

# CREEKSIDЕ CROSSING

404 E. SIX FORKS RD. | RALEIGH, NC 27609

AVAILABLE



## CONTACT

CARLA TREPPER  
carla@chambers-group.com  
(919) 900-2201

GRIER GODWIN  
grier@chambers-group.com  
(919) 900-2201



THE CHAMBERS GROUP  
ACCELERATING RETAIL SUCCESS™

# 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.



## 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)*



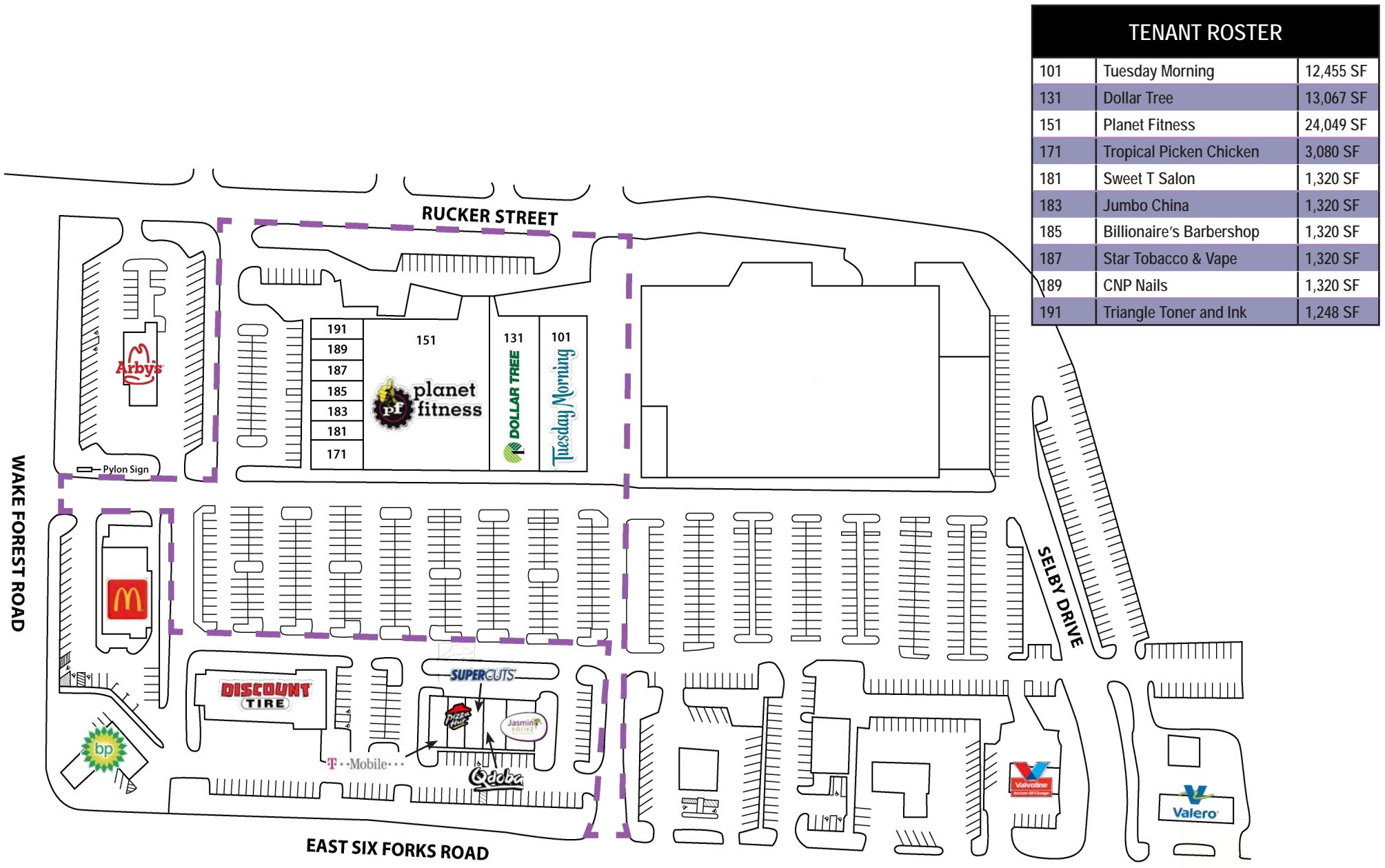
## PROPERTY DETAILS

- Fully leased
- Located at the intersection of E. Six Forks Road and Wake Forest Road
- Anchored by Planet Fitness along with junior anchors Dollar Tree and Tuesday Morning
- Surrounded by rapidly growing commercial and residential developments including Wegmans, Ross, Trader Joe's, Staples, and Advance Auto

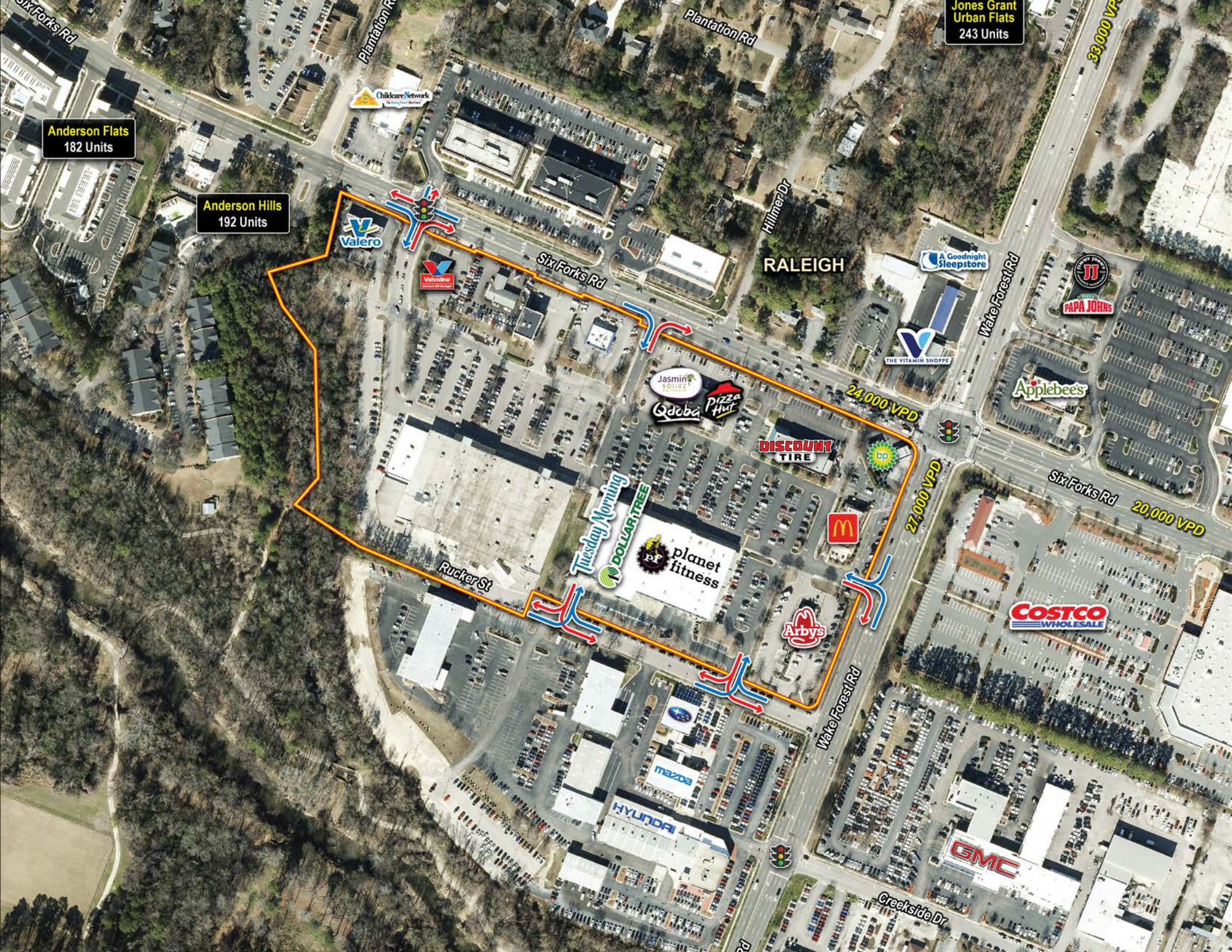
## DEMOGRAPHICS

RADIUS	3 MILE	5 Mile	7 Mile
POPULATION	9,494	94,850	254,230
AVG HH INCOME	\$109,560	\$103,026	\$91,074
BUSINESSES	1,185	8,303	16,397
EMPLOYEES	12,108	100,786	223,827
TRAFFIC COUNTS	24,000 VPD on Six Forks Rd		
	7,000 VPD on Wake Forest Rd.		

# SITE PLAN



TENANT ROSTER		
101	Tuesday Morning	12,455 SF
131	Dollar Tree	13,067 SF
151	Planet Fitness	24,049 SF
171	Tropical Picken Chicken	3,080 SF
181	Sweet T Salon	1,320 SF
183	Jumbo China	1,320 SF
185	Billionaire's Barbershop	1,320 SF
187	Star Tobacco & Vape	1,320 SF
189	CNP Nails	1,320 SF
191	Triangle Toner and Ink	1,248 SF



Jones Grant Urban Flats  
243 Units

Anderson Flats  
182 Units

Anderson Hills  
192 Units

RALEIGH

33,000 VPD

24,000 VPD

27,000 VPD

20,000 VPD



Plantation Rd

Plantation Rd

Hillier Dr

Wake Forest Rd

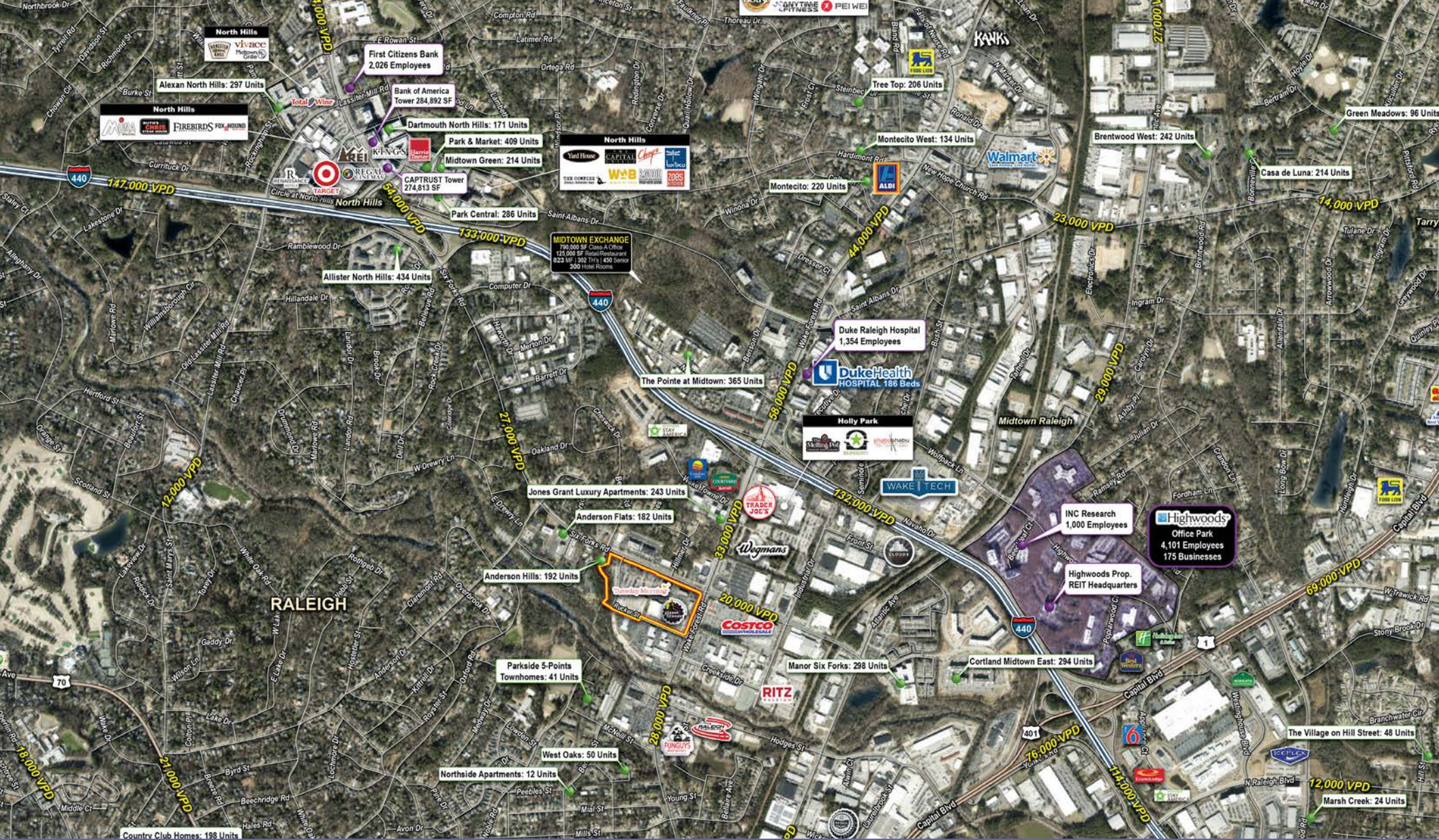
Six Forks Rd

Rucker St

Wake Forest Rd

Creekside Dr

Six Forks Rd



# CONTACT FOR LEASING DETAILS

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 carla@chambers-group.com  
 (919) 900-2201

**GRIER GODWIN**  
 grier@chambers-group.com  
 (919) 900-2201

WWW.CHAMBERS-GROUP.COM • 3733 NATIONAL DR, STE 202 • RALEIGH, NC 27612



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