

9650 BRIER CREEK PARKWAY

RALEIGH, NORTH CAROLINA 27617

AVAILABLE RETAIL FOR LEASE



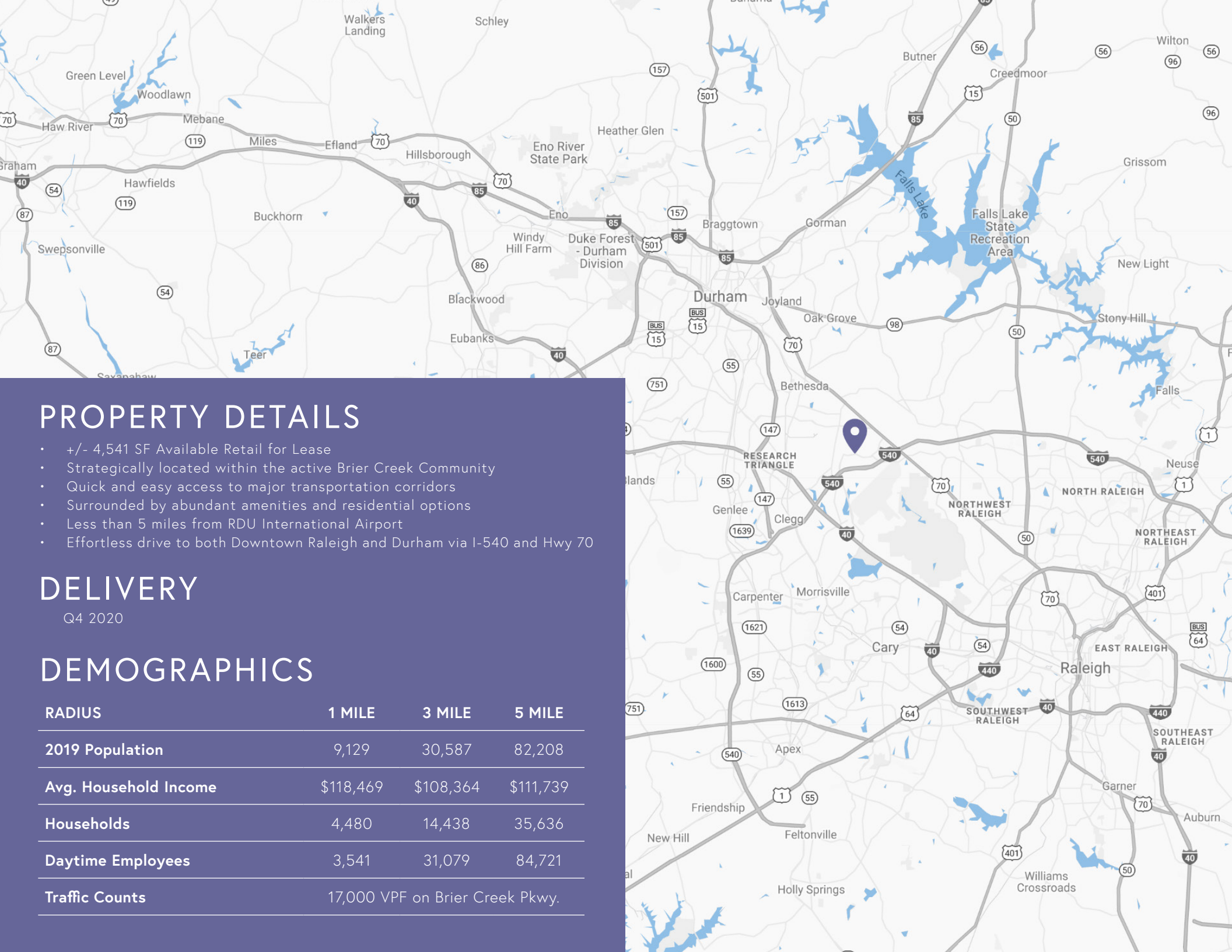
CONTACT

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THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™



PROPERTY DETAILS

- +/- 4,541 SF Available Retail for Lease
- Strategically located within the active Brier Creek Community
- Quick and easy access to major transportation corridors
- Surrounded by abundant amenities and residential options
- Less than 5 miles from RDU International Airport
- Effortless drive to both Downtown Raleigh and Durham via I-540 and Hwy 70

DELIVERY

Q4 2020

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	9,129	30,587	82,208
Avg. Household Income	\$118,469	\$108,364	\$111,739
Households	4,480	14,438	35,636
Daytime Employees	3,541	31,079	84,721
Traffic Counts	17,000 VPF on Brier Creek Pkwy.		

MARKET OVERVIEW

Raleigh, North Carolina

Raleigh was established as the capital of North Carolina in 1792 and is named after Sir Walter Raleigh. Nicknamed "The City of Oaks", Raleigh has experienced rapid growth in recent years and has an estimated current population of 510,175 with a median age of 33.1 and a median income of \$54,581. Major employers include Duke University and Duke Health Systems, the State of NC and Wake County Public Schools.

Part of the famed Research Triangle Park, Raleigh is home to a diverse and well-educated population. The city is home to NC State University, a leading research institution and Shaw University, the first African American college in the South. The NHL's Carolina Hurricanes play in Raleigh's PNC Arena as does the NC State men's basketball team.

Brier Creek Community

A 2,000 acre master-plan mixed-use development home to 4,500 apartments, 8,500 single-family homes and 1.5 million SF of shopping, dining and services.



FAST FACTS

- *Top Ten Most Recession Resistant Cities (Smartasset 2020)*
- *#2 Best Quality of Life In The World (Numbeo's, 2020)*
- *#2 Best Places to Live (Livability, 2019)*
- *#2 Most Family-Friendly Cities (Forbes, 2019)*
- *#3 Best Places for Careers (Forbes, 2019)*
- *#8 Best Cities to Work From Home (Smartasset 2020)*

PROPERTY RENDERINGS



FLOOR PLAN



TENANT ROSTER		
100	Anderson Seafood Grill & Bar	7,251 SF
101	AVAILABLE	4,541 SF



9650 Brier Creek Pkwy



GATEWAY TOWNHOMES AT BRIER CREEK

The Meadows at Brier Creek: 96 Units

17,000 VPD

Mellow Mushroom FUTURE DEVELOPMENT

Retaining Wall

9400 Brier Creek Pkwy

RALEIGH

Brier Creek Elementary & Community Ctr



DukeHealth Endocrinology

The Exchange at Brier Creek 274 Units

WakeMed

DukeHealth Urgent Care

KIDDIE ACADEMY

Jamison at Brier Creek 276 Units

The Oaks at Brier Creek: 144 Units

SEVILLE AT BRIER CREEK

LENNOX AT BRIER CREEK TOWNHOMES

The Providence at Brier Creek: 313 Units

Colonial Grand at Brier Creek: 364 Units

Waterstone at Brier Creek 232 Units

Elevate Brier Creek: 224 Units

Colonial Grand at Brier Falls: 350 Units

Beech Valley Ct

Sallona St

Alm St

Cascades Blvd

Bothwell St

Pineville Rd

Arnold Palmer Dr

Clubvalley Way

Fawn Lake Dr

Clubmont Ln

BRIER CREEK COUNTRY CLUB

Valley Way

Broadfield Ct

Delfain Ct

Brier Creek Pkwy

Brier Creek Pkwy

Brier Creek Pkwy

Bruckhaus St

Bruckhaus St

Alm St

Falls Meadow Ct

Falkwood Rd

Wooden Rd

Sablewood Dr

Globe Rd

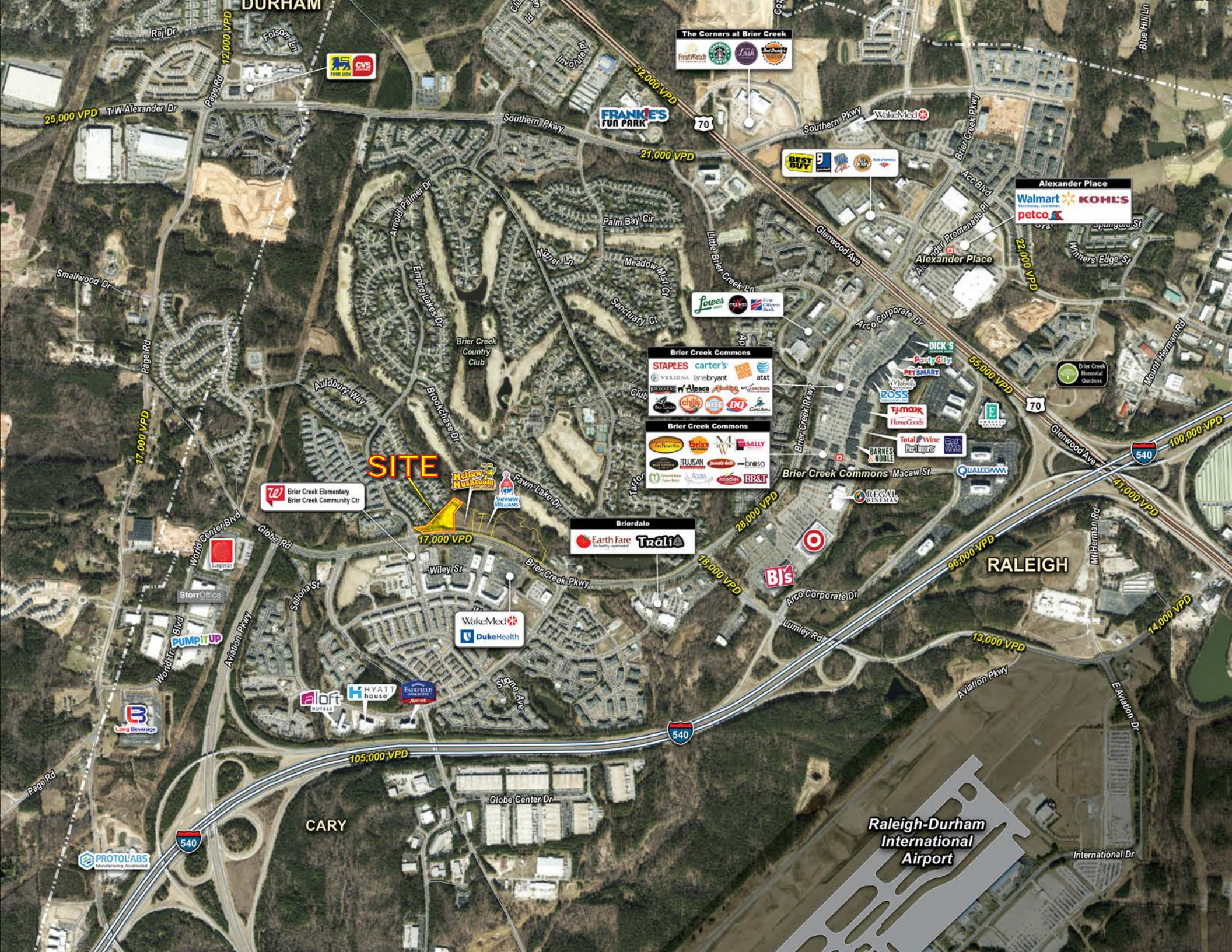
Lynnberry Pl

one Ave

Sellona St

Orwin Manor Dr

Lennox Laurel Cir



DURHAM

RALEIGH

CARY

Raleigh-Durham
International
Airport

SITE

17,000 VPD

21,000 VPD

32,000 VPD

22,000 VPD

28,000 VPD

18,000 VPD

13,000 VPD

14,000 VPD

47,000 VPD

100,000 VPD

96,000 VPD

17,000 VPD

25,000 VPD

19,000 VPD

105,000 VPD

540

70

540

70

540

Brier Creek Elementary
Brier Creek Community Ctr

Brier Creek Commons
STAPLES carter's
VERSONA lanabryant
at&t
chili's RISE DQ
Brier Creek Commons

Brier Creek Commons
Jalisco's BRUX
SALLY
ALPACA
bressa
modeller B&B

Brierdale
Earth Fare Trali

The Corners at Brier Creek
FirstWatch Starbucks Lash
WakeMed

BEST BUY

Alexander Place
Walmart KOHL'S
petco

Lowes

DICK'S
Party City
PETSMART
ROSS
TJ-maxx
HomeGoods
Total Wine
BARNES & NOBLE
REGAL CINEMAS

Target

BJ's

WakeMed
DukeHealth

Flirt
HYATT house
FAIRFIELD

PUMP IT UP

Long Beverage

PROTOLABS

CVS

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XTEAM
RETAIL ADVISORS



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