



# Brennan Station

Raleigh, NC

Raleigh-Cary (NC)



**Tracy Zart**

Leasing Representative

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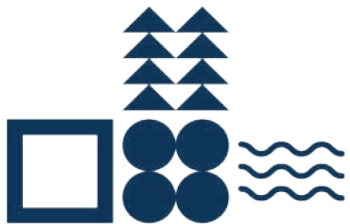
AERIAL

GROSS LEASABLE AREA (GLA)

136,670 SF

PARKING SPACES

612



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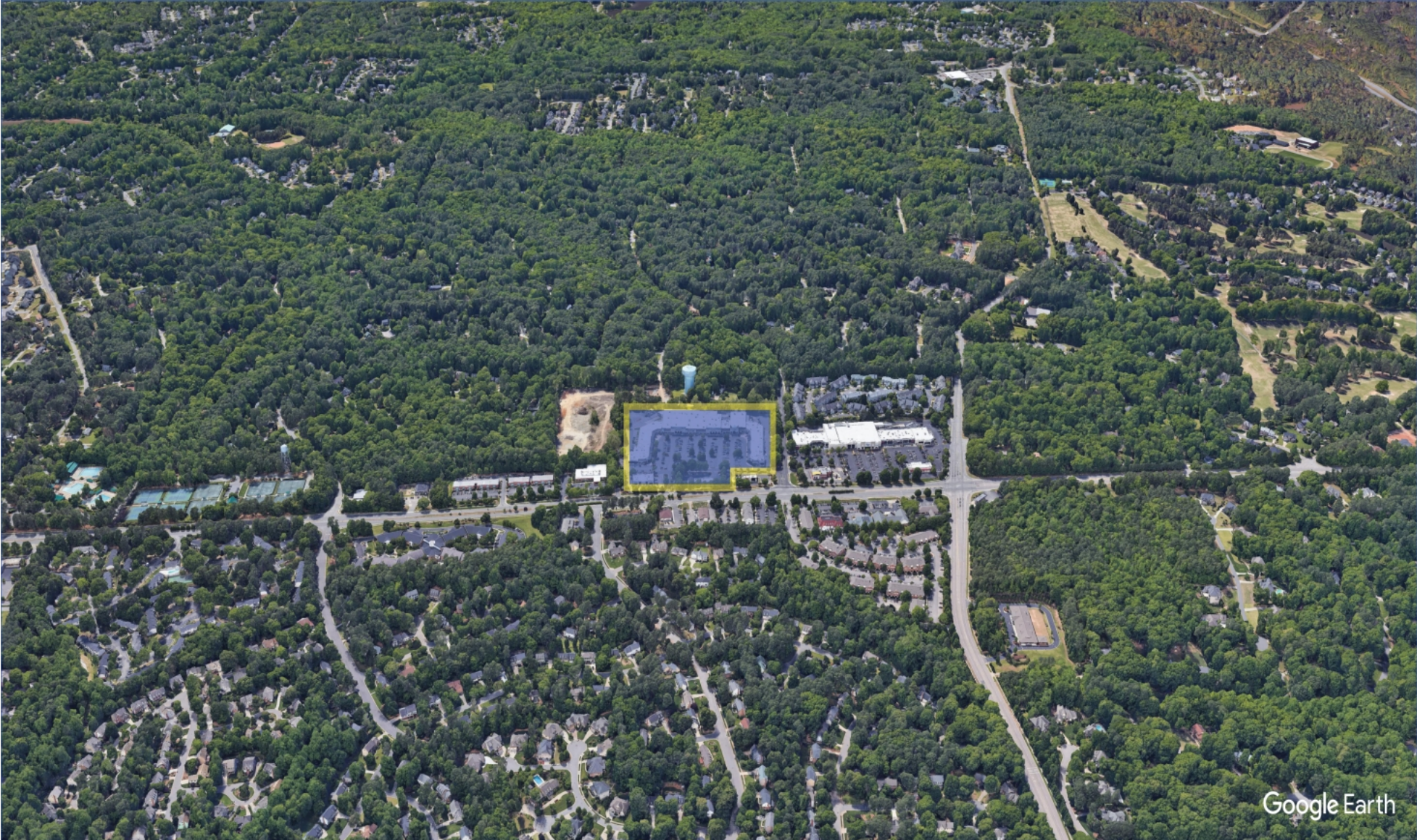
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[www.kimcorealty.com/116710](http://www.kimcorealty.com/116710)



Google Earth

DENSITY AERIAL

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■ Non-Controlled    ⓐ Curbside Pick-up



	TENANT	SQ FT
2	Five Guys Burgers and Fries	2,481
3	Moe's Southwest Grill	3,355
4	Epic Wings	1,800
5	Jersey Mike's Subs	1,700
6	FRESKO Greek Kitchen	2,120
7	Margaux's Restaurant	6,204
8	Huntington Learning Center	2,462
9	SunTan City	2,600
10	Adore Boutique	3,019
11	Conte's Bike Shop	7,050
12	Lux Nails & Spa	1,782
13	Office Depot	22,391
14	Dollar Tree	10,500
15	Woof Gang Bakery	1,300
16	Tenant	14,679
18	Nancy's Pizza	4,260
19	Town and Country Hardware	12,000
20	Relax Foot Massage	2,000
21	Sola Salon Studios	4,890
22	Rita's of Raleigh	1,408
23	Kazu Hibachi	1,350
24	Beow's Books and Brews Café	2,650
25	Expedia Cruise	1,300
26	Tropical Smoothie Cafe	1,625
27	Options Medical Weight Loss	1,550
28	El Dorado Mexican Restaurant	3,478
29	Pizza Hut	1,300
30	Brigs Great Beginnings	2,926
31	Dunkin' Donuts	1,560
32	Jiffy Lube	2,652

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curbs-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curbs-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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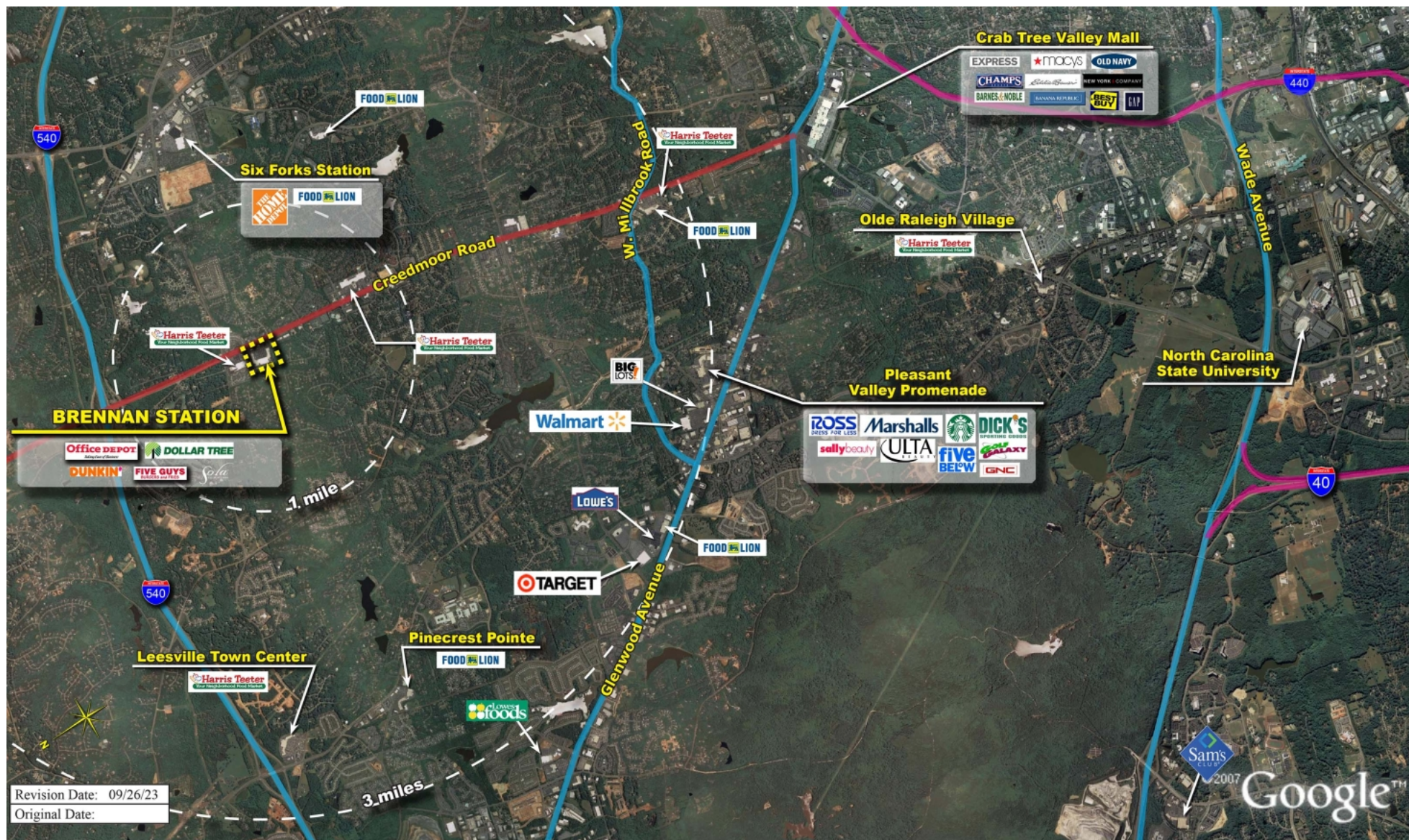
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COMPETITION MAP

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,034	67,162	157,457
Daytime Pop	6,060	58,936	161,591
Households	3,603	29,772	69,230
Average HH Income	\$132,960	\$127,186	\$128,040
Median HH Income	\$101,668	\$95,336	\$97,167
Per Capita Income	\$60,402	\$56,540	\$56,490

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$50K - \$75K
- \$0K - \$50K



# Brennan Station

Creedmoor Rd. & Brennan Dr., Raleigh, NC



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