

FORMER RITE AID AVAILABLE FOR SUBLEASE

6325 FALLS OF THE NEUSE RD | RALEIGH, NC 27609



FORMER RITE AID AVAILABLE

6325 FALLS OF THE NEUSE RD | RALEIGH, NC 27609

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 (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	12,189	87,826	225,644
AVERAGE HH INCOME	\$110,209	\$117,730	\$128,112
MEDIAN HH INCOME	\$85,228	\$93,652	\$101,894
BUSINESS ESTABLISHMENTS	1,089	9,039	16,720
DAYTIME EMPLOYMENT	6,696	69,680	131,493

NCDOT TRAFFIC COUNTS (2023)

28,500 VPD on Falls of the Neuse Rd

CONTACT

Andrew Tanneberger | 704.315.5250
atanneberger@providencegroup.com

Henry Breaux | 704.644.4580
hbreaux@providencegroup.com



© 2023 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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
 Michaels
 WORLD MARKET
 Marshalls
 five BEL'W
 popshelf
 HIBBETT SPORTS
 OLD NAVY

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

ALDI

Walmart

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

Duke Raleigh Hospital
 (186 beds)

Midtown East
 Wegmans

Tarrymore Square
 Badcock & more
 Citi Trends
 MMC
 Rainbow
 home OUTLET

Creekside Crossing
 Planet Fitness

COSTCO WHOLESALE

FOOD LION