



**Overview**

- Located within the Raleigh-Durham-Chapel Hill market or “The Triangle”
- The local economy boasts excellent healthcare, steady job growth, a ready pool of skilled labor, and a sizable number of college, tech and grad school students
- Forbes Magazine recently named Raleigh as top-10 city for entrepreneurs, which bodes well for retailers
- Excellent access and visibility on Hwy 1/401, with connecting roads leading to dense residential

**Demos**

**3 Miles      5 Miles      7 Miles**

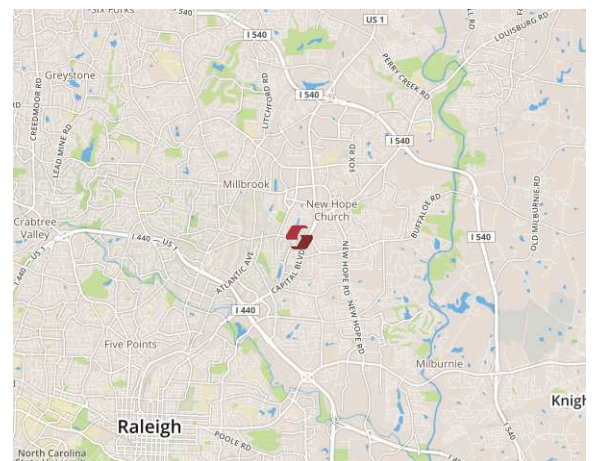
Population	86,023	213,193	379,356
Households	34,490	86,439	149,090
Avg Household Income	\$69,676	\$84,268	\$88,481

**Leasing Contact**

Nichole Popovics  
727-384-6000 ext. 3126  
Nichole.Popovics@sembler.com

**Traffic Counts (AADT)**

S on Capital Blvd      59,000  
N on Capital Blvd      56,000





11	Convenience Store	2,400	22b	Badcock Home Furniture & More	21,136	31	Rainbow	8,050
12	El Pollo Rico Market	1,200	22c	Carolina Beauty Supply	16,864	32	Octapharma	12,170
13	El Pollo Rico Market	1,890	23	Surplus Warehouse	28,960	33	Available	4,013
14	El Pollo Rico Market	1,120	24	Miller Motte College	56,487	34	Available	1,310
15	LA Nails	1,200	25	Angel's Unisex Hair Salon	1,516	35	Smart Energy Solutions	1,890
16	Available	2,400	26	Available	1,600	36	Available	1,640
17	MoTe Restaurant	1,200	27	Available	4,800	37	LaTorre Law	1,593
18	FongSoto Dental	1,200	28	Available	1,600	38	Sohi Eye Care Center	4,175
19	Raleigh Asian Foods	2,090	29	Funky Rags	1,600	39	T-Mobile	1,000
20	Boost Mobile	1,852	30	Rent-A-Center	4,280	40	Subway	1,600
21	La Monarca Michoacana	1,600				41	Royal India	3,000
22a	Citi Trends	12,000				42	Mum's Jamaican Restaurant	2,800

