlin Rd

LOCATION



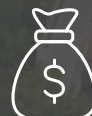
MILE RADIUS



POPULATION



HOUSEHOLDS



HOUSEHOLD INCOME



DAYTIME POPULATION

1	19,837	7,593	\$68,781	16,385
3	107,548	43,069	\$74,600	92,775
5	226,170	95,498	\$72,384	204,191

WEST RALEIGH SUBMARKET

The West Raleigh retail submarket enjoys a low vacancy rate of 3.4% and solid rent growth reflecting on the strength of the area.

NC STATE UNIVERSITY

At a Glance: 34,000+ Students and 6,000 Faculty Members

NC DOT AVERAGE DAILY TRAFFIC

15,500 Hillsborough Street

19,000 Pullen Road