

# EASTGATE SHOPPING CENTER

4031 WAKE FOREST ROAD | RALEIGH, NC 27609

AVAILABLE



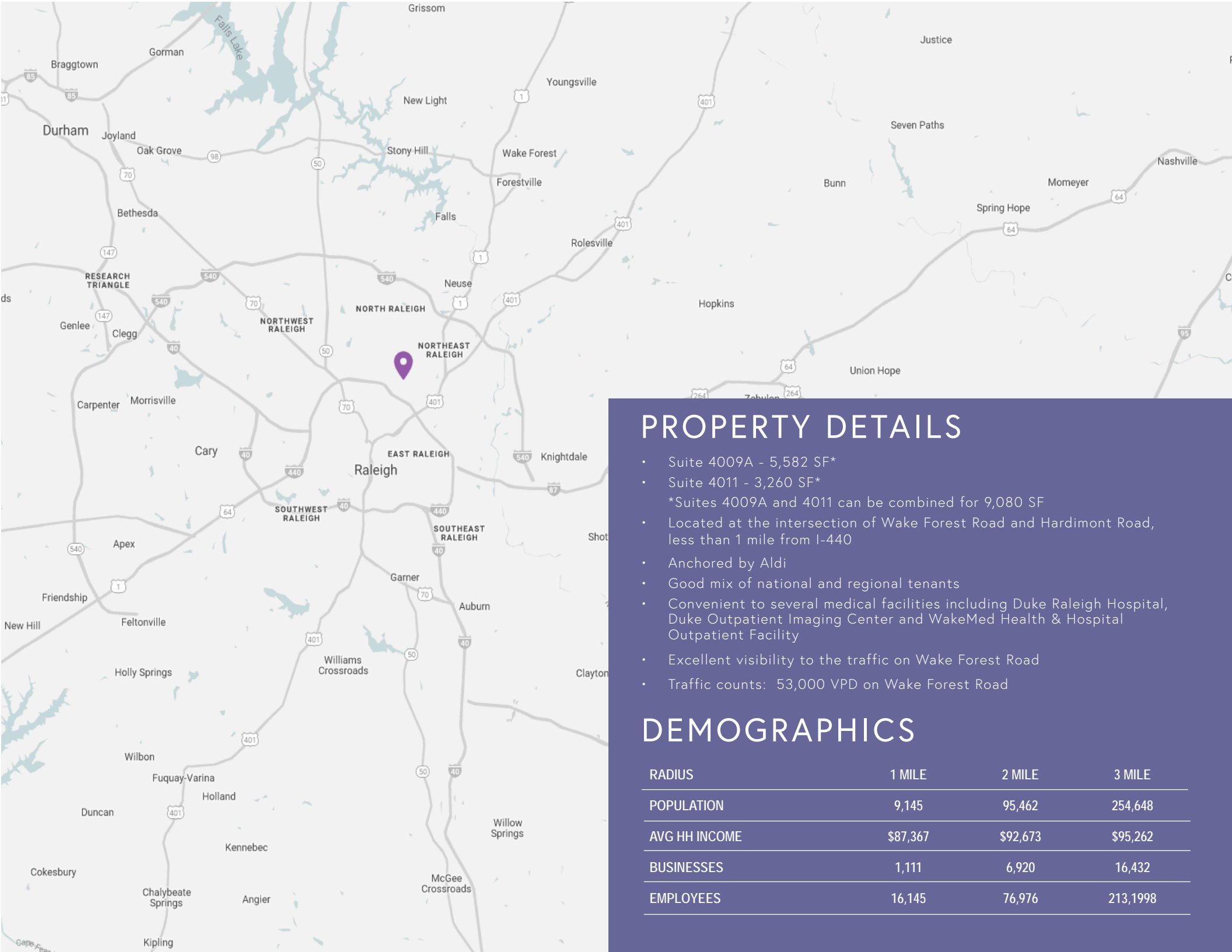
## CONTACT

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THE CHAMBERS GROUP  
ACCELERATING RETAIL SUCCESS™



# PROPERTY DETAILS

- Suite 4009A - 5,582 SF\*
- Suite 4011 - 3,260 SF\*
- \*Suites 4009A and 4011 can be combined for 9,080 SF
- Located at the intersection of Wake Forest Road and Hardimont Road, less than 1 mile from I-440
- Anchored by Aldi
- Good mix of national and regional tenants
- Convenient to several medical facilities including Duke Raleigh Hospital, Duke Outpatient Imaging Center and WakeMed Health & Hospital Outpatient Facility
- Excellent visibility to the traffic on Wake Forest Road
- Traffic counts: 53,000 VPD on Wake Forest Road

# DEMOGRAPHICS

RADIUS	1 MILE	2 MILE	3 MILE
POPULATION	9,145	95,462	254,648
AVG HH INCOME	\$87,367	\$92,673	\$95,262
BUSINESSES	1,111	6,920	16,432
EMPLOYEES	16,145	76,976	213,198

# 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 currently has a population of 471,317. Due to its thriving tech sector, Raleigh has become the east coast equivalent of Silicon Valley and Austin, Texas. Raleigh is continually recognized for its favorable economic environment, excellent job opportunities, highly educated workforce, strong housing market, affordable and high quality of life.

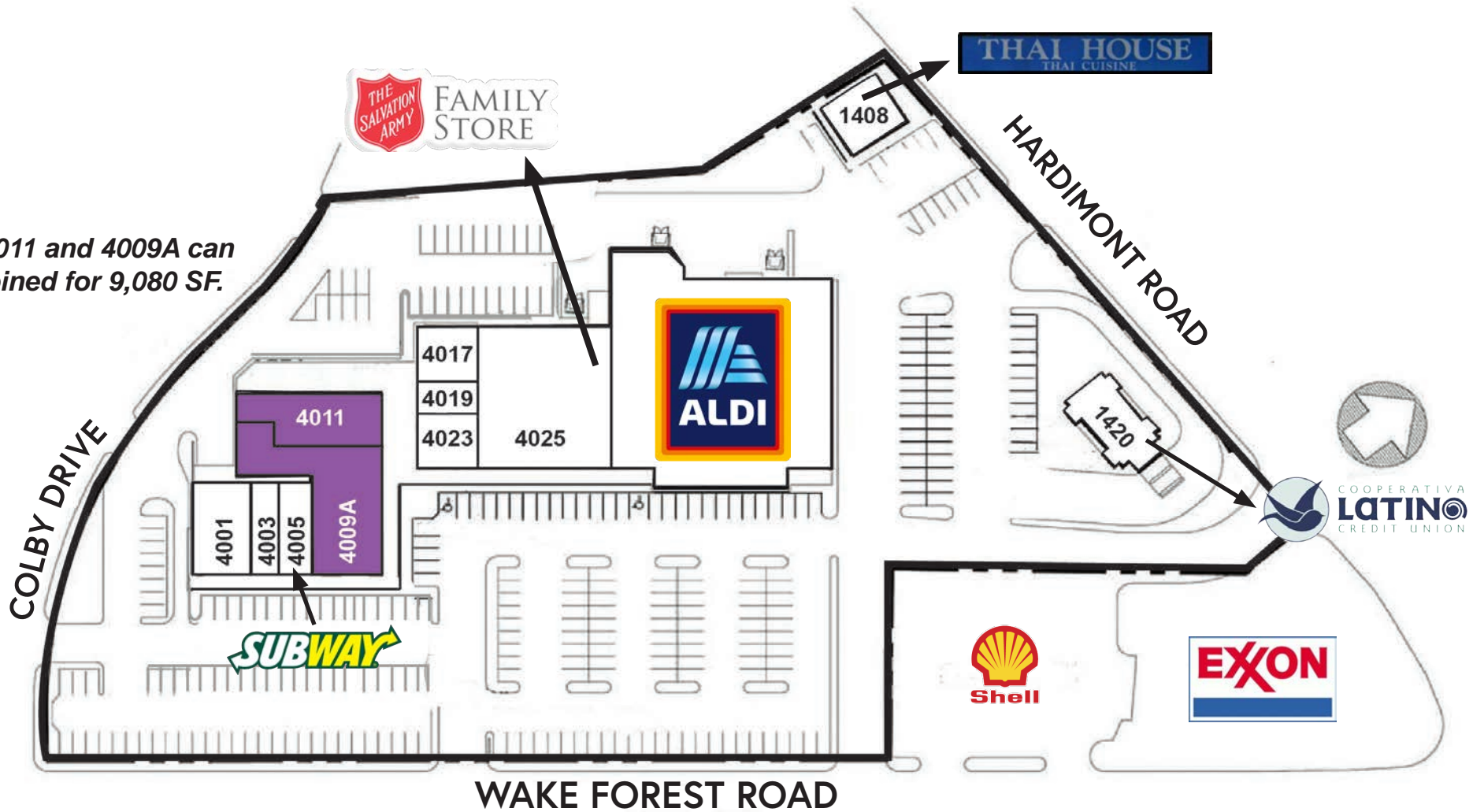


## FAST FACTS

- *#1 Best State for Business (Forbes, 2019)*
- *#1 Best City to Drive In (WalletHub.com, 2019)*
- *#2 Best Places to Live (Livability)*
- *#2 Most Family-Friendly Cities (Forbes, 2019)*
- *#3 Best Places for Careers (Forbes, 2019)*
- *#3 Best in Quality of Life in the World (WalletHub.com, 2019)*

# SITE PLAN AND TENANT ROSTER

Suites 4011 and 4009A can be combined for 9,080 SF.



1420	Latino Credit Union	2,400 SF	4011	AVAILABLE	3,260 SF
1408	Thai House	2,000 SF	4017	Eastgate Laundromat	1,600 SF
4001	Hibachi Japan	2,560 SF	4019	Genesis Nail Salon	800 SF
4003	Subway	1,180 SF	4023	Compassion Medical Supply	1,620 SF
4005	Italian Kitchen	1,400 SF	4025	Salvation Army Family Store & Donation Center	9,115 SF
4009A	AVAILABLE	5,820 SF	4029	Aldi	20,388 SF



Montecito West  
134 Units

Hardimont Rd



48,000 VPD

Hardimont Rd



23,000 VPD



Colby Dr

Montecito  
220 Units

RALEIGH



Wake Forest Rd

Bland Rd



44,000 VPD



Wake Forest Rd

