



Falls Pointe

Raleigh, NC

Raleigh-Cary (NC)



Matt Hockeborn

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA)	109,501 SF
PARKING SPACES	974
PARKING RATIO	8.89 per 1,000 SF



DENSITY AERIAL



Property Overview

Nestled among Wake County's top expanding communities, Falls Pointe is well poised to capture additional growth with limited retail competition nearby. This center is surrounded by medical and office buildings, including the regional WakeMed North Healthplex. It is strategically located at a strong intersection with quick access to I-540. With two strong anchors, Harris Teeter and Kohl's (shadow), Falls Pointe caters to its wealthy and highly educated trade area.

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Potentially Available Non-Controlled

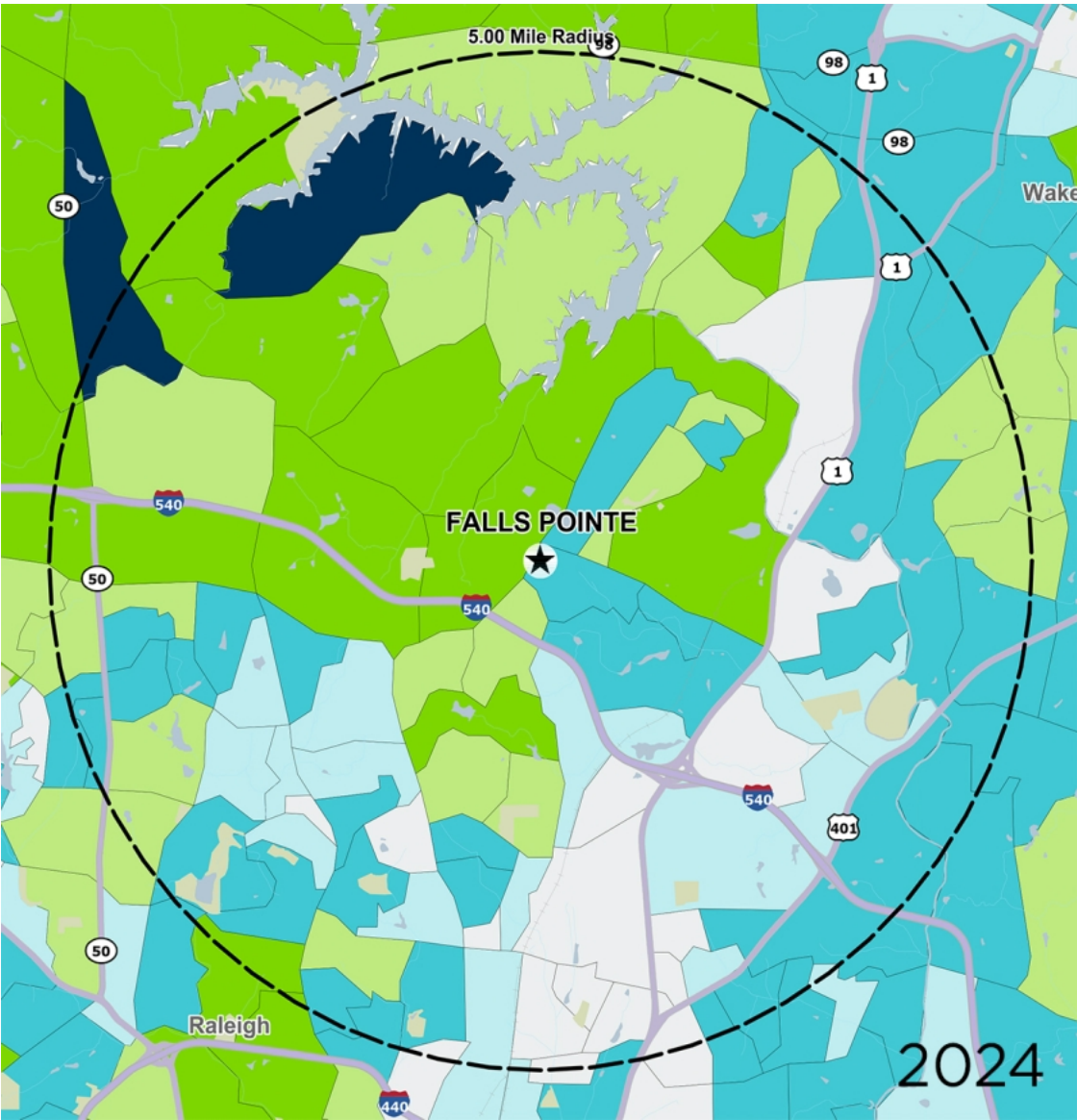


	TENANT	SQ FT
1	Sports Clips	1,130
2	Hollywood Feed	7,978
3	CORA Physical Therapy	2,501
4	TrueREST Float Spa	2,567
5	Beverly Nails	3,216
6	Massage Envy	3,585
7	Falls Pointe Dental	2,400
8	Look Lab	2,018
9	Pure Barre	1,599
10	Kiko Japan Express	1,627
11	Moe's Southwest Grill	2,364
12	Kwench Juice Cafe	1,201
13	Vape World	1,212
14	The UPS Store	1,201
15	Great Clips	1,018
16	Manhattan Pizza	3,422
17	Learning Express	3,400
18	Harris Teeter	54,314
19	Starbucks	1,232
20	The Collective: luxe [...]	1,182
21	North Hills Tailor	1,158
22	Banfield Pet Hospital	3,945
23	Best Cleaners	1,214
25	Bank of America	2,715
26	Fifth Third Bank	1,302

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, curb-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, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed 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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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,090	56,301	170,511
Daytime Pop	8,766	62,905	181,455
Households	3,273	23,057	70,237
Average HH Income	\$171,092	\$141,219	\$125,949
Median HH Income	\$137,506	\$99,073	\$89,826
Per Capita Income	\$69,325	\$57,961	\$52,031

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

\$300K and up	\$100K - \$150K
\$200K - \$300K	\$75K - \$100K
\$150K - \$200K	< \$75K



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Falls Pointe

Falls of Neuse Rd. & Durant Rd, Raleigh, NC



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