

MIDTOWN EAST  
RALEIGH - NC

*A New Retail &  
Dining Destination*  
AT THE INTERSECTION OF  
WAKE FOREST ROAD & WAKE TOWNE DRIVE

 **Regency  
Centers.**  
A Regency Centers® Development



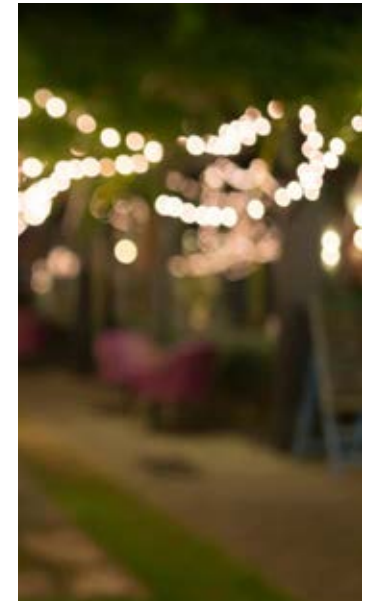


## *Midtown is Booming*

Banking. Finance. Retail. Residential. Telecom. Healthcare. You name it. If it isn't in Midtown already, it will be soon.

Situated just north of Downtown and a short hop over the Beltline from North Hills, **Midtown East** is Raleigh's newest shopping and dining hot spot.

**Midtown East** will transform an old manufacturing facility into an exciting grocery-anchored destination along a thriving corridor that already includes Trader Joe's and Costco.







## ***Raleigh: The east coast answer to Silicon Valley***

It's no surprise that Raleigh has been named one of the top 10 hottest startup hubs outside Silicon Valley. As a Research Triangle anchor, Raleigh is the powerhouse of a high-tech economy and home to a well-educated population. Raleigh's rankings in "best of" categories continue to climb and reinforce the city's dominant place in metro markets.

- *No. 1 Best Cities for Jobs*
- *No. 2 Best Metro Area in the U.S. for Small Business*
- *No. 3 in Best Cities for Young Families*
- *No. 5 in America's Next Boom Towns*
- *No. 5 in Best Performing Cities for Job, Wage and Technology Growth*



439,896

City of Raleigh Population\*

222,340

Workplace Population\*\*

192,504

Households\*

\$76,040

Average Household Income\*\*

\$223,658

Median Property Value\*\*

35

Median Age\*\*

59%

Increase in Population  
Growth Since 2000\*\*\*

71%

Professional Occupations\*\*

45%

Bachelors, Graduate Degrees\*\*

34,000

NC State Students

24,000

4-Year College Students

70,000

Community College Students

\*\*\*Source: Census Population Estimates Program as of July 1, 2014 for City of Raleigh

\*\*\*Source: Synergos Technologies Inc., 2015 Estimates for 5-Mile Radius

\*\*\*Source: U.S. Census Bureau, 1990, 2000, & 2010 Decennial Censuses and 2014 American Community Survey (ACS)





CITY OF RALEIGH TOP EMPLOYERS AND POINTS OF INTEREST





**MARKET OVERVIEW**

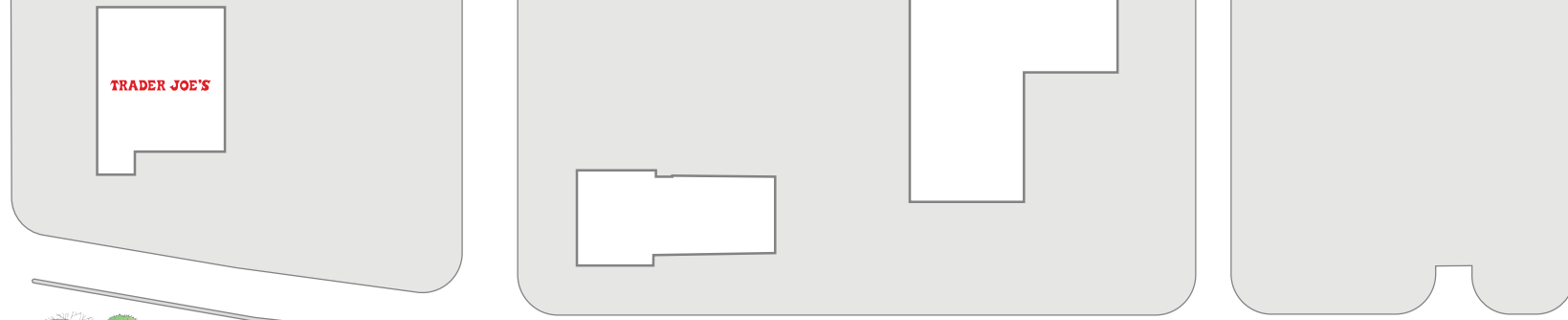






SITE AERIAL





**SITE PLAN**

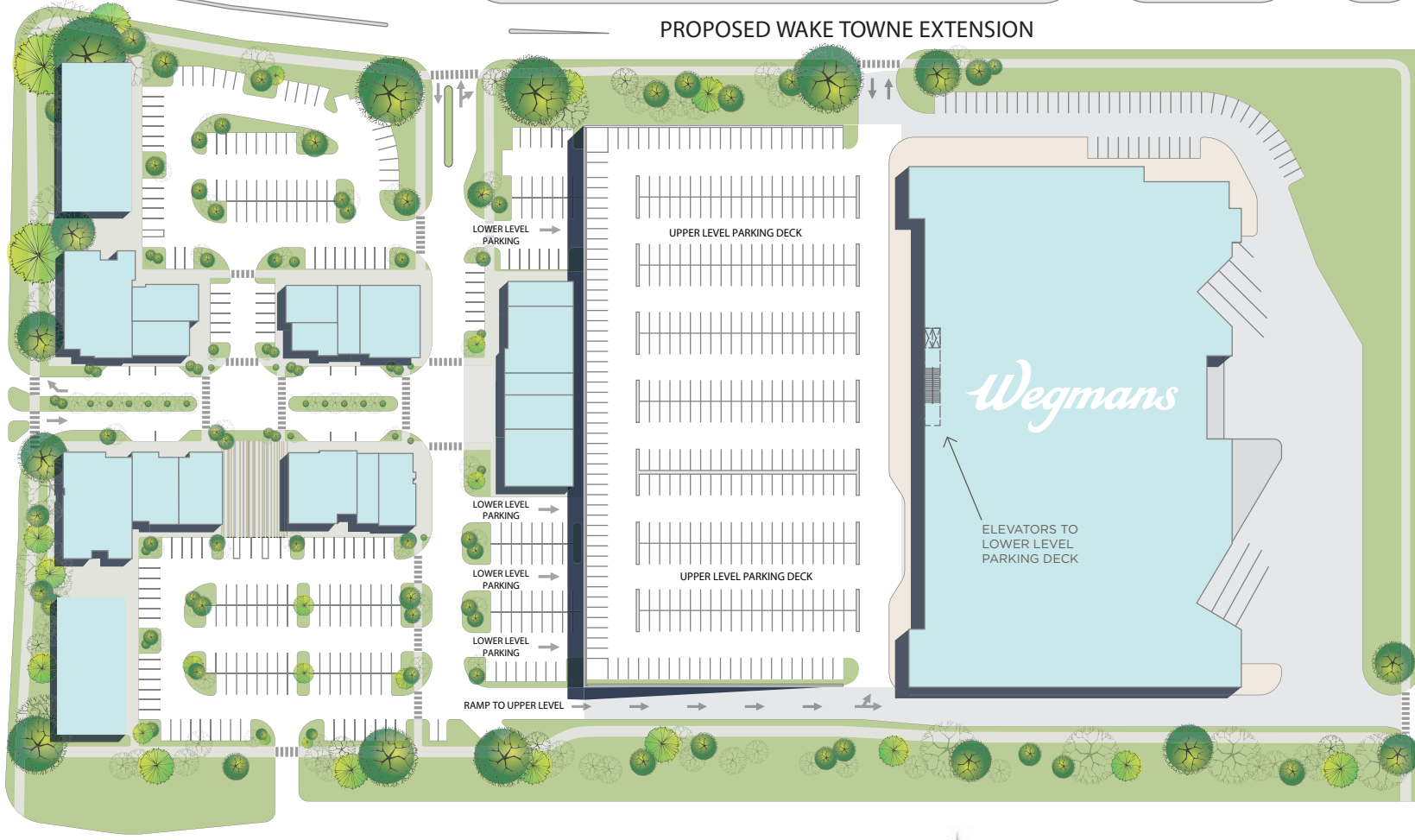
**PARKING**

|                     |              |
|---------------------|--------------|
| UPPER DECK          | 388          |
| LOWER DECK          | 397          |
| SURFACE SPACES      | 341          |
| <b>TOTAL SPACES</b> | <b>1,126</b> |



WAKE FOREST RD

PROPOSED WAKE TOWNE EXTENSION



INDUSTRIAL DR



SIGNAL AT SIX FORKS

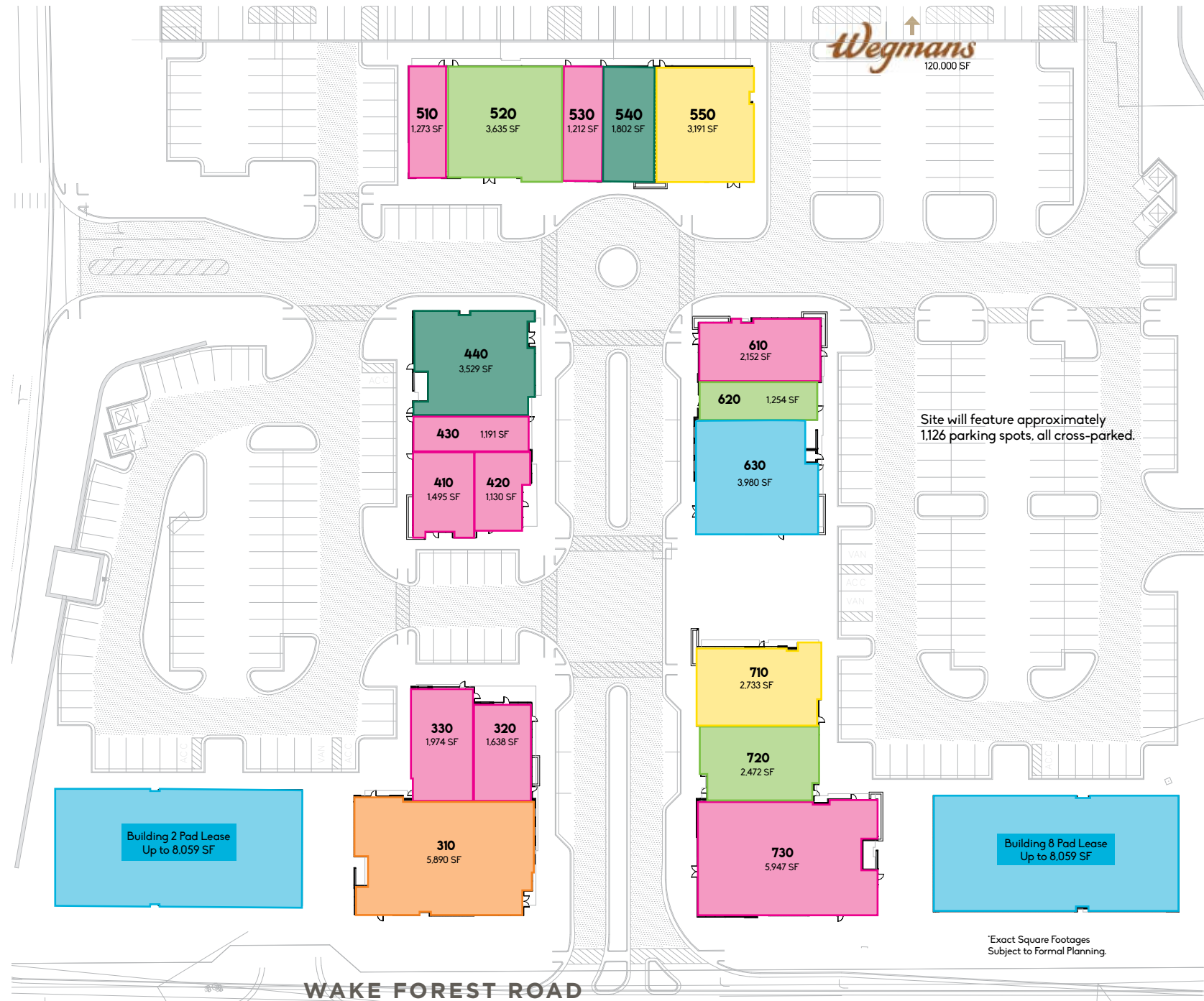
SIGNAL AT SIX FORKS



**SMALL SHOP  
MERCHANDISING PLAN**

- SOFT GOODS /  
RETAIL / HOME
- RESTAURANT  
(FULL-SERVICE)
- CAFE / QSR  
SPECIALTY
- SERVICE  
BEAUTY
- TECHNOLOGY
- BOUTIQUE  
FITNESS

WAKE TOWNE DRIVE



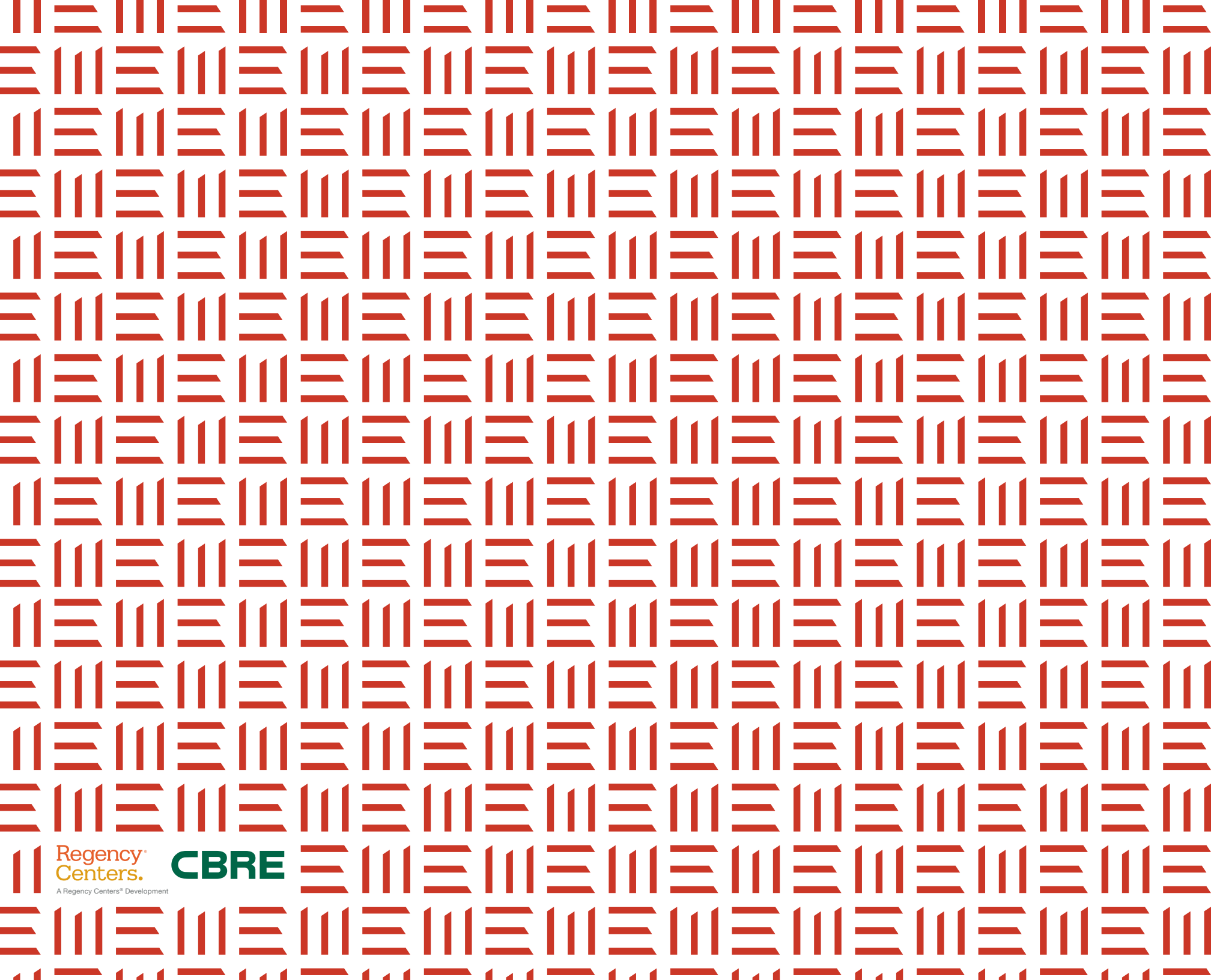
\*Exact Square Footages  
Subject to Formal Planning.





VIEW FROM MAIN STREET





MIDTOWN EAST  
RALEIGH - NC

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