

SUBLEASE

Tarrymore Square Shopping Center Sublease Available

3901 CAPITAL BOULEVARD

Raleigh , NC 27604

PRESENTED BY:

JAY TAYLOR, CCIM

O: 919.233.8077

jay.taylor@svn.com

JUSTIN WILSON

O: 919.233.8077

justin.wilson@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable, Call brokers for Details
BUILDING SIZE:	212,813 SF
AVAILABLE SF:	29,307 SF
LOT SIZE:	17.8 Acres
ZONING:	CX-3
MARKET:	Raleigh
SUBMARKET:	Capital Boulevard

PROPERTY OVERVIEW

Junior Box size space available for sublease in the highly trafficked Tarrymore Square shopping center in Raleigh, NC. Co-tenancy with Badcock Furniture, CitiTrends, Rainbow, and multiple local tenants. Exceptional signage and good storefront access. Approximately 29,307 square feet are available for sublet with flexible terms and a generous Tenant Improvement allowance. Please call brokers for details.

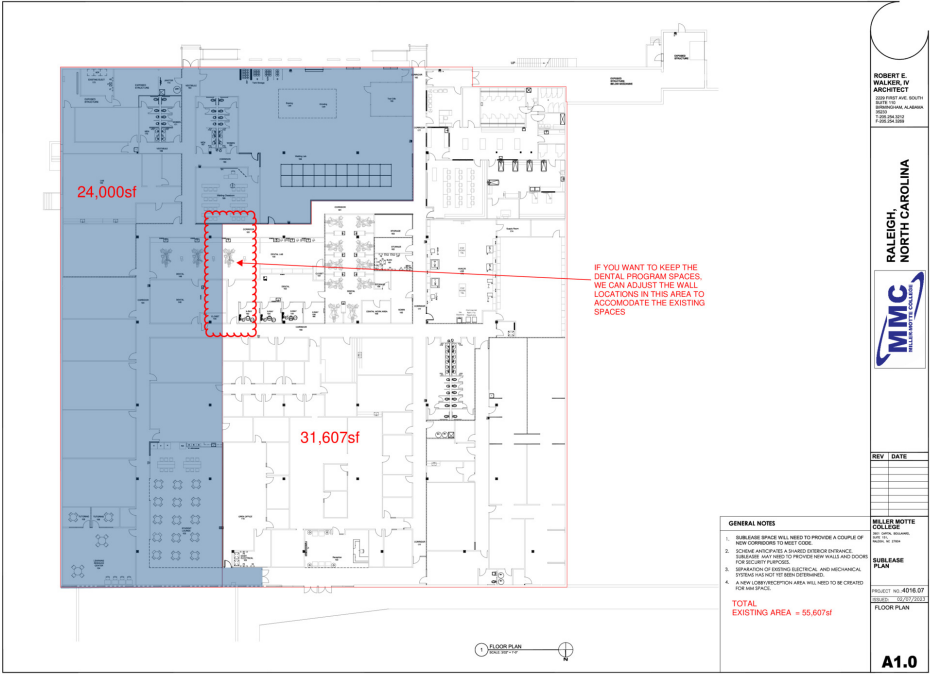
PROPERTY HIGHLIGHTS

- 29,307 square feet available for sublease
- Excellent signage and storefront visibility
- Flexible terms and tenant improvement allowance
- Highly visible and trafficked location at the signalized corner of Capital Boulevard and New Hope Church Road

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FLOOR PLANS



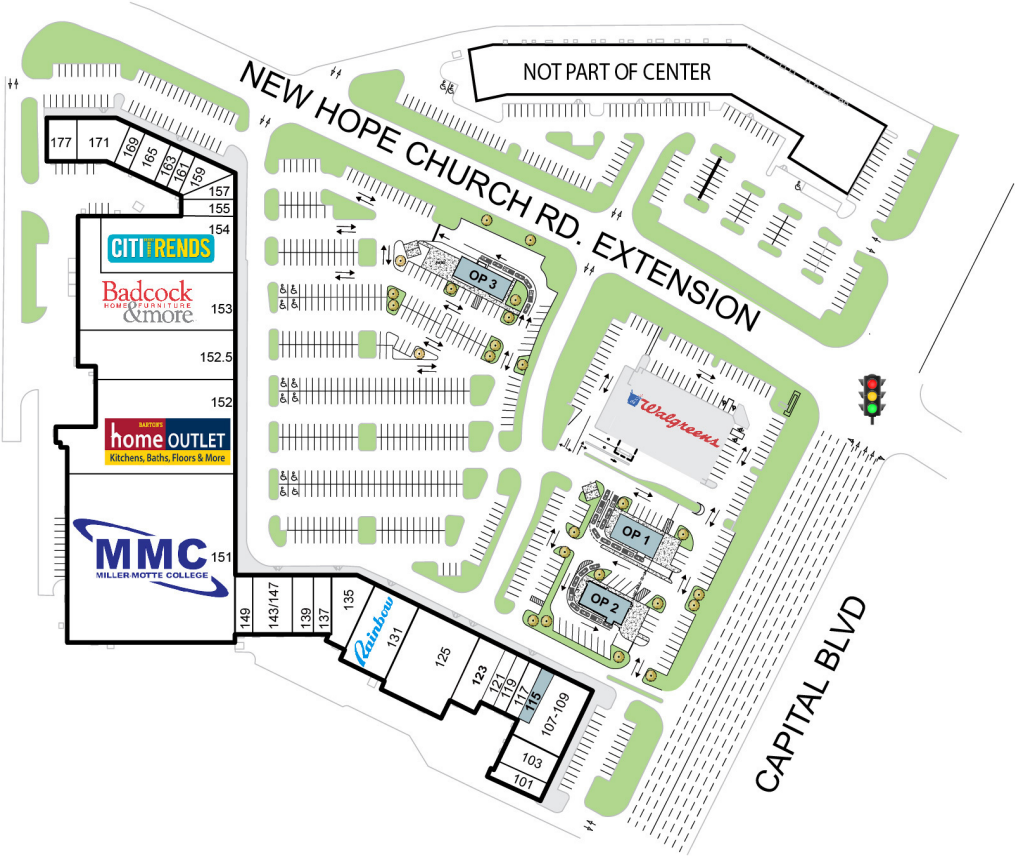
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SITE PLANS



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ADDITIONAL PHOTOS



JAY TAYLOR, CCIM

O: 919.233.8077

jay.taylor@svn.com

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RETAIL MAP



JAY TAYLOR, CCIM

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RETAIL MAP



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O: 919.233.8077

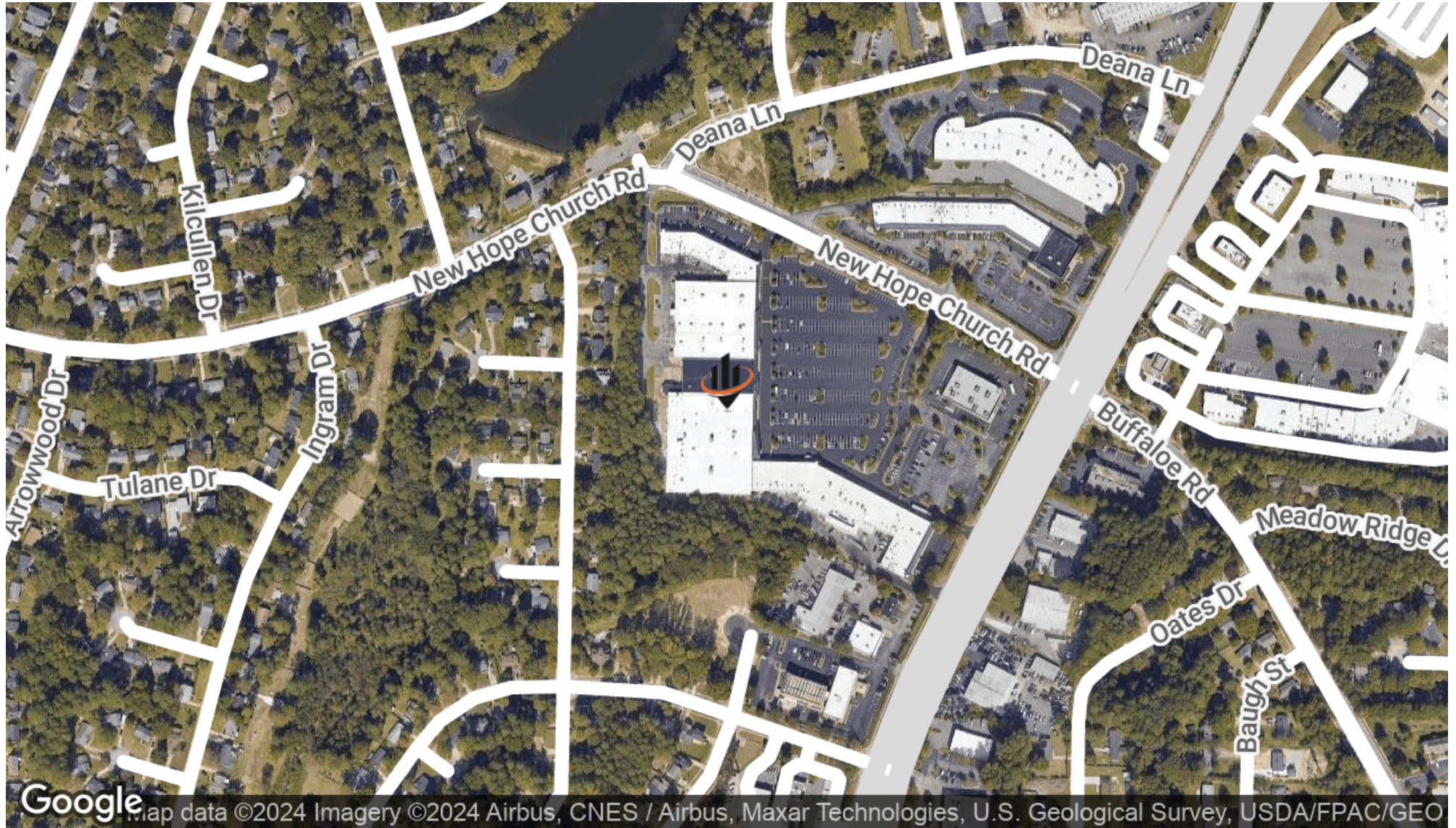
jay.taylor@svn.com

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

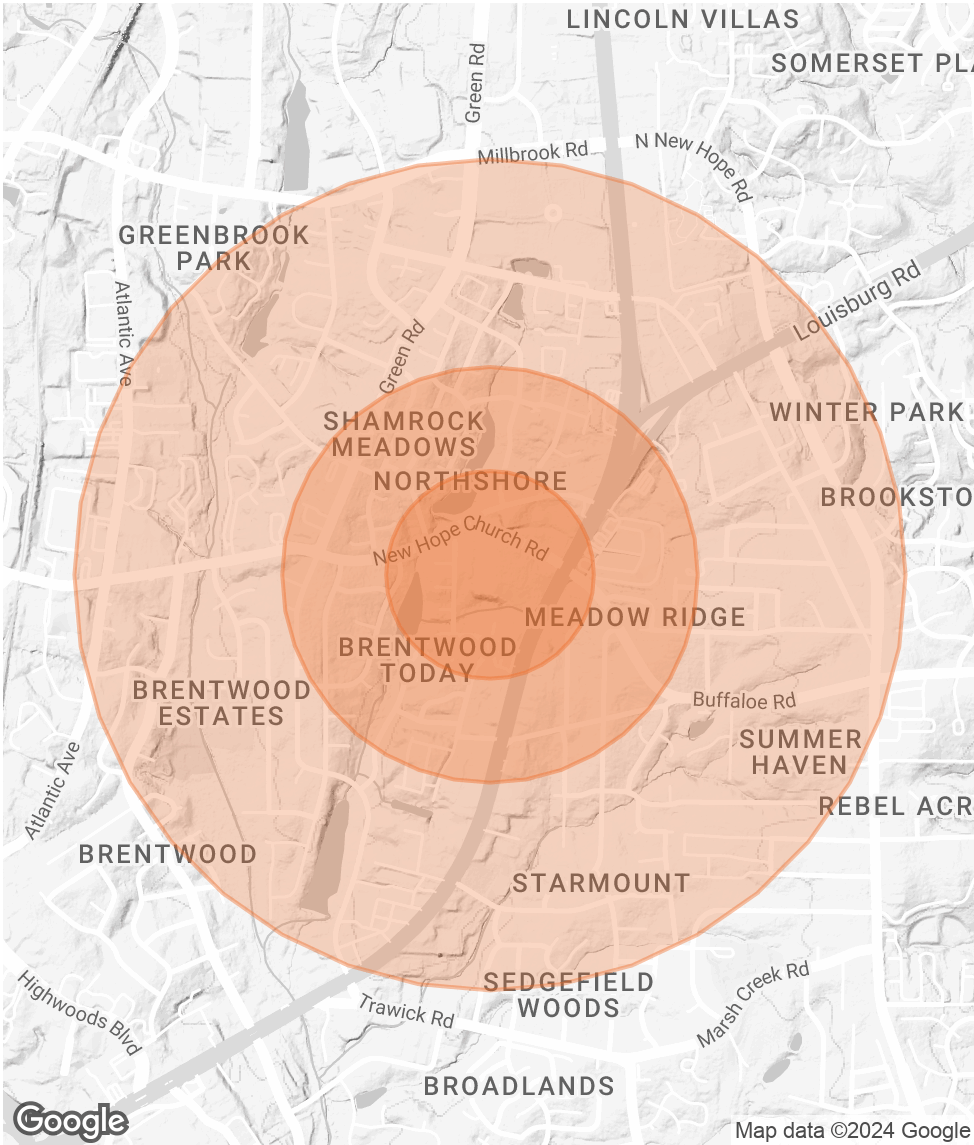
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	586	2,644	11,073
AVERAGE AGE	43.4	42.0	39.1
AVERAGE AGE (MALE)	47.0	45.4	40.0
AVERAGE AGE (FEMALE)	39.7	38.0	37.5

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	246	1,114	5,026
# OF PERSONS PER HH	2.4	2.4	2.2
AVERAGE HH INCOME	\$57,812	\$60,497	\$52,520
AVERAGE HOUSE VALUE	\$163,361	\$152,907	\$122,916

* Demographic data derived from 2020 ACS - US Census



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