



# TRIANGLE EAST COLLABORATIVE AT EASTFIELD CROSSING

67 JR RD, SELMA, NC



FOR LEASE BY:



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# FOR LEASE: TRIANGLE EAST COLLABORATIVE

67 JR Rd - Suites 300 & 400, Selma, NC 27576



South  
Atlantic  
Sites



50,000+ VPD

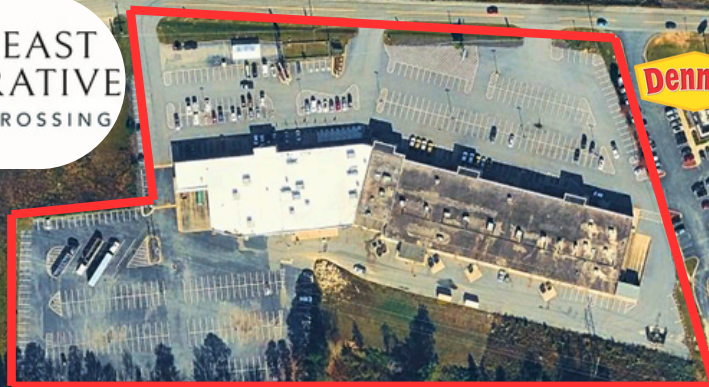
EASTFIELD



435-acre mixed-use  
development



TRIANGLE EAST  
COLLABORATIVE  
AT EASTFIELD CROSSING



Denny's

Wawa



## BUILDING HIGHLIGHTS

- 71,594 SF total multi-tenant retail center
- Visibility from both I-95 and US-70
- Direct connectivity to I-95 via Exit 97
- Attractive storefront renovations
- Ample parking including bus spaces
- Co-tenancy: JR Cigars, Fresenius, NCDOT, Carolina Wholesale Flooring, Shield Republic
- Zoning: IB – Interchange Business

## SUITE HIGHLIGHTS

- Suite 300: 15,629 SF (fully built-out food hall with equip.)
- Suite 400: 7,441 SF (warm vanilla box condition)
- Available individually or combined for a total of 23,070 SF

## PRICING

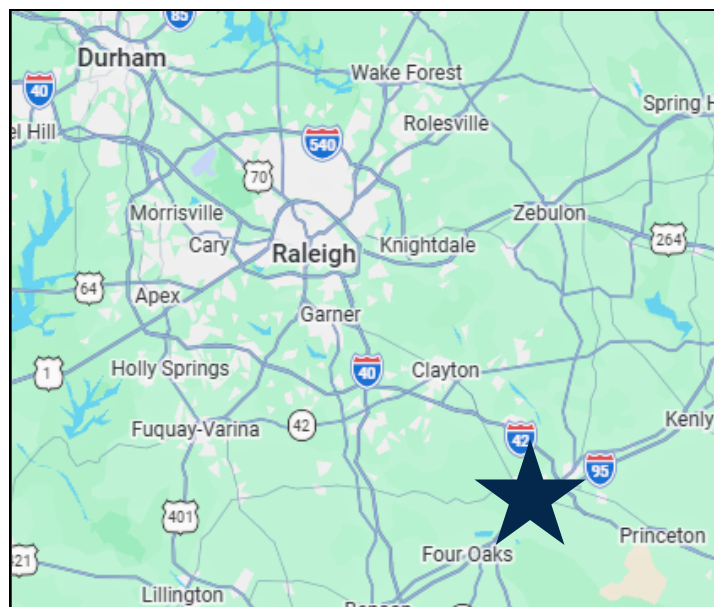
Asking Rent: \$20.00 PSF NNN

TICAM: \$3.50 PSF

TI Allowance: Available

## LOCATION DESCRIPTION

Located on I-95 at exit 97 (Selma) in the Raleigh, NC metro area. Adjacent to Eastfield Crossing, a 435 acre mixed-use development with entitlements for 3 million square feet. Across I-95 from the Carolina Premium Outlets. 300+ apartments under construction within 0.5 mi.



Interested?

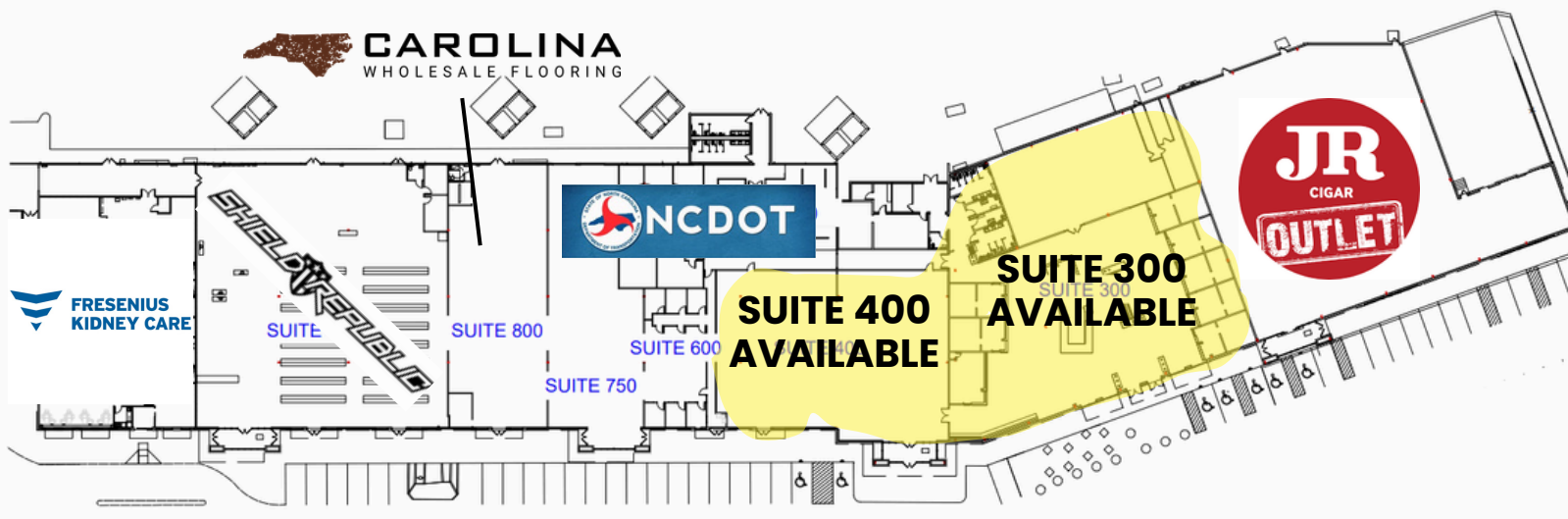
Contact us for more  
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**SUITE 400**  
**7,441 SF**

**Open Space**

**Taproom/  
Bar**

**Ten  
Vendor  
Stalls**

**Outdoor  
seating**

**SUITE 300**  
**15,629 SF**

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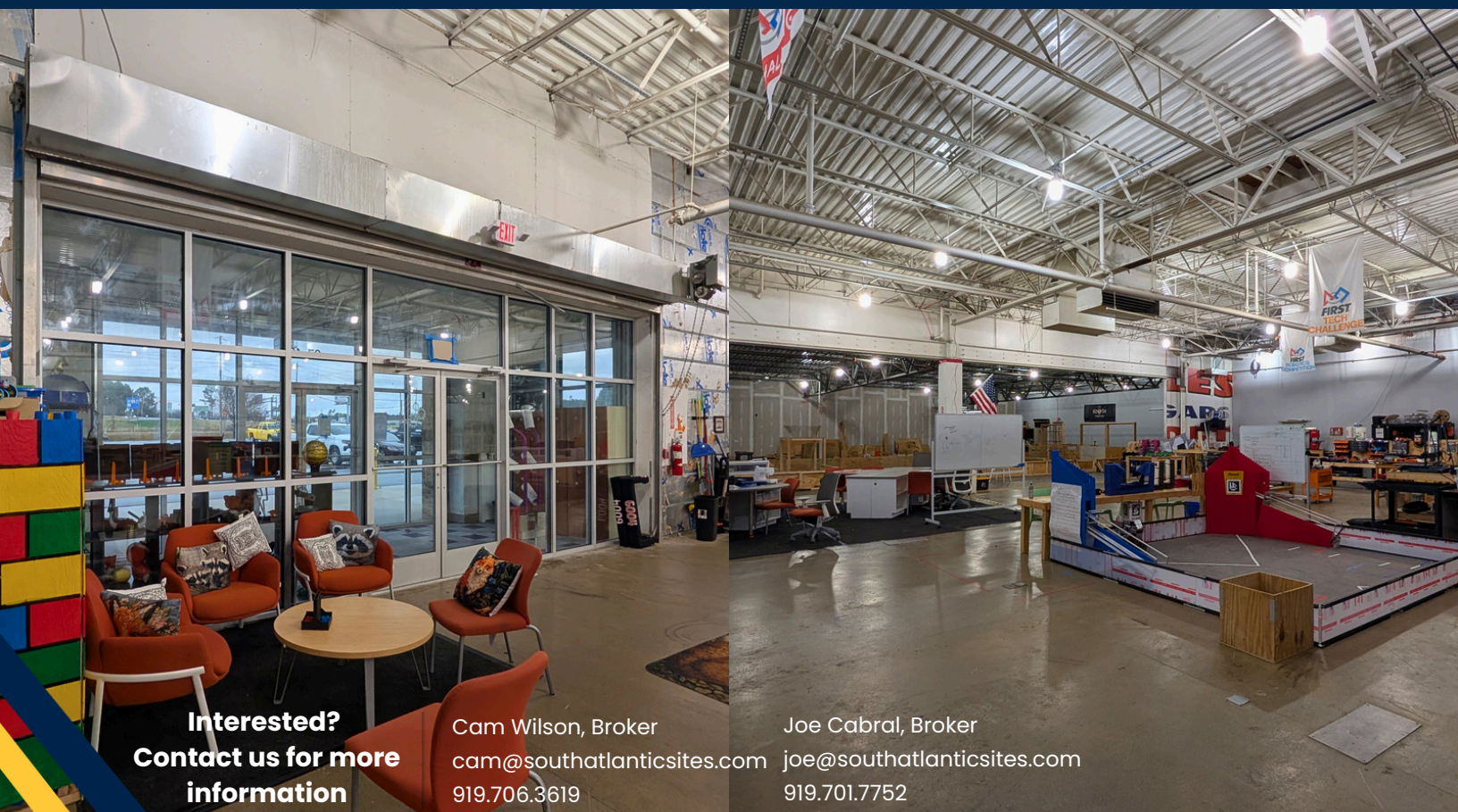
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## SUITE 400 - OPEN SPACE



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## SUITE 300 - FOOD HALL



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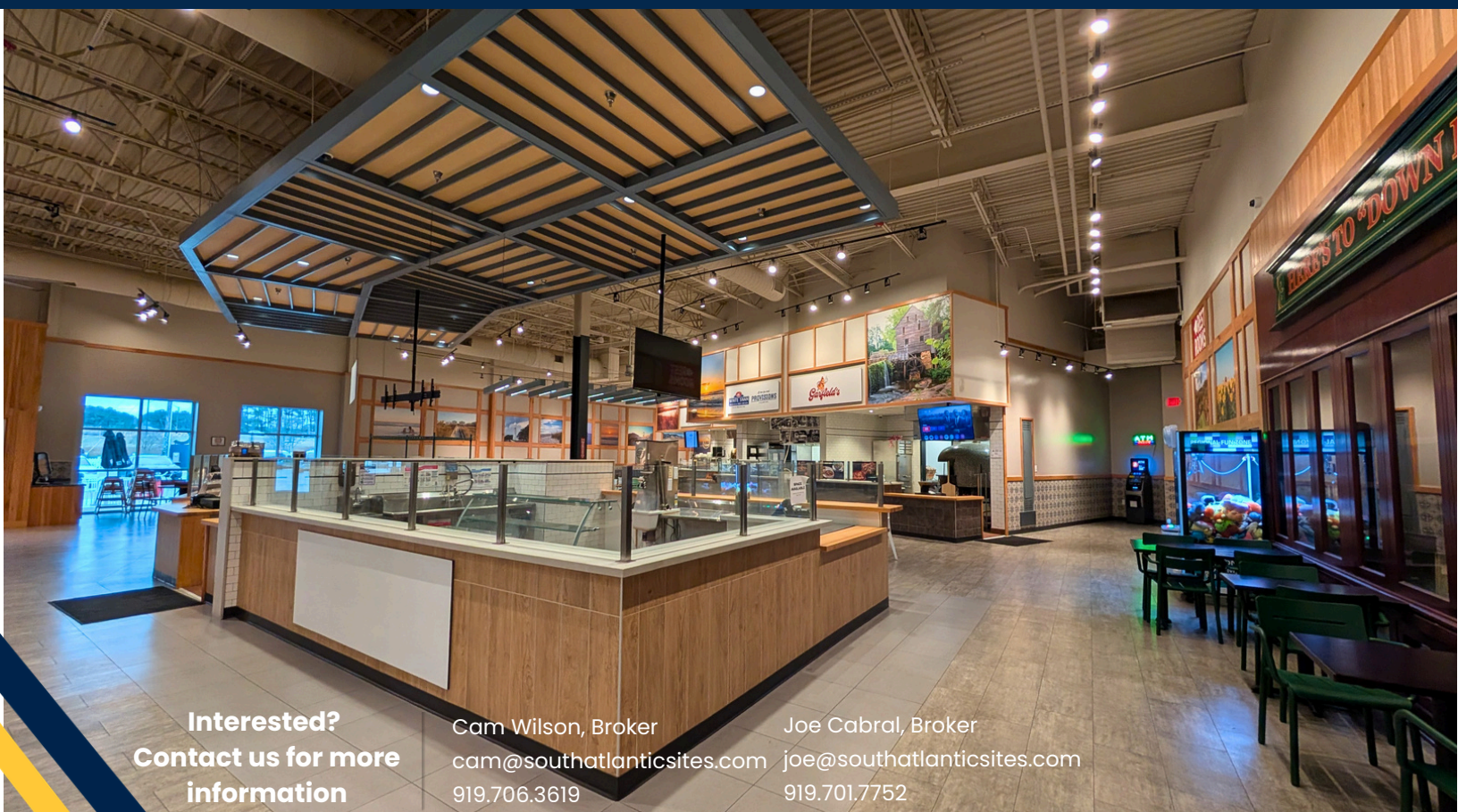
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# SUITE 300 - FOOD HALL



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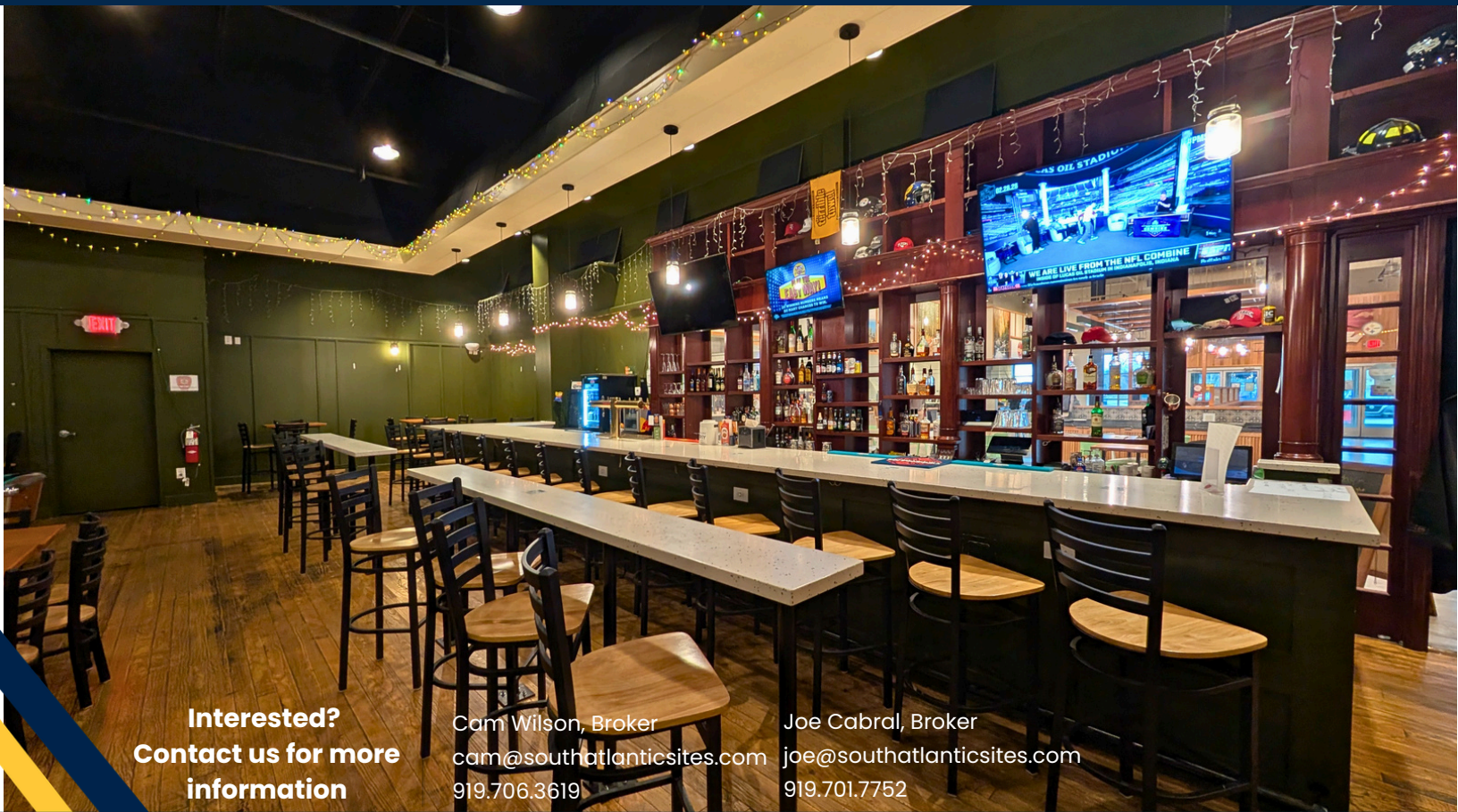
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# EASTFIELD MASTER PLAN



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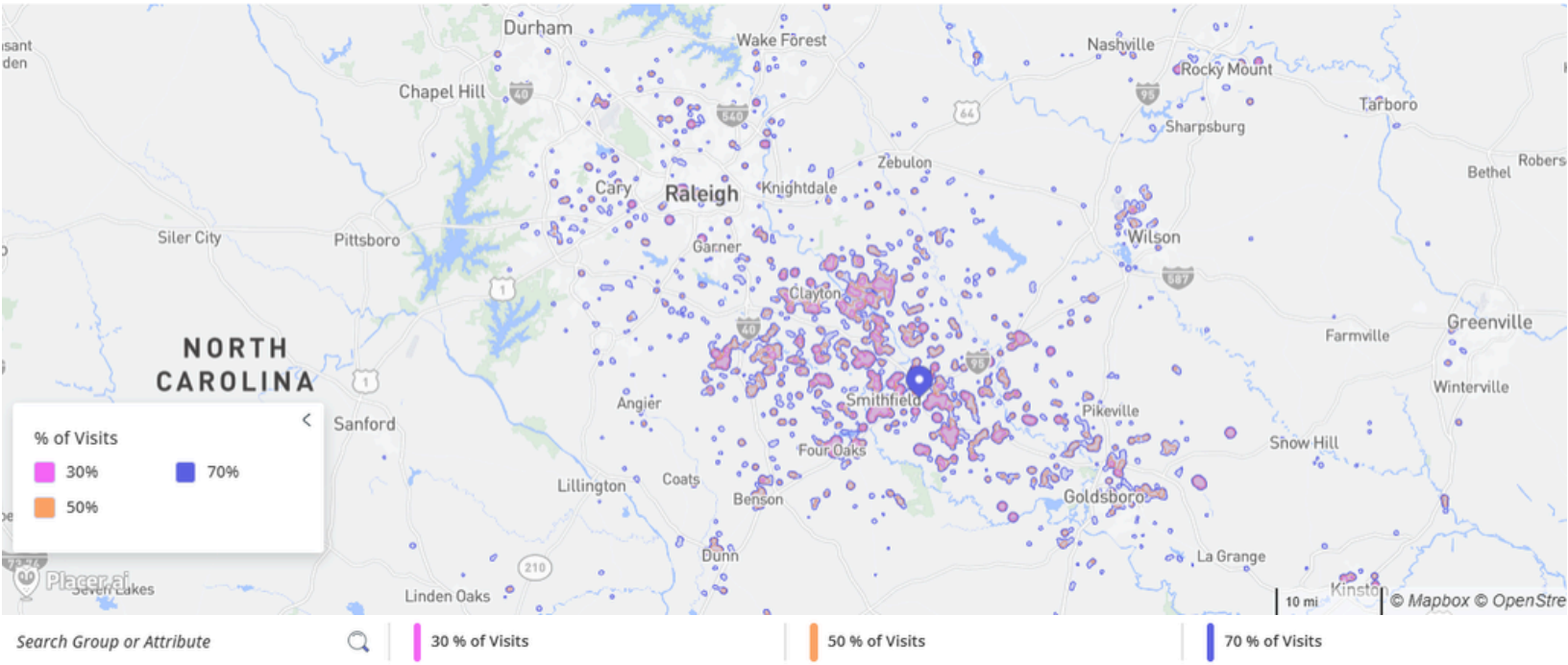
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# TRUE TRADE AREA DEMOGRAPHICS



Overview	30% of Visits	50% of Visits	70% of Visits
Population	56,156	156,318	368,968
Households	19,693	58,076	144,163
Persons per Household	2.67  109	2.59  106	2.51  103
Household Median Income	\$78,868.06  100	\$86,369.63  109	\$87,695.29  111
Household Median Disposable Income	\$67,552.28  100	\$73,690.4  109	\$74,718.02  111
Household Median Discretionary Income	\$48,891.15  94	\$56,371.44  109	\$58,092.74  112
Average Income Per Person	\$35,302.11  80	\$41,690.76  95	\$45,641.91  104
Median Rent	\$1,304.72  105	\$1,360.8  109	\$1,366.95  110
Median House Value	\$335,649.97  95	\$357,890.55  102	\$379,143.8  108

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