



HIDDEN VALLEY PLAZA

PROPERTY DETAILS

- Available: Suite 106
- Available SF: ±2,902
- Total Building SF: 12,792
- Lease Rate: \$16/SF
- Lease Type: NNN
- TICAM: \$5.20
- Parking Ratio: 7 per 1000
- Verizon tower in place since 1997. No impact to retail tenants

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2017 DEMOGRAPHICS - 5 MILES



Total Households
77,664



Population
175,981



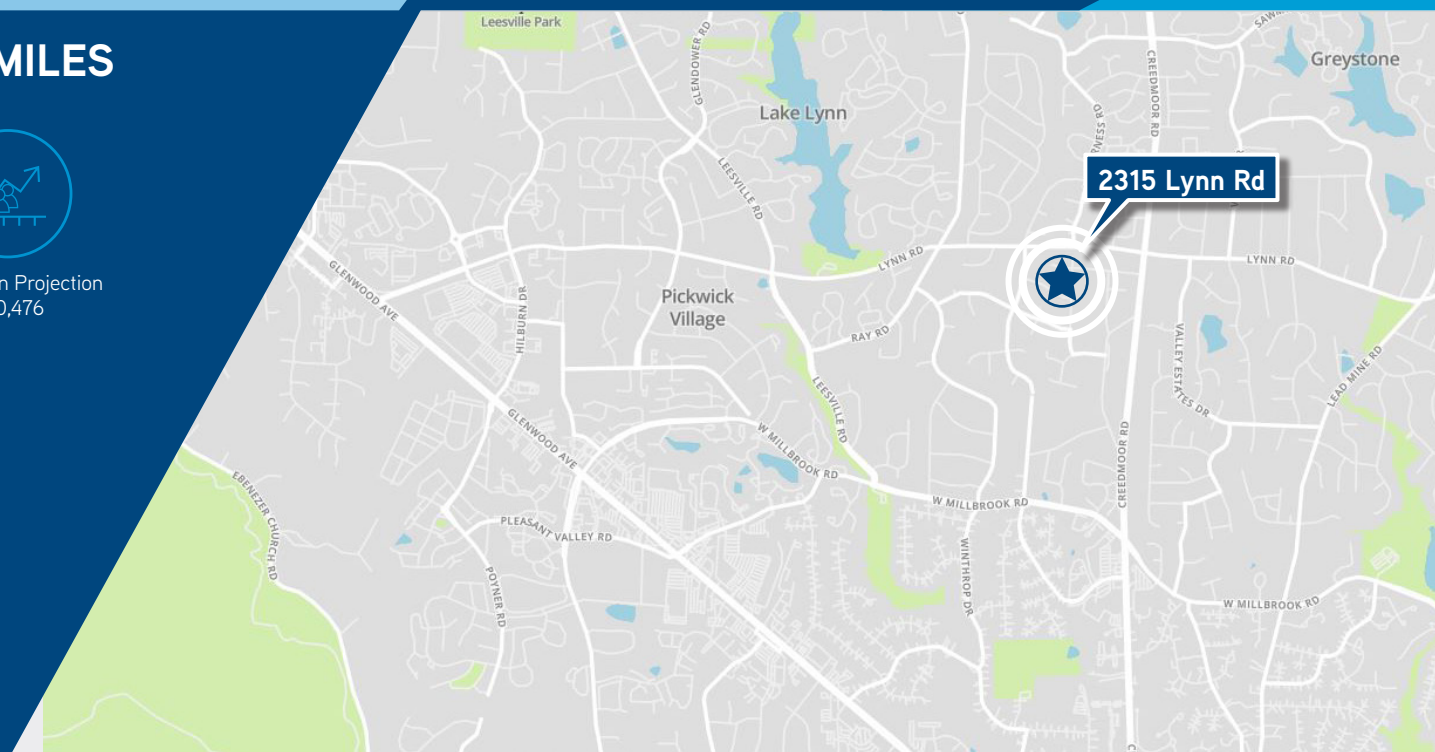
Population Projection
190,476



Household Income
\$106,049

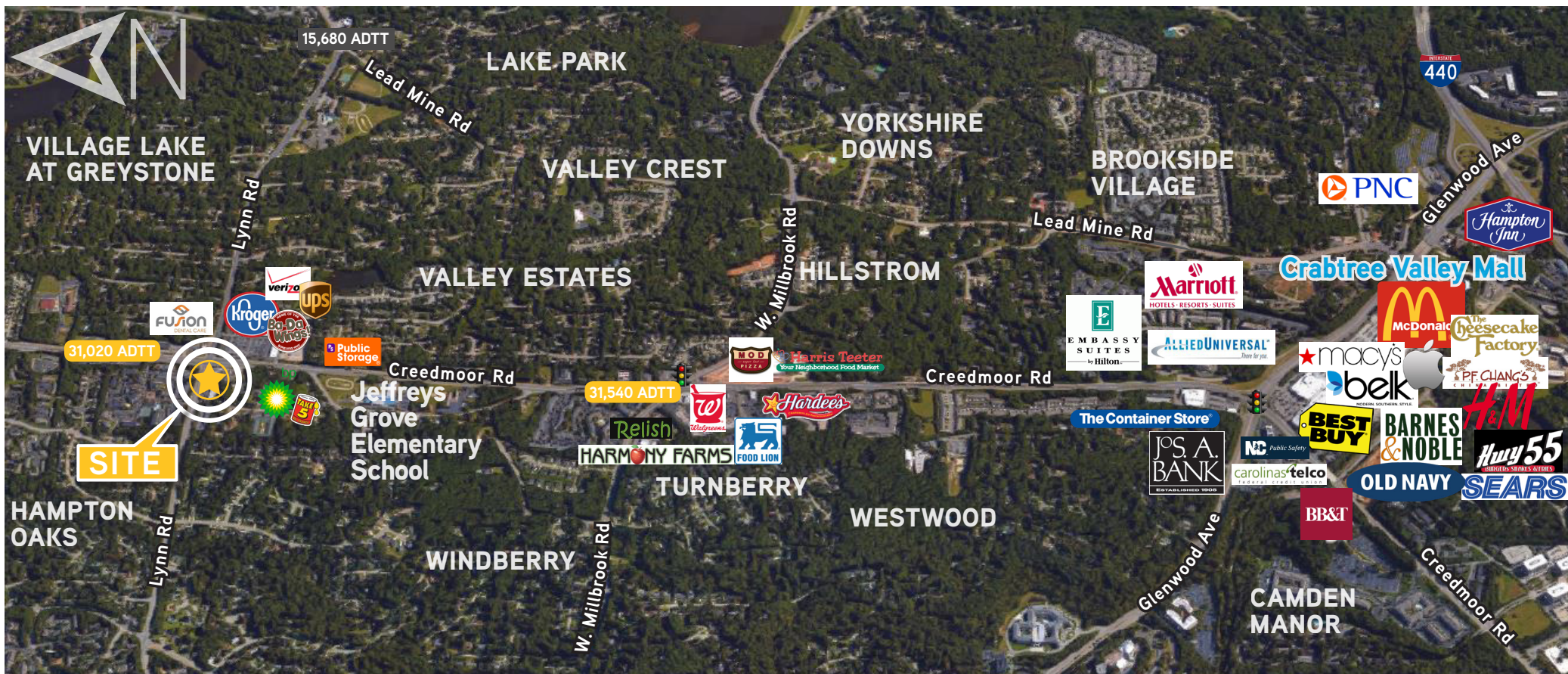


Income Projection
\$117,685





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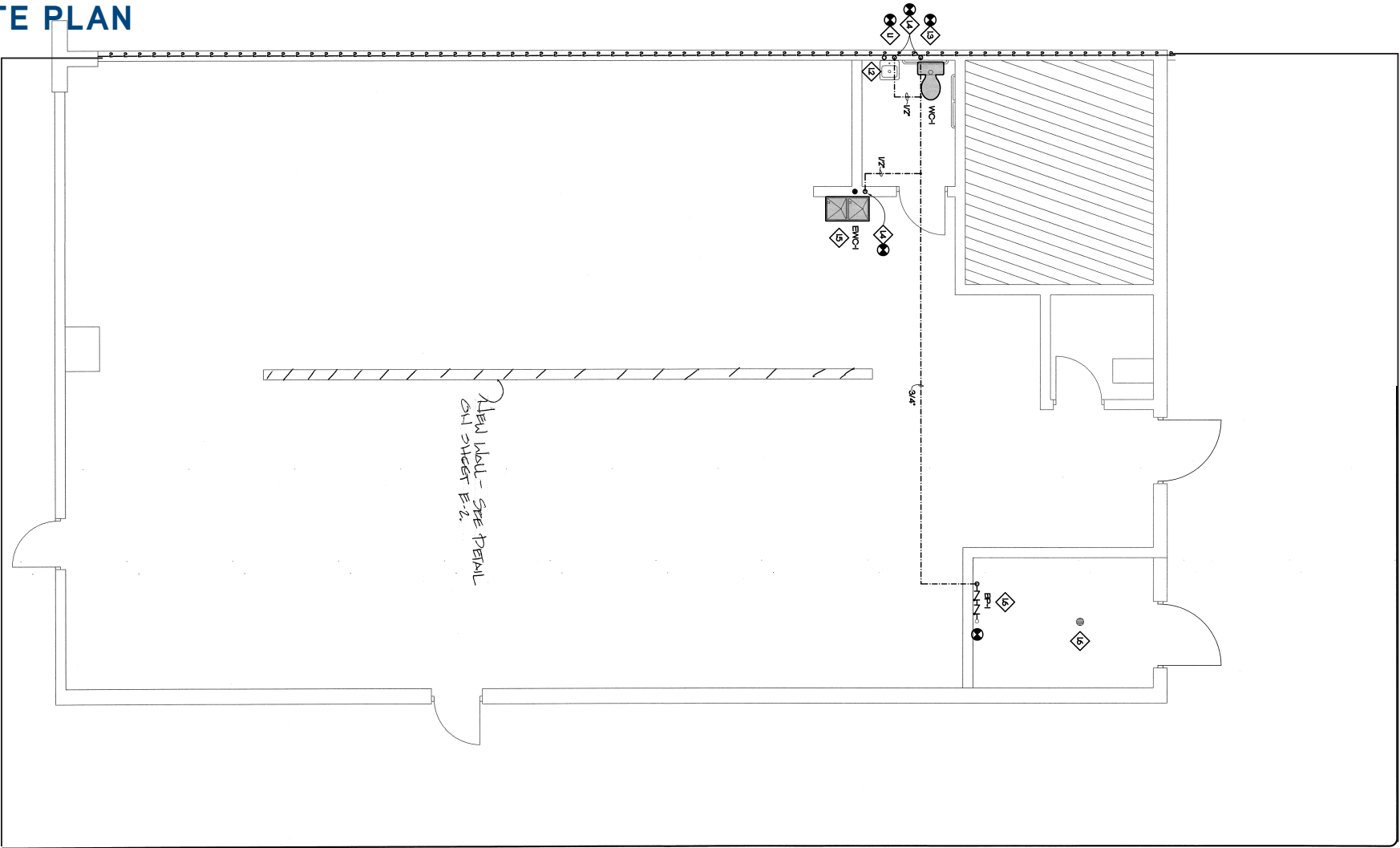
THE AREA

- Located in North Raleigh along major east/west connector Lynn/Spring Forest Road and north/south corridor of Creedmoor Road.
- Surrounded by a hub of national retailers, office and established neighborhoods.
- Co-tenants include Hidden Valley Animal Hospital, Affordable Chic, Revolution Chiropractic

- Best use of space: retail, service, office or medical
- Building and monument signage available.
- Accessible to major thoroughfares:

I-540
I-440
Glenwood Ave

SITE PLAN



SHEET NO. P-1 OF 3	DATE: FEBRUARY, 2009 DESIGNER: JBD ENGINEER: JBD	CONTENTS: PLUMBING PLAN RISERS AND DETAILS	ANTIQUE SHOP RALEIGH NORTH CAROLINA	PREPARED FOR:	ATLANTEC ENGINEERS, PA 322 BLUE RIDGE ROAD, SUITE 103 RALEIGH, NC 27602 (919) 571-1111 1505 ST. JAMES PLACE KINSTON, NC 28504 (252) 527-3336	PROJECT NO.: 09038	REVISIONS
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