

PERRY FARMS RETAIL

RALEIGH, NC



2 RETAIL OUTPARCELS

±10.2ac Multi-Tenant Retail Development

Louisburg Road (US 401) & Forestville Road

NATE BUHLER
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**CAMBRIDGE
PROPERTIES**

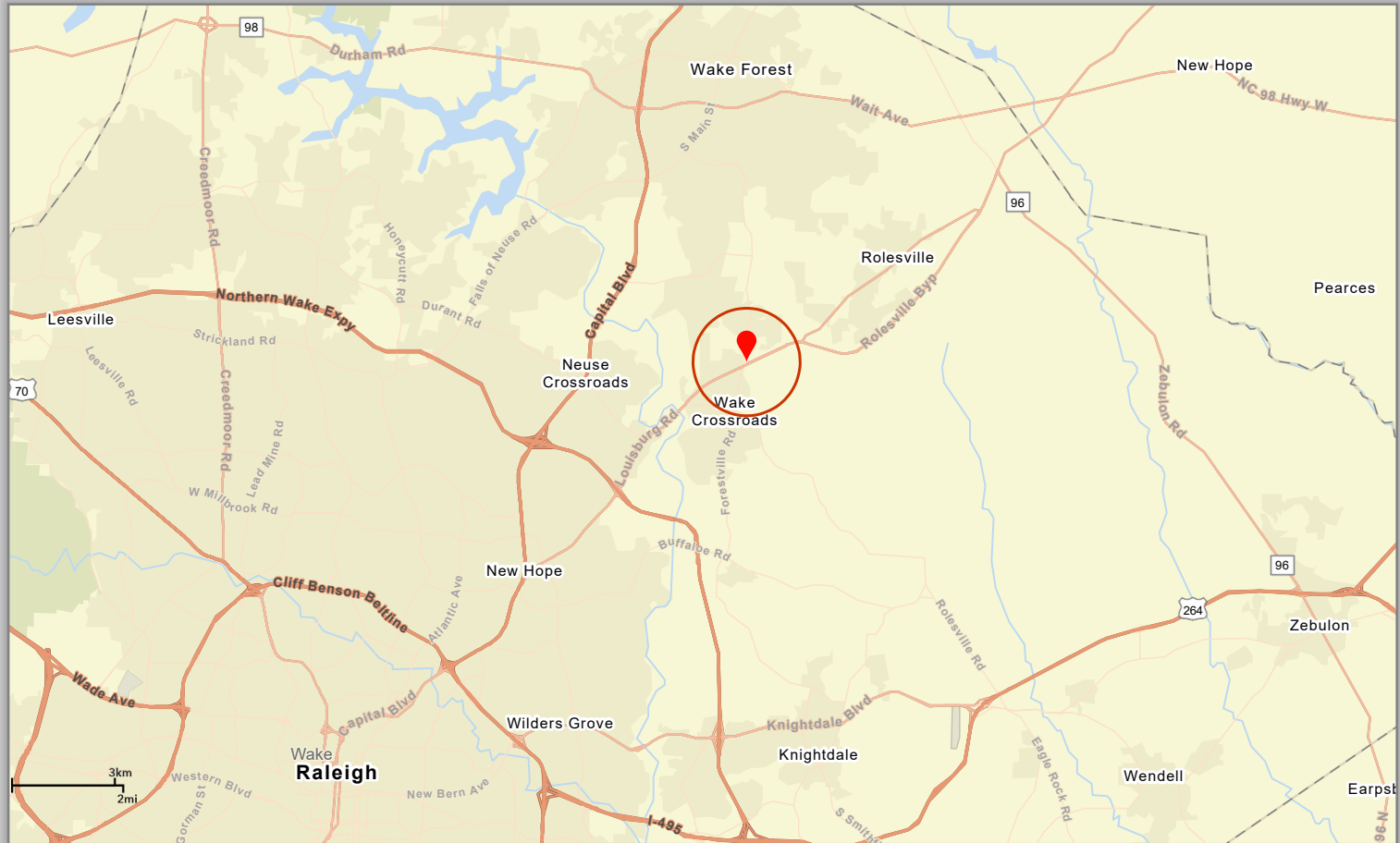
831 E. Morehead St., Ste. 245
Charlotte, NC 28202

cambridgeprop.com

Exceptional Development Since 1990

PERRY FARMS RETAIL

LOCATION MAP





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PROPOSED SITE PLAN

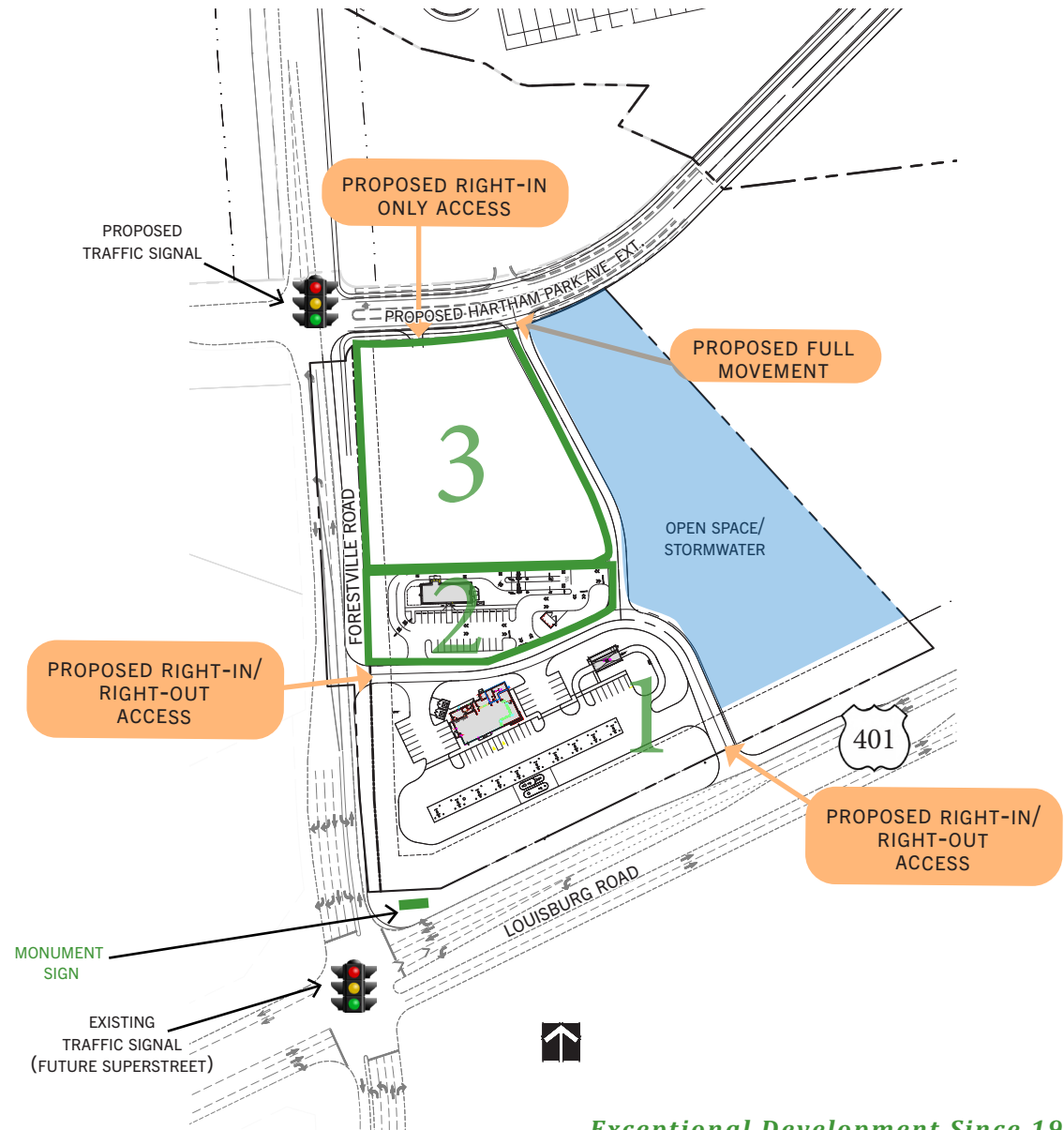
PARCEL SUMMARY

Parcel 1- <i>Leased</i>	3.17 AC
Parcel 2- QSR- <i>Available</i>	1.23 AC
Parcel 3- Retail- <i>Available*</i>	2.0 AC

**Includes ±3.8 AC of unbuildable open space and water quality areas*

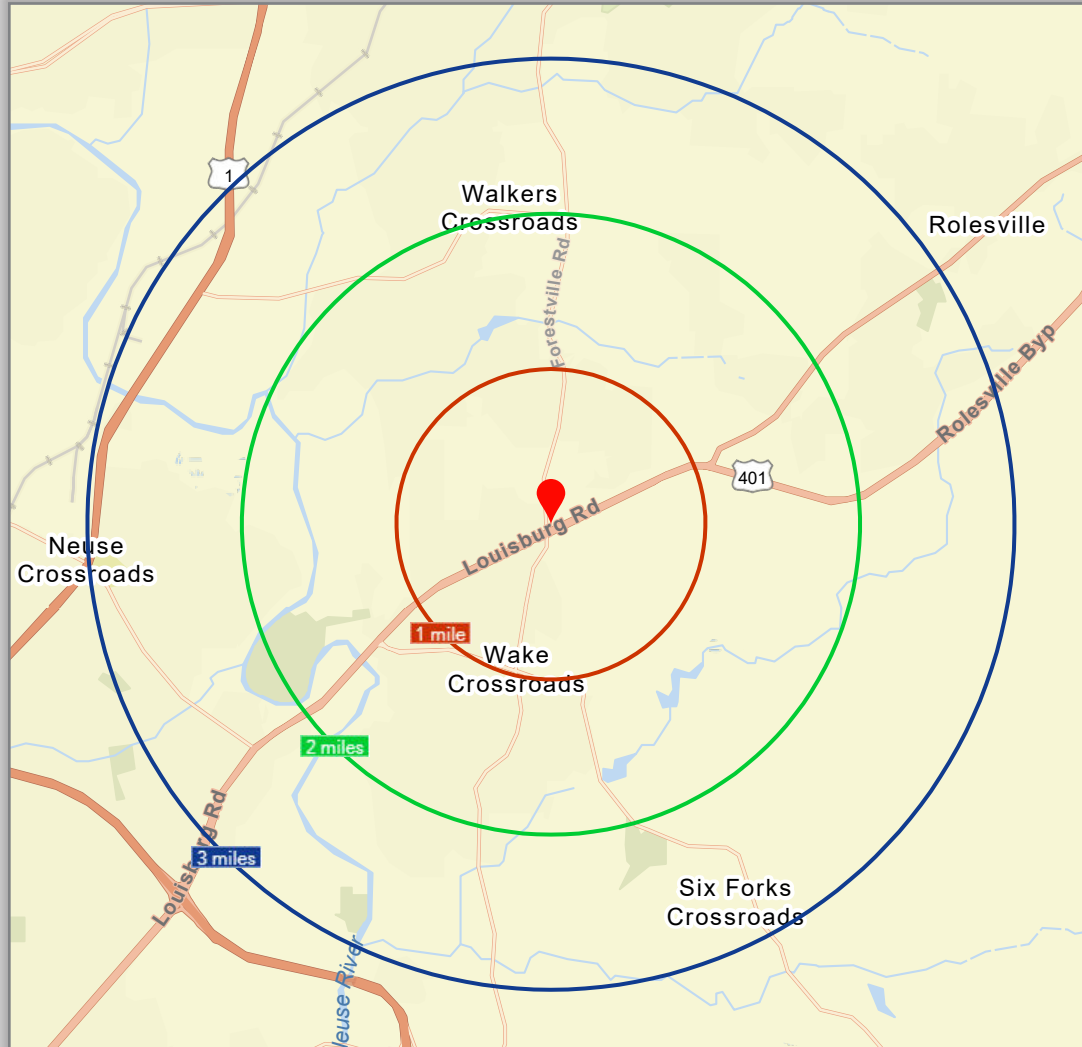
MONUMENT SIGN

Parcel 2 and Parcel 3 will have one sign panel on each side of the project monument sign.



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DEMOGRAPHIC PROFILE

STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population	9,582	23,171	53,497
Population 2028 Forecast	8,823	22,159	49,501
Per Capita Income	\$49,362	\$54,048	\$51,657
Per Capita Income 2028 Forecast	\$42,113	\$46,276	\$43,787
Median HH Income	\$142,407	\$156,302	\$148,108
Median HH Income 2028 Forecast	\$121,600	\$134,258	\$126,248

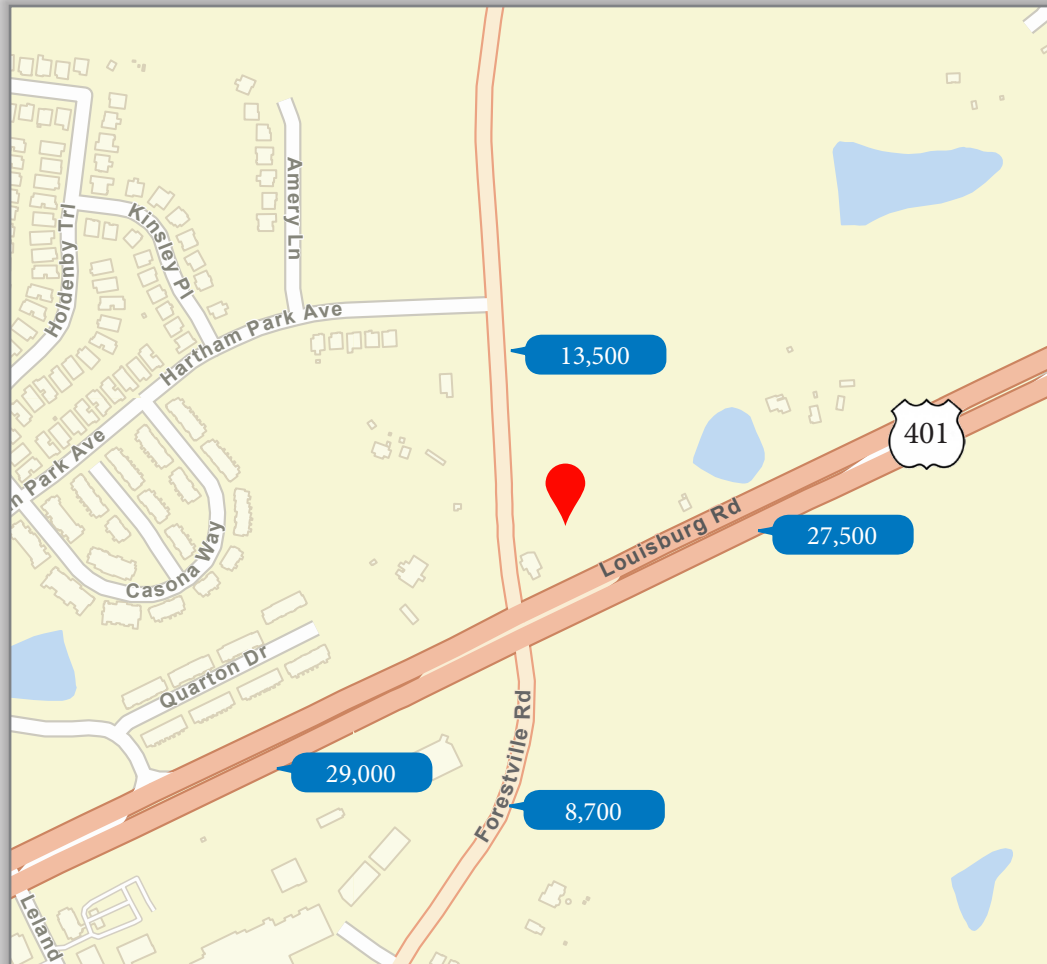
POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2023 and 2028
Prepared 06/29/2023.





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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