

TARRYMORE SQUARE

3901 CAPITAL BOULEVARD
RALEIGH, NC 27604



CHIP LANIER, MBA, Vice President
clanier@lee-associates.com
O 919.576.2516
M 919.291.6282

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY OVERVIEW

AVAILABILITY

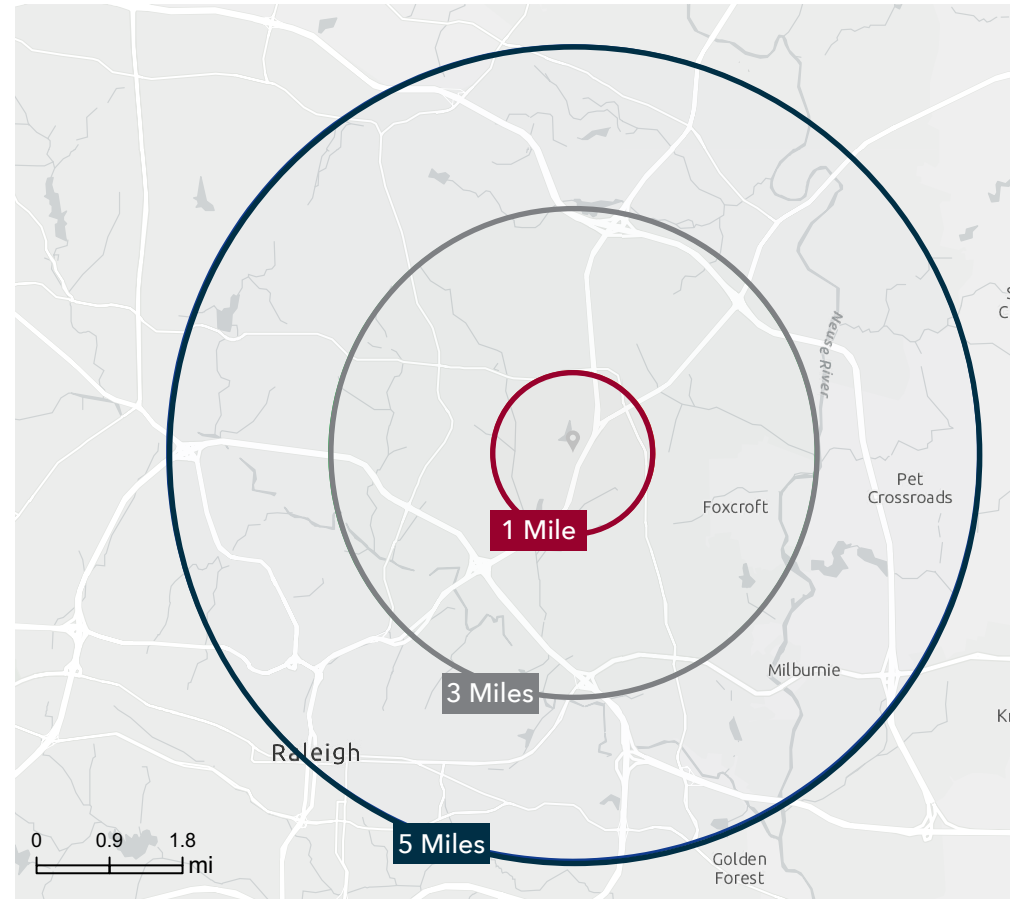
- Suite 123 - 4,013 SF
- Suite 139 - 1,600 SF
- Outparcel 3 - Build-to-suit opportunity
 - » Approved for up to a 2,500 SF building with drive-thru and patio
 - » Excellent visibility to New Hope Church Road
- Lease rate: Contact broker

PROPERTY HIGHLIGHTS

- Located at the intersection of Capital Boulevard and New Hope Church Road
- Good mix of national and local tenants
- Large parking field
- Excellent visibility to Capital Boulevard, one of Raleigh's busiest thoroughfares
- Surrounded by dense and rapidly growing residential and commercial developments

PROPERTY HIGHLIGHTS

- 76,000 VPD on Capital Boulevard (NC DOT 2023)
- 14,000 VPD on New Hope Church Road (NC DOT 2023)



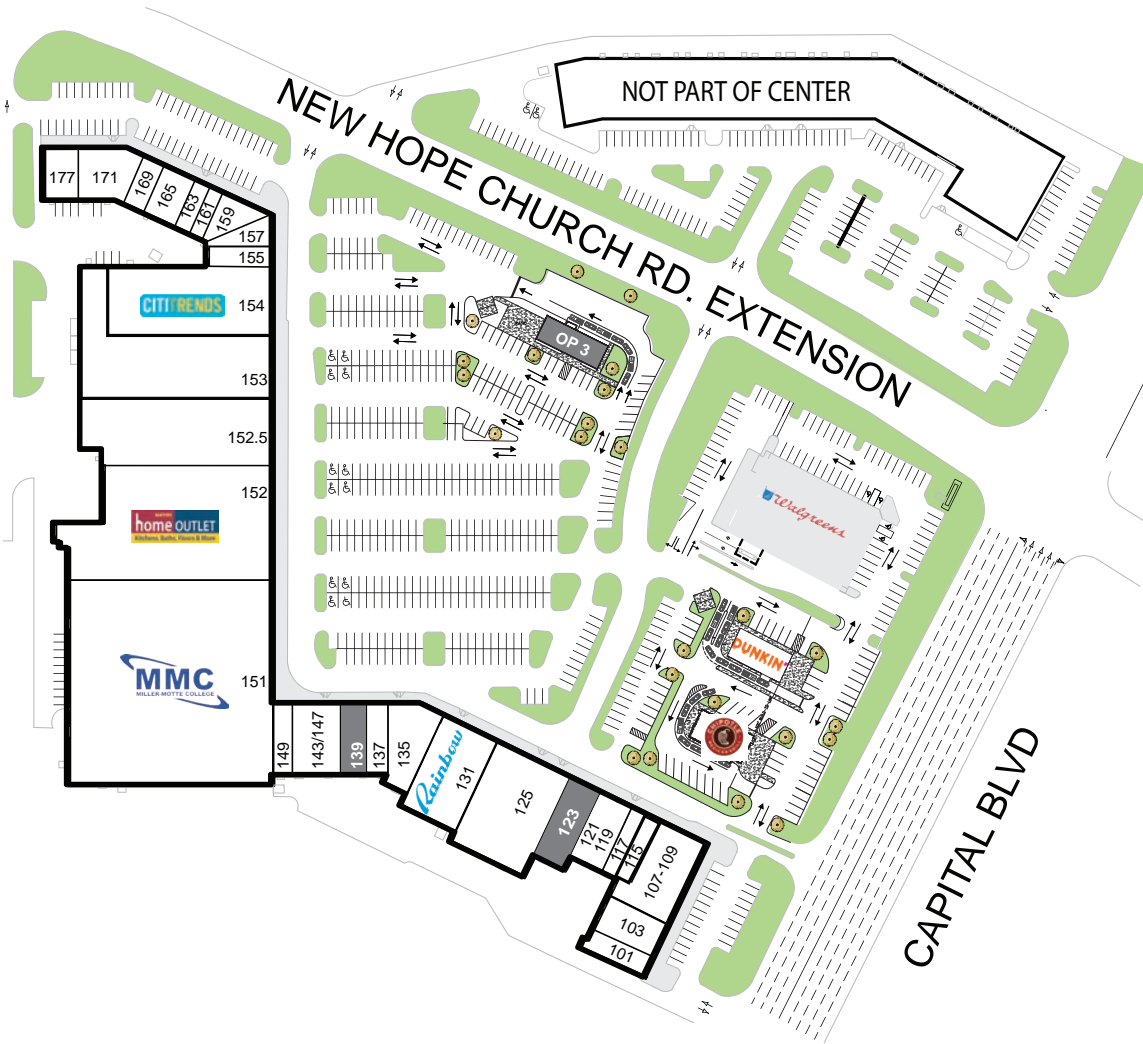
TARRYMORE SQUARE • 3901 CAPITAL BOULEVARD, RALEIGH, NC 27604

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,632	88,840	224,118
Avg. HH Income	\$76,214	\$105,003	\$126,912
No. of Businesses	588	6,140	13,863
No. of Employees	4,420	94,267	191,270
Daytime Population	12,482	125,875	308,403

Source: ESRI 2025

SITE PLAN

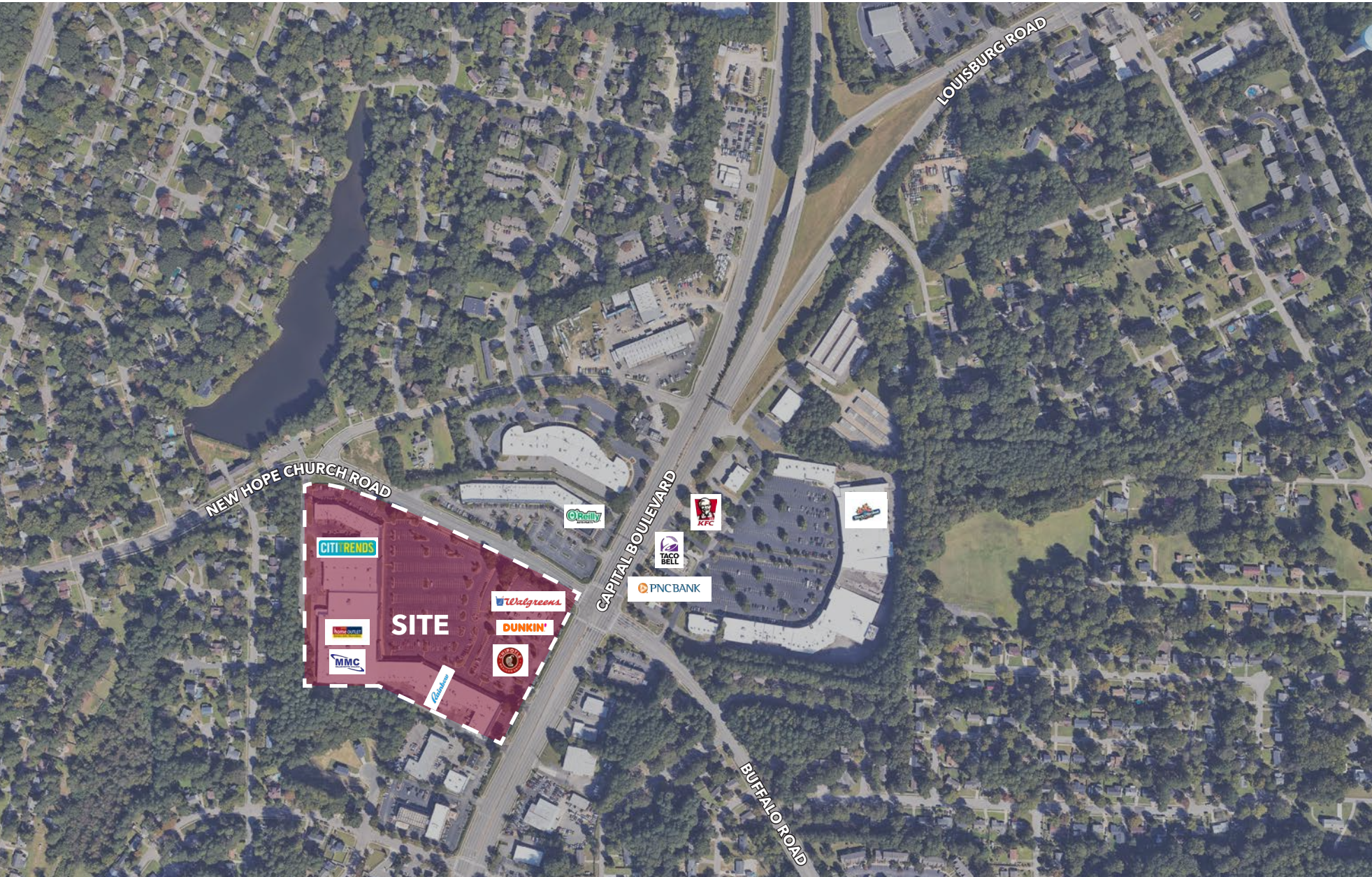


OP1	Dunkin'
OP2	Chipotle
OP3	APPROVED FOR UP TO A 2,500 SF BUILDING

101	Mum's Jamaican Restaurant	2,000 SF
103	Royal India	3,000 SF
107	Oak Street Health	6,775 SF
115	Geneva's Glam Bar	1,593 SF
117	America's Best Wings Salad & Seafood	1,640 SF
119	Qwik Pack and Ship	1,890 SF
121	Estrella insurance	1,310 SF
123	AVAILABLE	4,013 SF
125	Octapharma Plasma	12,170 SF
131	Rainbow	8,050 SF
135	Capital Nail Bar	4,280 SF
137	Funky Rags	1,600 SF
139	AVAILABLE	1,600 SF
143/147	Ovando Fashion	6,400 SF
149	Angels Unisex Hair Salon	1,516 SF
151	Miller-Motte College	56,487 SF
152	Home Outlet	28,960 SF
152.5	Carolina Beauty and Wigs	16,684 SF
153	Lucky Cat Entertainment Park	21,136 SF
154	Citi Trends	12,000 SF
155	La Monarca Michoacana	1,600 SF
157	Bumble Tea	1,852 SF
159	Kim Anh Oriental Market	2,090 SF
161	Fong-Soto Dental	1,200 SF
163	Pho Oxtail	1,200 SF
165	Carceria La Hacienda	2,400 SF
169	L.A. Nails	1,200 SF
171	El Pollo Rico Restaurant	4,210 SF
177	The Right Place Vape Shop	2,400 SF

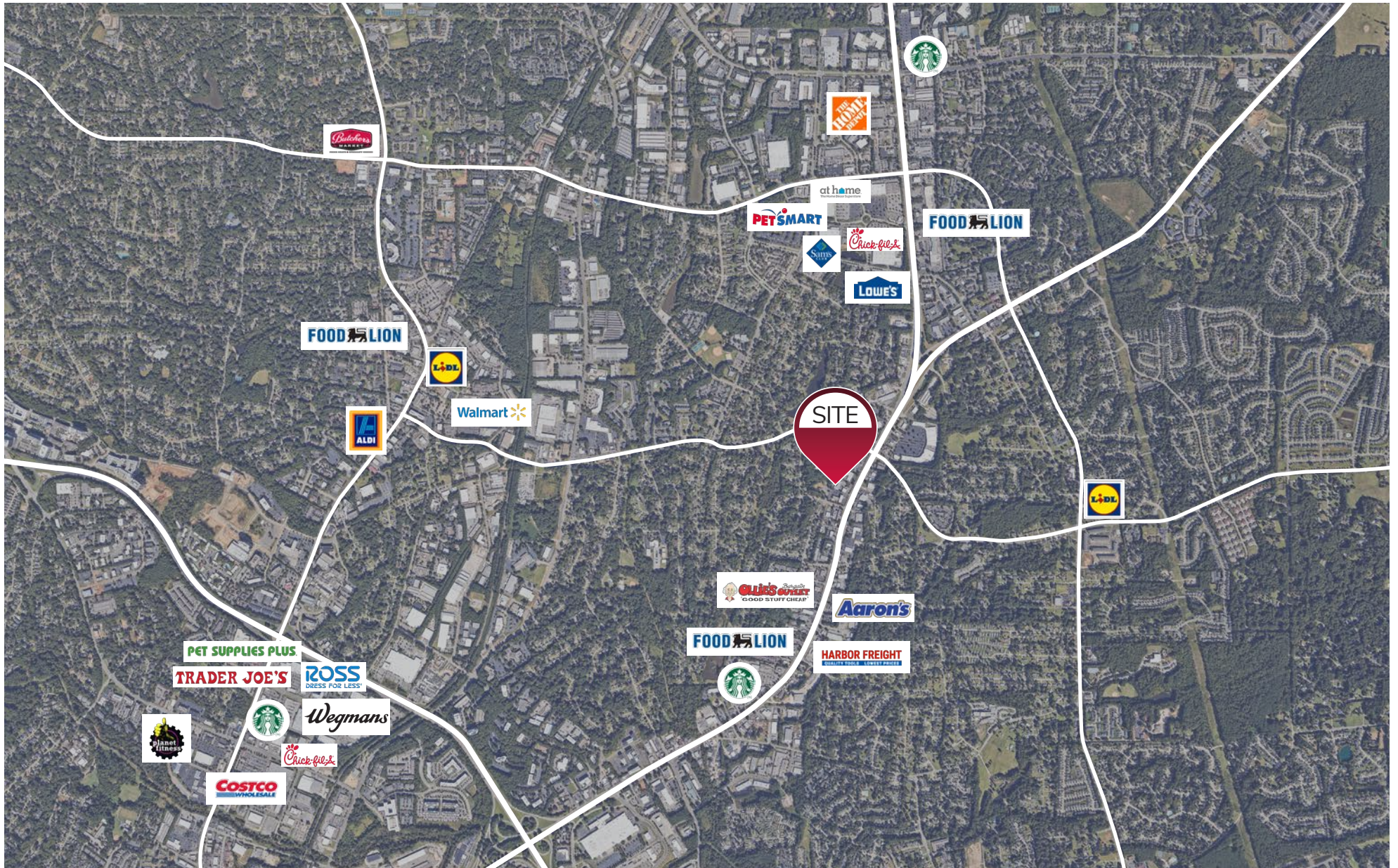
TARRYMORE SQUARE • 3901 CAPITAL BOULEVARD, RALEIGH, NC 27604

IMMEDIATE AREA OVERVIEW



TARRYMORE SQUARE • 3901 CAPITAL BOULEVARD, RALEIGH, NC 27604

AREA OVERVIEW



TARRYMORE SQUARE • 3901 CAPITAL BOULEVARD, RALEIGH, NC 27604

PRESENTED BY

CHIP LANIER, MBA

Vice President

clanier@lee-associates.com

O 919.576.2516

M 919.291.6282



100 Walnut Street | Cary, NC 27511 | 919-576-2500 | lee-associates.com/raleigh

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.