

FRONTIER PLAZA

3900 FAYETTEVILLE ROAD
RALEIGH, NC 27603



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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RETAIL FOR LEASE

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PROPERTY OVERVIEW

- New retail construction by Bobbit Construction in Raleigh
- Prime visibility on Hwy. 401/Fayetteville Road
- Located 5 minutes from Downtown Raleigh and 3 minutes from the I-40 interchange
- Nearby retail includes Belk, Gabe's, Big Lots, Lowe's Home Improvement, Starbuck's, Dollar Tree, Walmart, and Target
- Adjacent to The Parker, a complex with 339 apartments
- Lease rate: \$33.00/SF, NNN
Estimated TICAM: \$4.25/SF

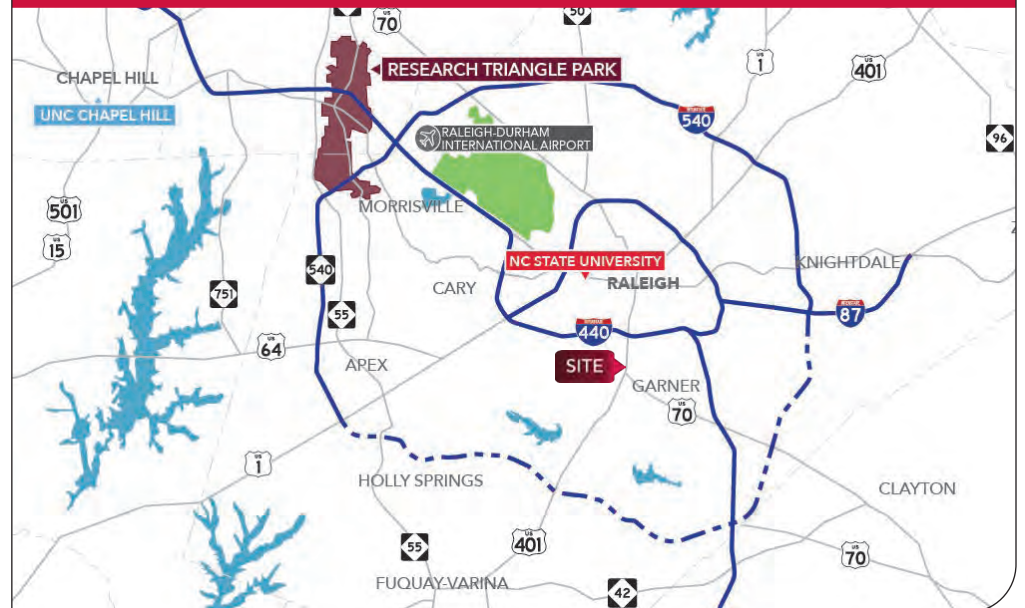
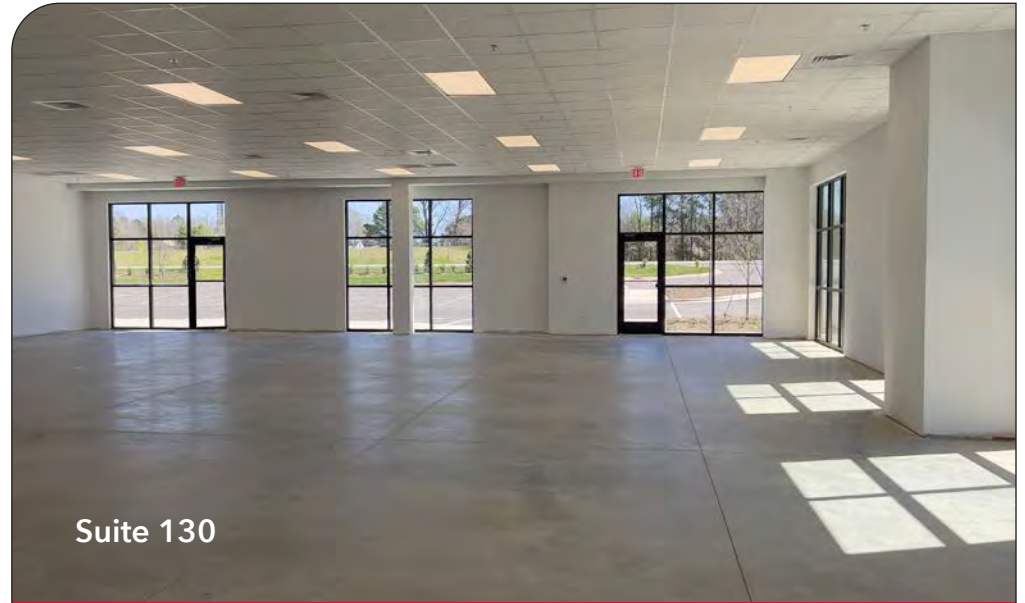
TRAFFIC COUNTS

- Fayetteville Road - Southbound: 20,000 VPD (NC DOT - 2023)
- Fayetteville Road - Northbound: 20,500 VPD (NC DOT - 2023)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,482	51,461	167,612
Avg. HH Income	\$111,164	\$92,799	\$104,708
Total Businesses	634	2,283	8,608
Total Employees	6,844	24,033	119,039
Daytime Population	9,739	51,702	200,709

Source: ESRI 2024

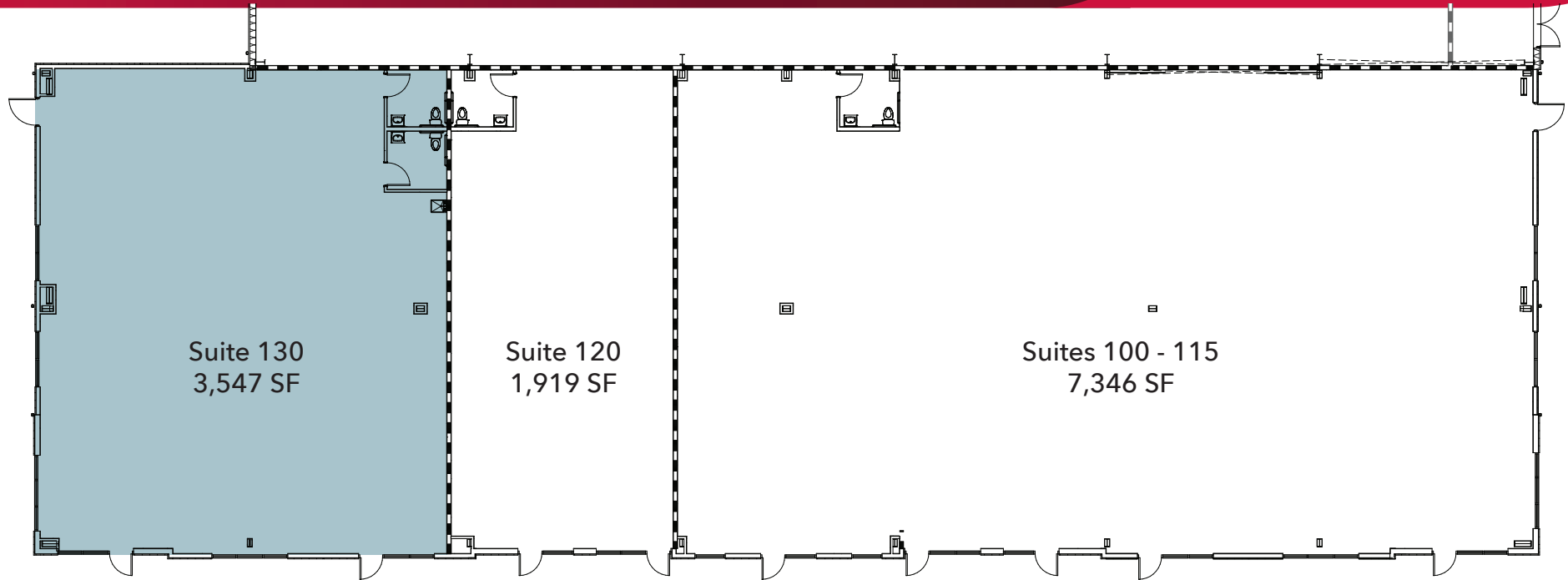


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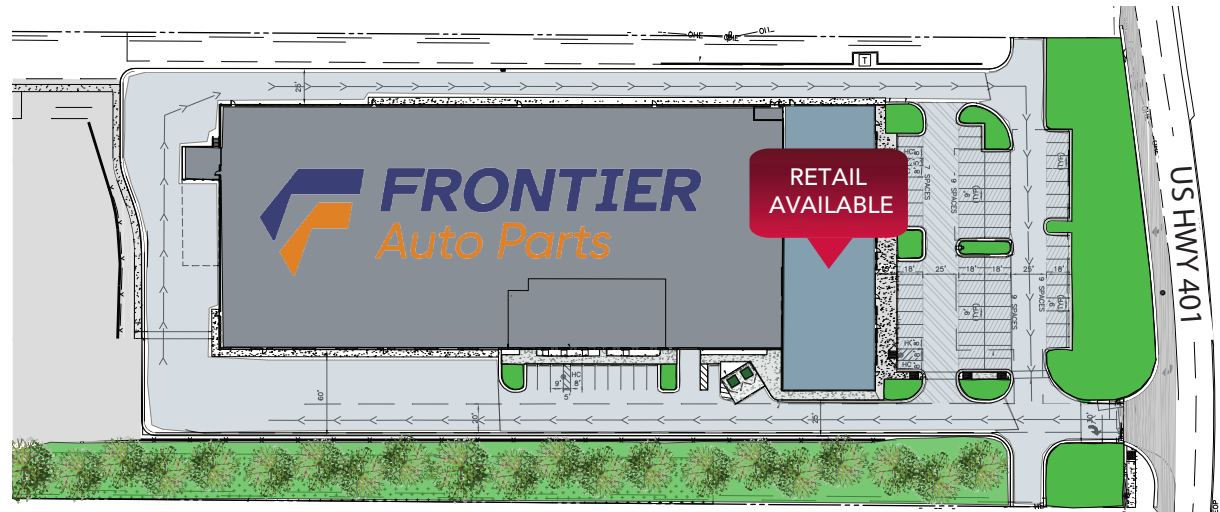
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AVAILABILITY

Suites 100 - 115	Mosaic Pediatric Therapy	7,346 SF
Suite 120	Warm Smiles Dentistry	1,919 SF
Suite 130	AVAILABLE	3,547 SF

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