

PERRY FARMS RETAIL

RALEIGH, NC



±1.23AC RETAIL OUTPARCEL AVAILABLE
Multi-Tenant Retail Development

Louisburg Road (US 401) & Forestville Road

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CAMBRIDGE
PROPERTIES

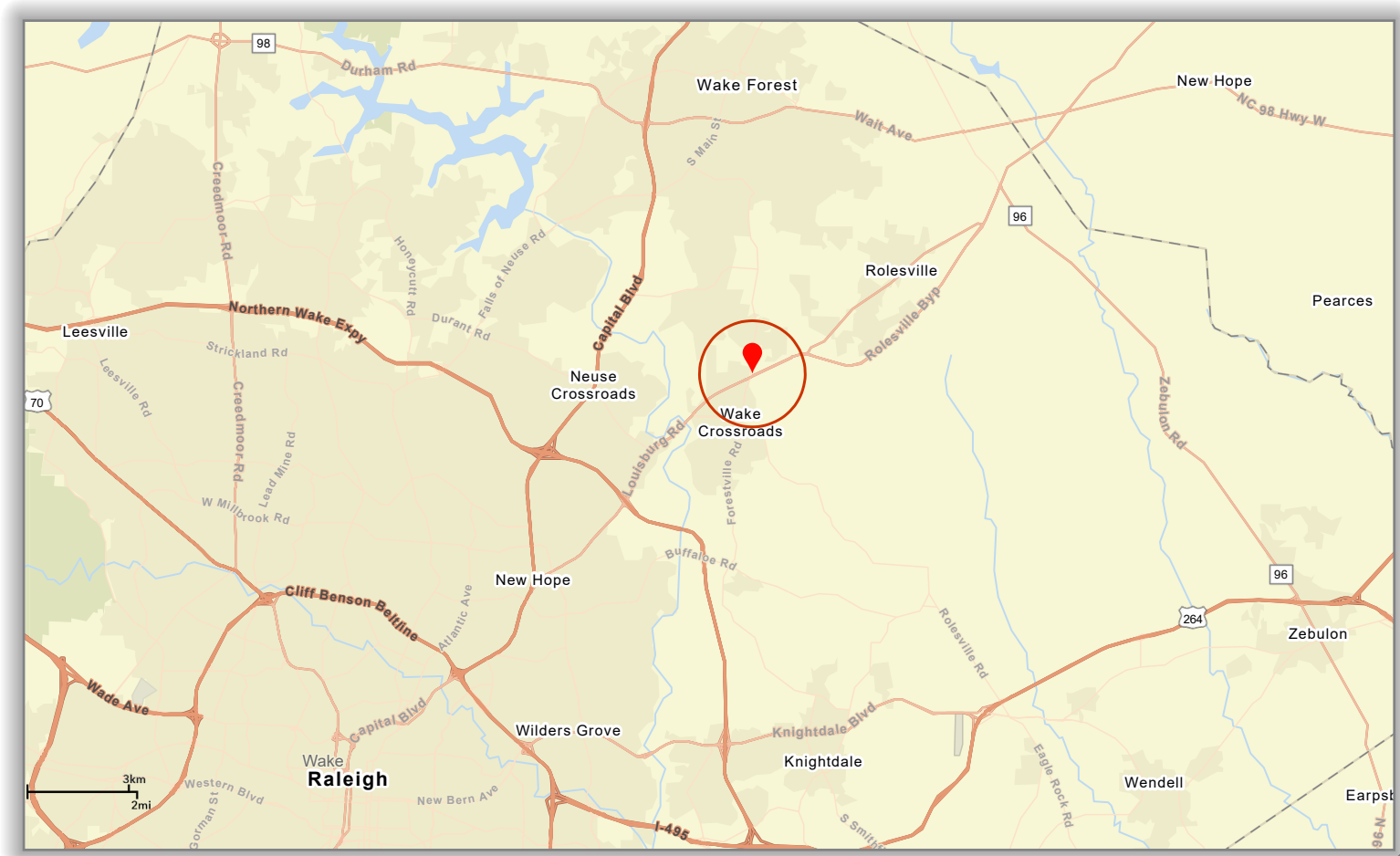
831 E. Morehead St., Ste. 245
Charlotte, NC 28202

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Exceptional Development Since 1990

PERRY FARMS RETAIL

LOCATION MAP





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PROPOSED SITE PLAN

PARCEL SUMMARY

Parcel 1- Leased	3.17 AC
Parcel 2- QSR- Available	1.23 AC
Parcel 3- Retail- Leased	2.0 AC

MONUMENT SIGN

Parcel 2 and Parcel 3 are on the double sided Project Monument Sign located at US401 and Forestville Rd.



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DEMOGRAPHIC PROFILE



STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2029 Forecast	9,318	22,875	53,771
Population 2024 Projection	8,897	21,996	49,193
Per Capita Income 2029 Forecast	\$50,236	\$61,231	\$52,104
Per Capita Income 2024 Projection	\$42,724	\$52,184	\$44,038
Median HH Income 2029 Forecast	\$120,381	\$139,264	\$118,206
Median HH Income 2024 Projection	\$107,322	\$116,724	\$102,723

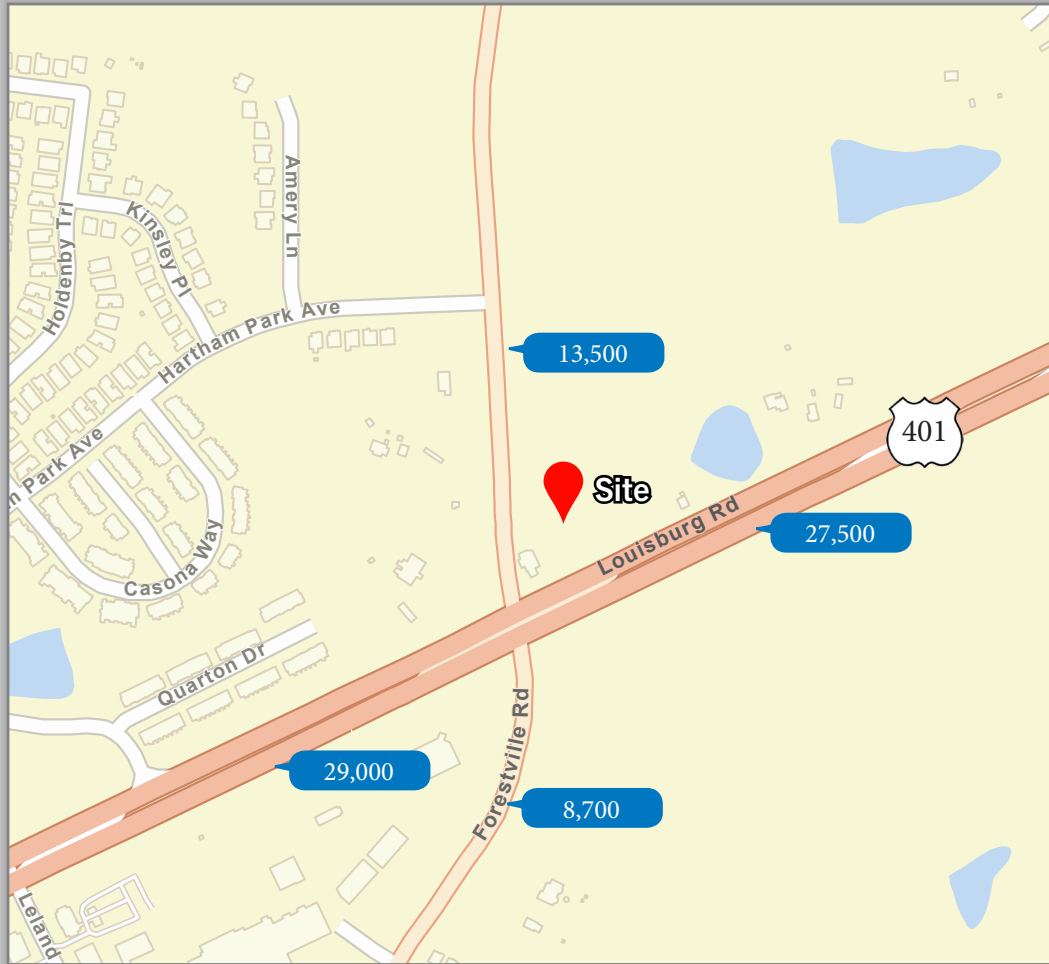
POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2023 and 2028
Prepared 06/29/2023.





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TRAFFIC PROFILE



TRAFFIC COUNTS	
Forestville Road (0.10 miles NW of Site)	13,500 AADT
Forestville Road (0.54 miles SW of Site)	8,700 AADT
US401 (Louisburg Road) (0.12 miles E of Site)	27,500 AADT
US401 (Louisburg Road) (0.10 miles W of Site)	29,000 AADT

SOURCE: NCDOT Traffic Survey Group staff collected, analyzed, processed and reported this data for calendar year 2021. Prepared: 3/12/24