

The Electric Company Mall



OFFERING MEMORANDUM

2526 HILLSBOROUGH STREET, RALEIGH, NC, 27607



OFFERING SUMMARY

ADDRESS	2526 Hillsborough Street Raleigh NC 27607
COUNTY	Wake
SUBMARKET	West Raleigh
LAND ACRES	0.53
YEAR BUILT	1980
APN	0794.20-82-0092-000

FINANCIAL SUMMARY

OFFERING PRICE	\$6,850,000
PRICE PSF	\$157.70

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	20,405	107,034	224,863
2020 Median HH Income	\$63,026	\$58,653	\$60,254
2020 Average HH Income	\$99,467	\$99,436	\$95,863

- This retail property on Hillsborough Street in Raleigh, NC delivered in 1989 and was renovated in 2004. The property has fantastic visibility along one of Raleigh's most trafficked streets. The building is three stories and sits on a 0.53 acre lot. Several new Leases at above market rate in the building to include a long term lease with STARBUCKS! Terrific Investment or development opportunity!
- Great exposure along Hillsborough Street with signage visible to more than 10,000 cars a day.
- Opportunity to further enhance the space with patio seating available.
- Prime location in the middle of NC State campus that enrolled over 36,000 students last Fall.
- The site is two miles from downtown Raleigh and surrounded by an assortment of retailers.



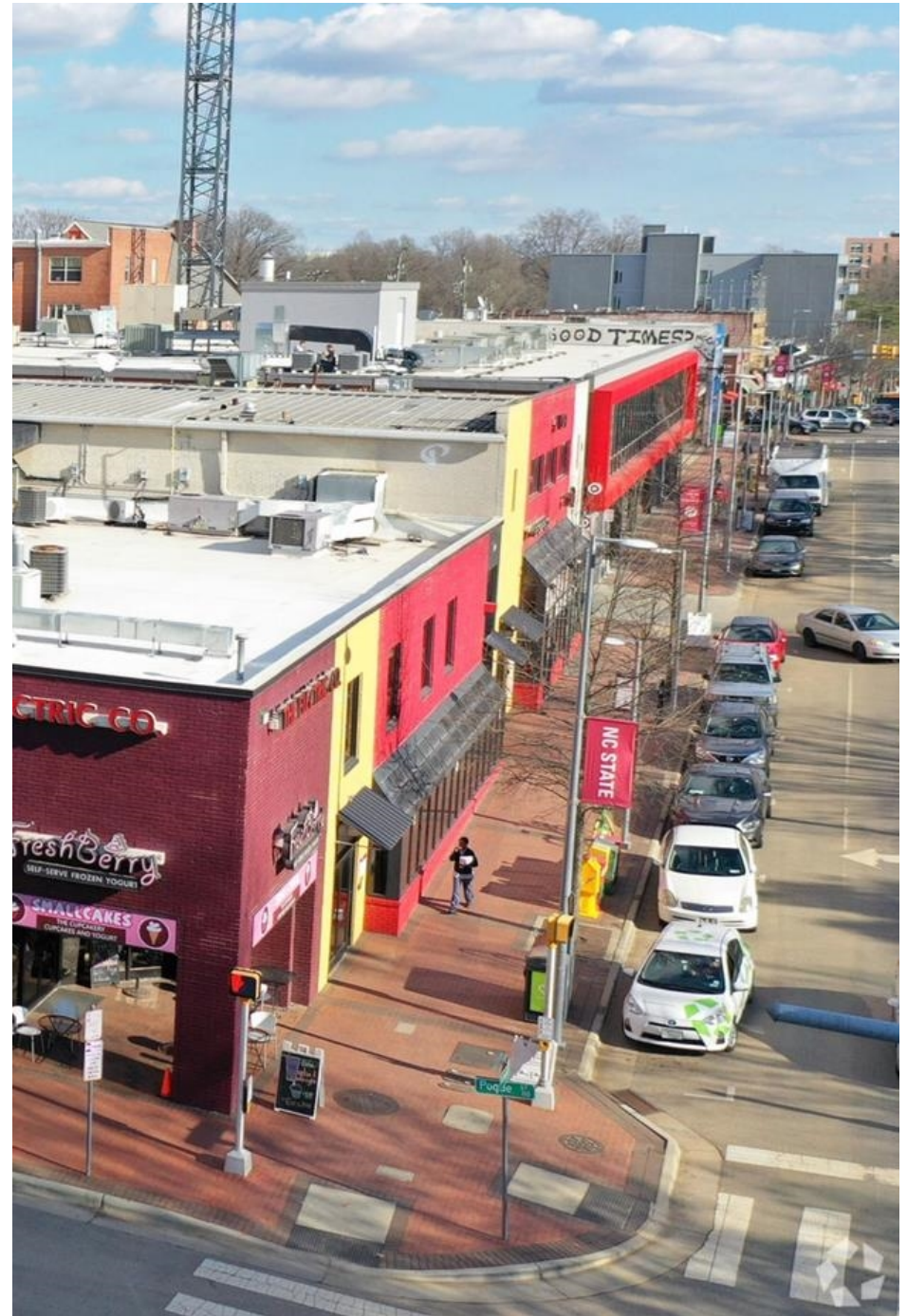


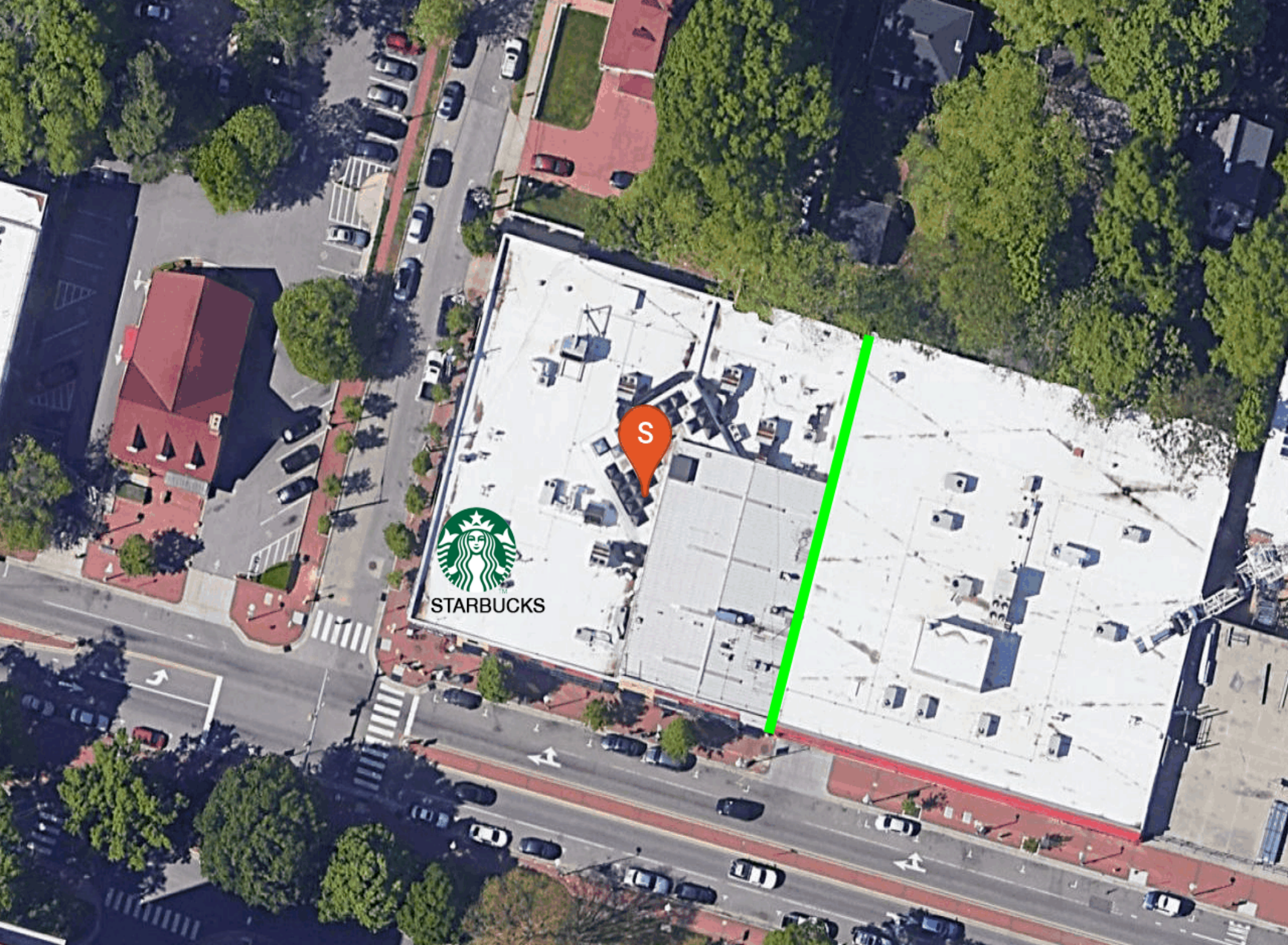
PROPERTY FEATURES

GLA (SF)	43,436
LAND ACRES	0.53
YEAR BUILT	1980
BUILDING CLASS	B
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
TRAFFIC COUNTS	20,338 VPD

TENANT INFORMATION

MAJOR TENANT/S	Starbucks
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,433	83,962	166,141
2010 Population	17,865	90,846	188,936
2020 Population	20,405	107,034	224,863
2025 Population	21,982	117,739	247,293
2020-2025: Population: Growth Rate	7.50 %	9.60 %	9.60 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	779	5,849	9,843
\$15,000-\$24,999	501	4,065	7,999
\$25,000-\$34,999	495	3,418	8,088
\$35,000-\$49,999	698	5,297	12,249
\$50,000-\$74,999	954	6,118	15,298
\$75,000-\$99,999	651	4,526	10,514
\$100,000-\$149,999	763	5,504	12,456
\$150,000-\$199,999	539	2,779	5,636
\$200,000 or greater	726	4,955	9,633
Median HH Income	\$63,026	\$58,653	\$60,254
Average HH Income	\$99,467	\$99,436	\$95,863

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,985	35,720	70,821
2010 Total Households	4,903	34,854	75,439
2020 Total Households	6,106	42,511	91,717
2025 Total Households	6,946	47,654	101,667
2020 Average Household Size	1.84	2.14	2.24
2000 Owner Occupied Housing	1,723	13,768	31,139
2000 Renter Occupied Housing	2,957	19,382	35,000
2020 Owner Occupied Housing	1,642	15,102	35,793
2020 Renter Occupied Housing	4,464	27,409	55,923
2020 Vacant Housing	560	4,555	9,422
2020 Total Housing	6,666	47,066	101,139
2025 Owner Occupied Housing	1,771	15,970	38,270
2025 Renter Occupied Housing	5,175	31,684	63,397
2025 Vacant Housing	611	4,816	9,937
2025 Total Housing	7,557	52,470	111,604
2020-2025: Households: Growth Rate	13.05 %	11.55 %	10.40 %



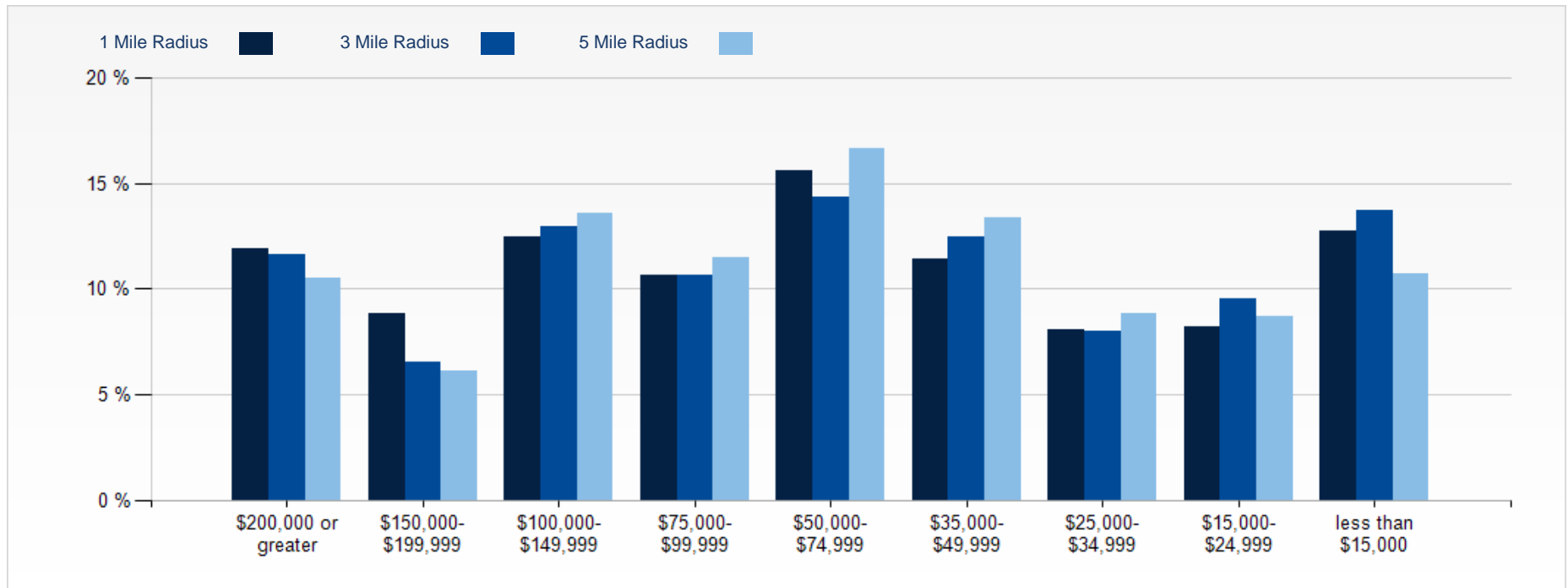
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,188	8,487	18,403
2020 Population Age 35-39	763	6,540	14,978
2020 Population Age 40-44	610	5,462	12,797
2020 Population Age 45-49	524	4,882	11,664
2020 Population Age 50-54	516	4,902	11,278
2020 Population Age 55-59	560	4,937	11,359
2020 Population Age 60-64	536	4,638	10,476
2020 Population Age 65-69	383	3,559	8,514
2020 Population Age 70-74	277	2,771	6,785
2020 Population Age 75-79	180	1,954	4,708
2020 Population Age 80-84	133	1,288	3,305
2020 Population Age 85+	220	1,729	4,035
2020 Population Age 18+	19,299	91,325	184,374
2020 Median Age	23	29	32

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,540	\$56,580	\$58,307
Average Household Income 25-34	\$89,560	\$81,877	\$82,933
Median Household Income 35-44	\$88,854	\$81,926	\$78,520
Average Household Income 35-44	\$129,488	\$122,881	\$113,887
Median Household Income 45-54	\$105,229	\$97,057	\$84,876
Average Household Income 45-54	\$138,456	\$148,718	\$130,537
Median Household Income 55-64	\$87,936	\$74,434	\$71,782
Average Household Income 55-64	\$125,784	\$123,654	\$113,581
Median Household Income 65-74	\$71,661	\$59,449	\$58,700
Average Household Income 65-74	\$103,368	\$96,172	\$92,724
Average Household Income 75+	\$81,525	\$74,928	\$69,721

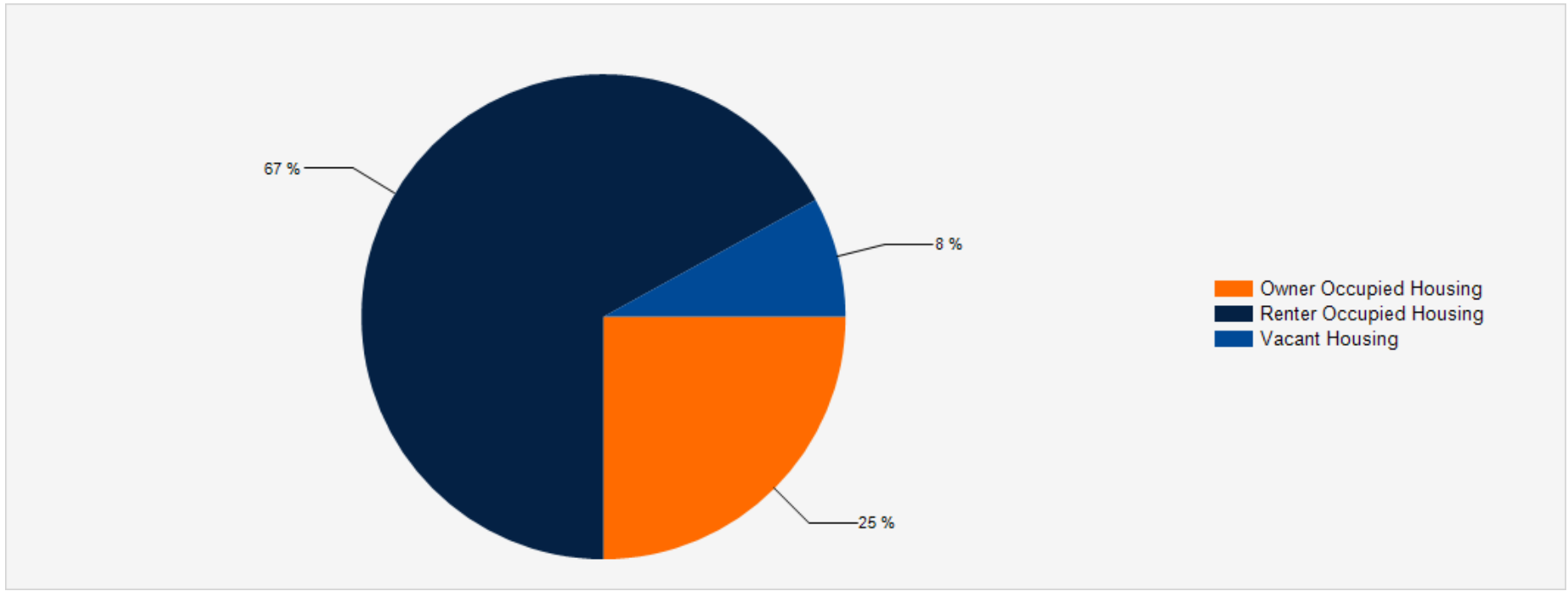
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,135	8,915	18,899
2025 Population Age 35-39	975	7,357	16,203
2025 Population Age 40-44	712	6,615	14,769
2025 Population Age 45-49	600	5,266	12,399
2025 Population Age 50-54	554	5,254	12,038
2025 Population Age 55-59	578	5,027	11,499
2025 Population Age 60-64	583	5,096	11,509
2025 Population Age 65-69	473	4,228	10,004
2025 Population Age 70-74	327	3,373	8,207
2025 Population Age 75-79	276	2,755	6,598
2025 Population Age 80-84	181	1,733	4,166
2025 Population Age 85+	252	1,948	4,564
2025 Population Age 18+	20,839	100,698	203,879
2025 Median Age	23	29	32

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,005	\$59,847	\$62,894
Average Household Income 25-34	\$90,705	\$87,373	\$89,414
Median Household Income 35-44	\$90,429	\$85,251	\$82,260
Average Household Income 35-44	\$134,773	\$130,380	\$121,925
Median Household Income 45-54	\$102,707	\$100,758	\$91,011
Average Household Income 45-54	\$139,058	\$156,776	\$139,865
Median Household Income 55-64	\$87,460	\$79,235	\$76,777
Average Household Income 55-64	\$125,220	\$133,003	\$121,931
Median Household Income 65-74	\$72,544	\$61,547	\$62,523
Average Household Income 65-74	\$104,167	\$101,435	\$100,610
Average Household Income 75+	\$85,127	\$82,164	\$77,650

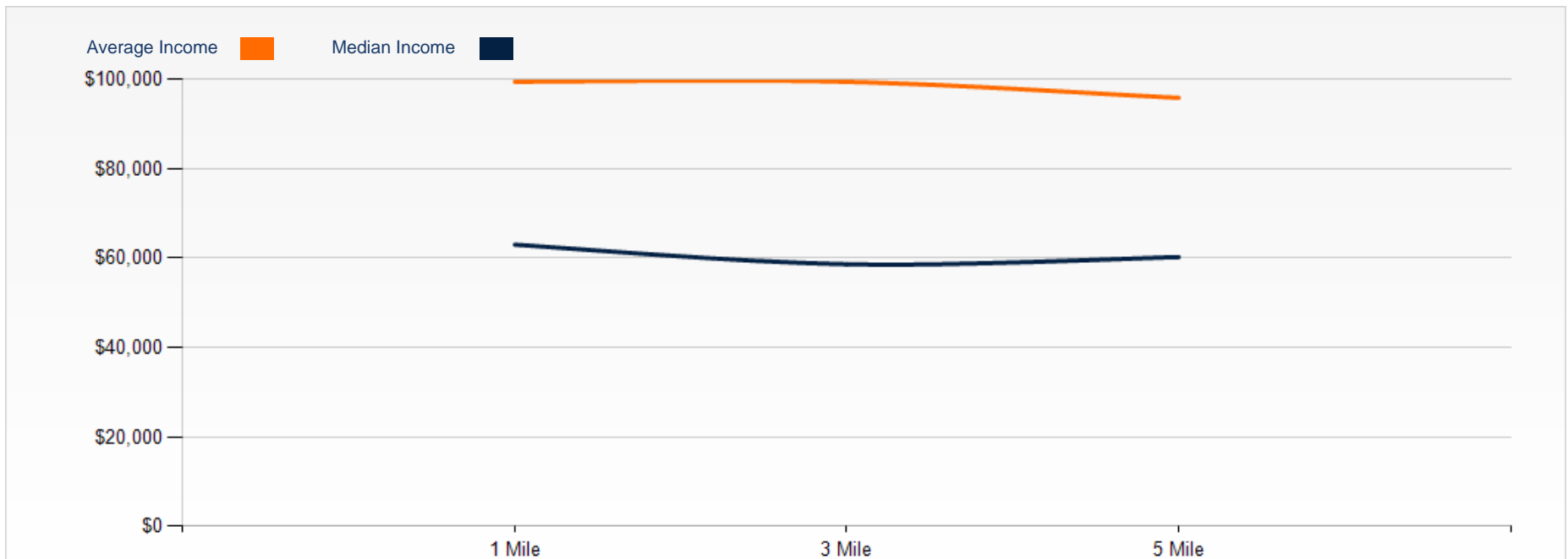
2020 Household Income



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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