

# TRIANGLE EAST COLLABORATIVE AT EASTFIELD CROSSING

67 JR ROAD, SELMA, NC 27576



## PROPERTY DESCRIPTION

The Triangle East Collaborative (TEC), is a highly visible 75,000 sq. ft. multi-purpose, newly renovated Class A property featuring six (6) units offering 2,400 - 23,000 +/- sq. ft. (can be combined). The project includes a 15,000 sq. ft. Food Hall & Craft Brewery, a 6,500 sq. ft. Co-working Office, Retail & Event Meeting space.

## LOCATION DESCRIPTION

Located at the Exit 97 interchange of I-95 and Hwy 70 (Future I-42) in the Raleigh, NC metro area of Johnston County. The location boasts high daily traffic counts of 40,000+ (VPD).

## PROPERTY HIGHLIGHTS

- Class A Retail space with brand new facade
- 2,400 - 23,000 +/- SF Available
- Six (6) cold-shell units; can be combined
- High traffic counts of 40,000+ and strong co-tenancy
- Tremendous highway (I-95) visibility with over 650' of road frontage on JR Road
- Located directly off of I-95 and US-70 in Johnston County, adjacent from the Carolina Premium Outlet Mall and the Eastfield Crossing Master Planned project which includes 3 Million sq. ft. of Retail, Hospitality, & Entertainment. It also includes a 1.6 Million sq. ft Business Park and adjoining Residential elements.



**PHOENIX**  
COMMERCIAL PROPERTIES

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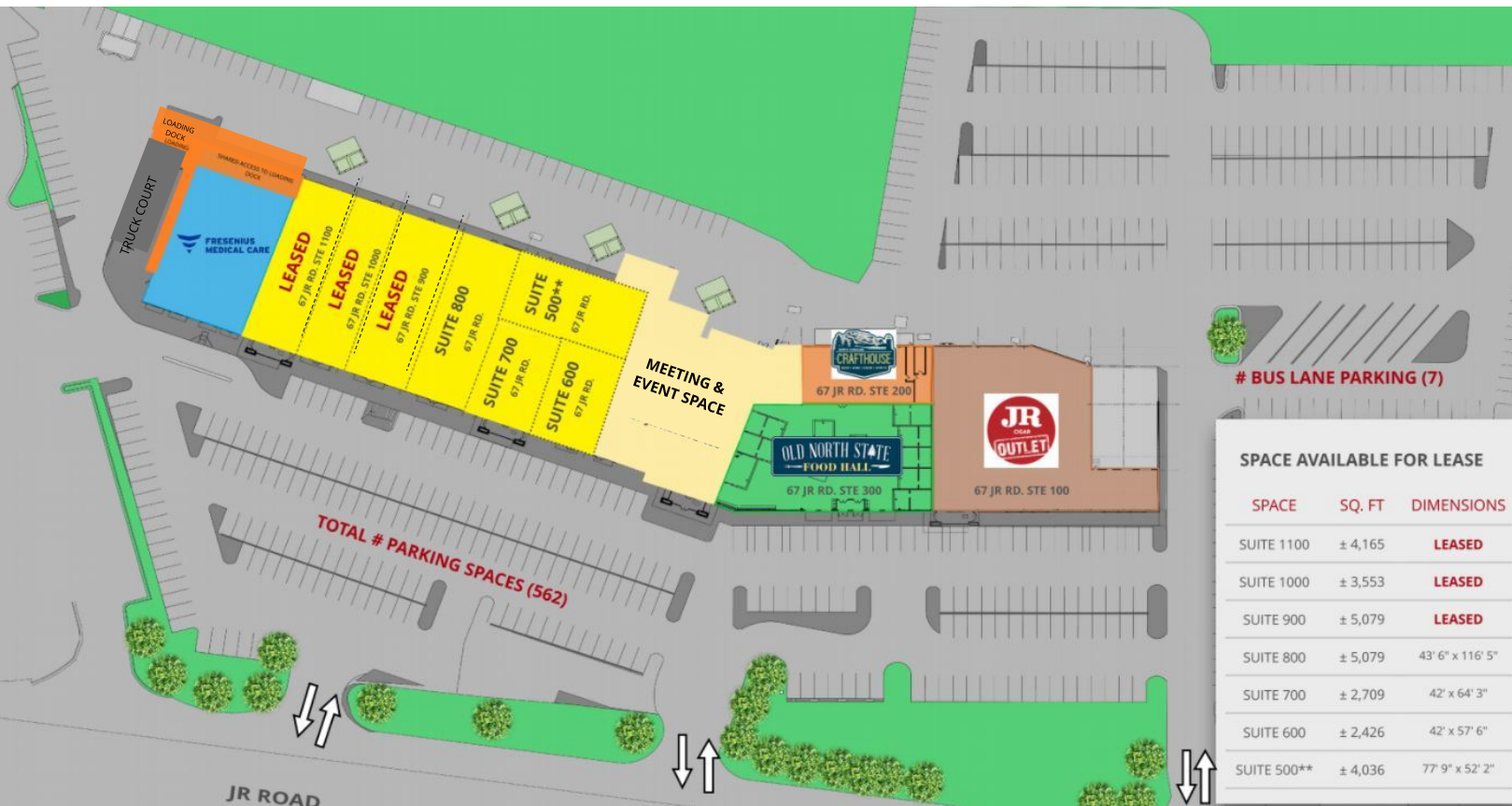
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LEASE TYPE | NNN

TOTAL SPACE | 2,400 - 23,000 SF

LEASE RATE | \$18.00 SF



## SPACE AVAILABLE FOR LEASE

SPACE	SQ. FT	DIMENSIONS
SUITE A	LEASED	35' 9" x 116' x 5"
SUITE B	LEASED	30' 5" x 116' x 5"
SUITE C	LEASED	43' 6" x 116' x 5"
SUITE D	±5,079	43' 6" x 116' x 5"
SUITE E	±2,700	42' x 64' 3"
SUITE F	±2,400	42' x 57' 6"
SUITE 500**	±4,036	77' 9" X 52' 2"

\*\*POTENTIAL FOR COMMISSARY KITCHEN

\*Dimensions are approximate.



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## AREA BUSINESSES

- |  |   |
|--|---|
| <p><b>1</b> BOJANGLES<br/>BP<br/>COOKOUT<br/>DUNKIN' DONUTS<br/>ECONOLIDGE<br/>MCDONALDS<br/>POPEYES<br/>SHELL</p> <p><b>2</b> SMITHFIELD PLAZA<br/>WALMART<br/>PETSMART<br/>CATO<br/>GAMESTOP<br/>GNC<br/>SALLY'S BEAUTY<br/>CHICK-FIL-A</p> <p><b>3</b> CENTRE POINT PLAZA<br/>BURKES OUTLET<br/>BELK<br/>AARONS AUTOMOTIVE<br/>DOLLAR TREE<br/>SUBWAY<br/>MCDONALDS<br/>TACO BELL</p> | <p><b>4</b> LOWES<br/>APPLEBEE'S<br/>CURVES<br/>CVS<br/>GREAT CLIPS<br/>HARDEES<br/>MATTRESS FIRM<br/>MURPHY'S USA<br/>OFFICE MAX</p> <p><b>5</b> DEWAYNES</p> <p><b>6</b> CAROLINA PREMIUM<br/>OUTLETS*<br/>ADIDAS<br/>AMERICAN EAGLE<br/>ANN TAYLOR<br/>BANANA REPUBLIC<br/>CAROLINA POTTERY<br/>GAP<br/>J.CREW FACTORY<br/>KAY JEWELERS<br/>MERRELL<br/>PACSON</p> |
|--|---|

\*Traffic Count Source: NCDOT



## TRIANGLE EAST COLLABORATIVE TENANT MIX

### TENANTS

FRESENIUS MEDICAL CARE

NC CRAFTHOUSE

OLD NORTH STATE FOOD HALL

JR OUTLET

THE OPPORTUNITY ZONE

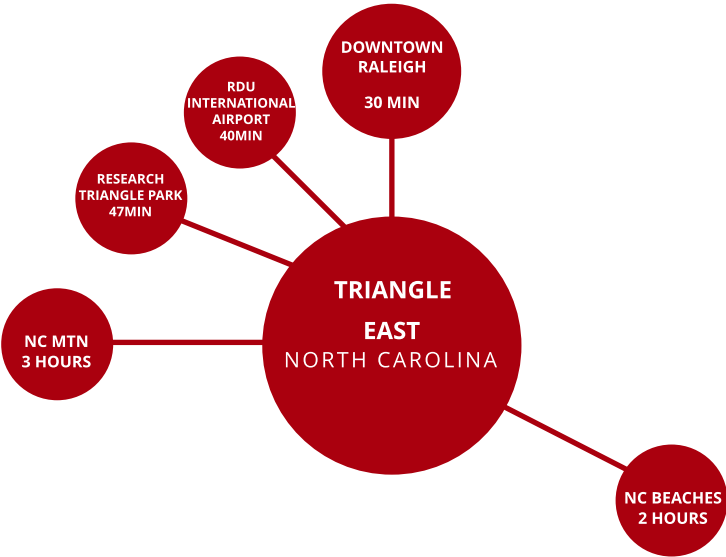
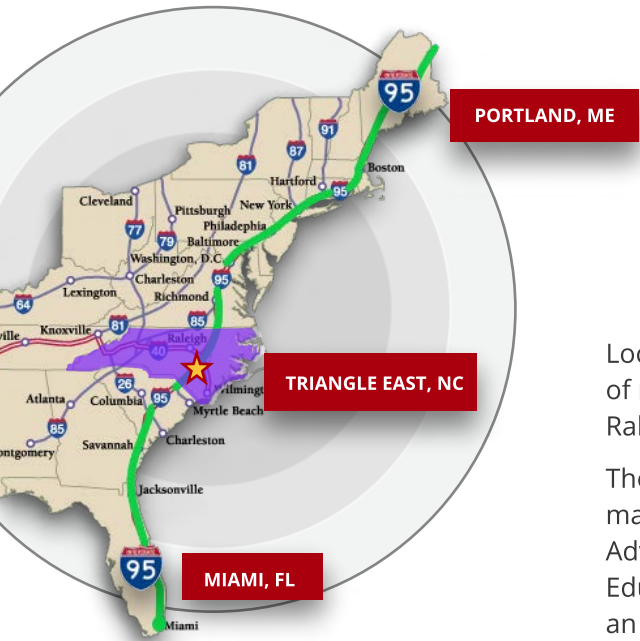
EVENT MEETING SPACE



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The Triangle East Region of North Carolina is centrally located as the half-way point along I-95 connecting the entire eastern seaboard from Miami FL to Portland, ME. With a population exceeding 95 million people, the I-95 corridor offers uninterrupted distribution to every major market in the United States.



Located inside of the Raleigh metro the Triangle East Region is comprised of nine unique communities located within Johnston County and the Raleigh/Durham MSA.

The Triangle East Region benefits from a diverse business base including major industries such as Healthcare, Pharmaceutical, Bio-sciences, Advanced Manufacturing, Research & Development, Food Service, Education, and Business Services. It offers an affordable place to live with an exceptional quality of life, superb amenities and small town charm.

Its central location is within a 1-hour flight or 1-day drive to more than half of the U.S. population making it a desirable location for business and industry.

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
2019 POPULATION	31,794	69,647	316,777
2024 PROJECTED POPULATION	35,444	74,209	345,225
AVERAGE AGE	38.3	38.2	38.0
HOUSEHOLDS	11,809	25,533	116,873

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation to independently confirm accuracy and completeness. All interested prospects are advised to do their due diligence. Prices and terms are subject to change without notice.