

FORMER RITE AID AVAILABLE FOR SUBLEASE

6325 FALLS OF THE NEUSE RD | RALEIGH, NC 27609



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PROPERTY / LEASE INFORMATION

Modified Gross Rent: \$23.00 / SF
 Total Square Footage : 10,356 SF
 Lease Expiration: 11 / 30 / 25

PROPERTY DESCRIPTION

Located within Sutton Square Shopping Center anchored by Fresh Market
 Subtenant is responsible for all onsite maintenance expenses
 12.0' drop ceiling height

DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	12,110	88,002	224,485
AVERAGE HH INCOME	\$108,678	\$120,615	\$130,781
MEDIAN HH INCOME	\$80,735	\$89,463	\$97,425
BUSINESS ESTABLISHMENTS	1,089	9,039	16,720
DAYTIME EMPLOYMENT	6,696	69,680	131,493

NCDOT TRAFFIC COUNTS (2024)

30,000 VPD on Falls of the Neuse Rd

CONTACT

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Falls Village
TJ-maxx
 HomeGoods
 DOLLAR TREE

SITE

Sutton Square

PET SUPERMARKET

Plantation Point
BIG LOTS!
 Burlington
 Rainbow
 DOLLAR TREE

HOBBY LOBBY
 BEST BUY
 ASHLEY

Walmart
 SUPERCENTER

Northridge
 Harris Teeter
 O2FITNESS
 ACE Hardware

Triangle Plaza
 Total Wine & MORE
 ALDI

Poyner Place
 TARGET
 ROSS DRESS FOR LESS
 ULTA BEAUTY
 MICHAEL'S
 COST PLUS WORLD MARKET
 MARSHALLS
 OLD NAVY
 FIVE BELOW
 POPshelf
 HIBBETT SPORTS

The Falls Center
 JO-ANN
 ANYTIME FITNESS
 Office DEPOT

Triangle Town Center
 BARNES & NOBLE
 belk
 macy's
 Dillard's
 Saks Fifth Avenue
 JAMES AVERY artisan jewelry

Wake Forest Square
 FOOD LION
 LIDL

Capital Crossing
 LOWE'S
 at home
 K&G FASHION SUPERSTORE
 Conn's
 SAM'S CLUB
 PET SMART

BED BATH & BEYOND
 Party City
 DICK'S SPORTING GOODS
 DSW

Rowan St
 Compton Rd

Duke Raleigh Hospital
 (186 beds)

Holly Park
 TRADER JOE'S
 ROSS DRESS FOR LESS
 ULTA BEAUTY
 STAPLES
 PET SUPPLIES PLUS

Walmart

Creekside Crossing
 Planet Fitness

Midtown East
 Wegmans

COSTCO WHOLESALE

Tarrymore Square
 Badcock & more
 Citi Trends
 MMC
 Rainbow
 home OUTLET