

**GROUND LEASE
OPPORTUNITY**

FALLS RIVER TOWN CENTER

Falls River Avenue &
Durant Road
Raleigh, NC 27614

LEASING

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L O D E N



PROPERTY DESCRIPTION

FALLS RIVER TOWN CENTER

GROUND LEASE OPPORTUNITY

AVAILABILITY

Up to $\pm$ 6,000 SF

Ground Lease Rate

\$110,000/year

Details

- *Located at the intersection of Falls of Neuse and Durant Roads in the North Raleigh submarket*
- *Adjacent to $\pm$ 50,000 SF medical park and multiple schools*
- *Surrounded by dense and affluent demographic including Falls River, Bedford, Ravens Ridge, and Woodspring neighborhoods*
- *Co-tenants include Food Lion, Ace Hardware, Sake House, Snap Fitness, and The Tumble Gym*



L O D E N

RETAIL SITE MAP

FALLS RIVER TOWN CENTER

BUILDING A

101	Ace Hardware	15,911 SF
103	Falls River Music	1,310 SF
105	Well Groomed Pets	1,310 SF
107	Lulu Tailor	1,310 SF
109/111	Falls River Pharmacy	2,620 SF

BUILDING B - 1ST FLOOR

100/102	Pittman Properties	2,802 SF
104	River Pub	1,686 SF
106	CBD American	1,778 SF
108	Taza Grill	1,401 SF
110	PT Solutions	1,401 SF
112/114	Tanas Hair Design and Day Spa	4,003 SF
116	Renu Fitness	2,169 SF
118/120	Amerson's Taekwondo and Fitness	2,707 SF
122	Kims Tailor and Bridal	2,286 SF

BUILDING B - 2ND FLOOR

200	Kapok Digital	2,716 SF
202-208	Nelson Orthodontics	5,303 SF
210	Data Business Systems	2,264 SF
212/214	Youthologie	1,856 SF

BUILDING C.1

101-103	Eggs Up	3,190 SF
105	Carolina Pure Pilates	1,184 SF
107	Velvet and Vine	1,159 SF
109	Gratitude Hot Yoga Center	2,020 SF

BUILDING C.2

111	Europa Market	3,190 SF
113/115	Kids United	2,682 SF
117	Flour Power	1,159 SF
119	13 Tacos and Taps	2,020 SF

BUILDING C.5

101/103	First Horizon Bank	3,605 SF
105	Lat Purser & Associates	1,963 SF

BUILDING D

100/102	Back 9	3,394 SF
104/106	Zebra Robotics	2,573 SF
108	Marco's Pizza	1,250 SF
110	Scalp Spa	2,692 SF
114	The Hop Yard	1,800 SF
118	Soccer Post	2,111 SF
120	Oak City Fibers	1,262 SF
122/124	Mochi	2,770 SF
126/128	Sake House	3,285 SF

NEW FALLS RIVER

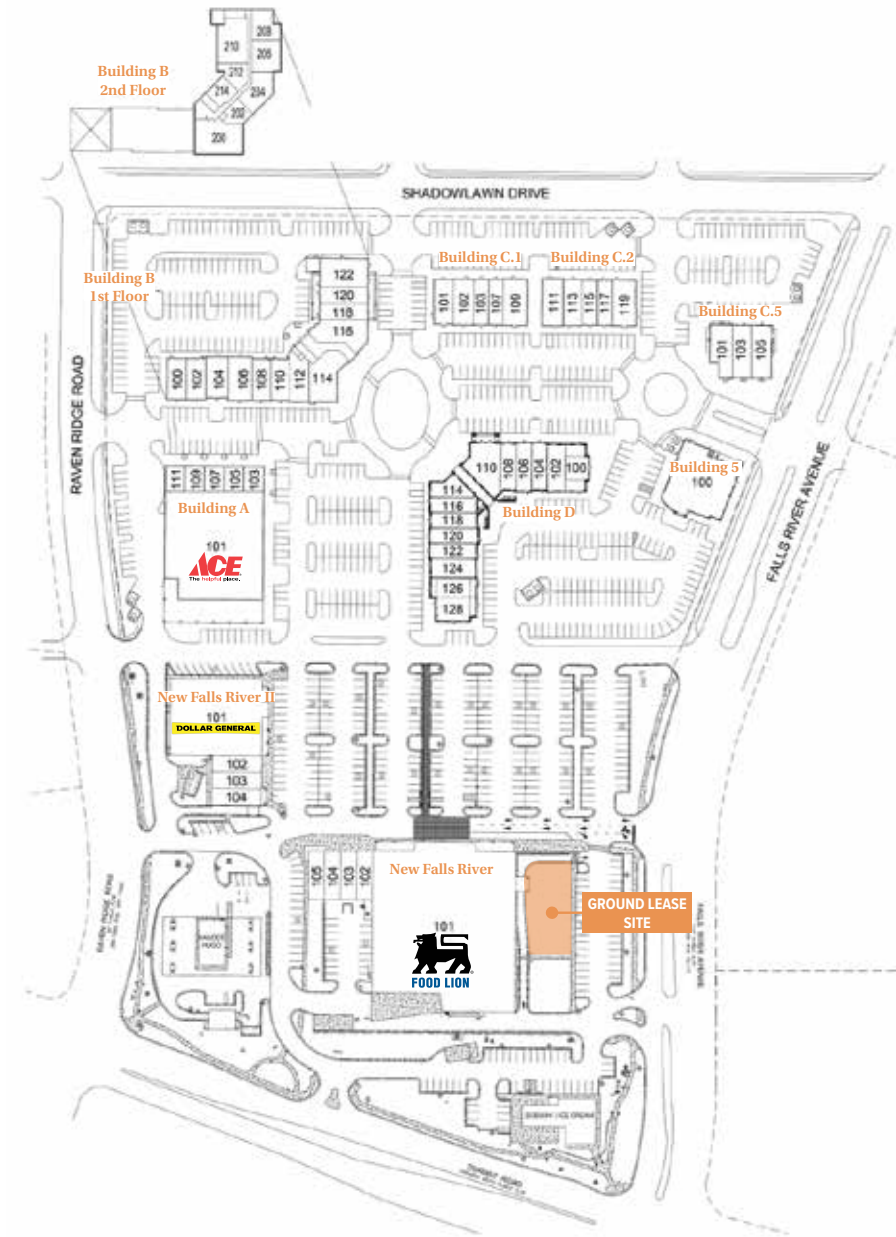
101	Food Lion	33,000 SF
102	Eva Nails	1,300 SF
103	China Fu	1,300 SF
104	Dominos Pizza	1,300 SF
105	Jersey Mikes	1,625 SF

NEW FALLS RIVER II

101	Dollar General	12,000 SF
102	9 Round Fitness	1,300 SF
103	Super Cuts	1,300 SF
104	Falls River Cleaners	1,625 SF

BUILDING 5

100	Nantucket Grill & Bar	7,000 SF
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SITE OVERVIEW

FALLS RIVER TOWN CENTER



SITE

L O D E N

DEMOGRAPHICS

FALLS RIVER TOWN CENTER

RALEIGH ACCOLADES

2026

- Raleigh is the Best City to Live in NC
 - Niche
- Raleigh is the 2nd best state capitol
 - WalletHub
- Raleigh is the 4th most economically resilient metro
 - CardRates
- Raleigh has the 5th happiest residents
 - SmartAsset
- Raleigh has the 5th best nightlife
 - Travel & Leisure
- Raleigh is the 7th best large city to start a business
 - WalletHub

2025

- 2nd Friendliest City in the U.S.
 - YUZU, Match Group’s social app
- No. 4 for Best Cities for Headquarters
 - Triangle Business Journal
- No. 7 Fastest Growing City in the U.S.
 - U-Haul Annual Growth Report

L O D E N

2024 DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
Population	8,590	54,187	176,358
Households	3,650	22,358	74,464
Avg. Household Income	\$171,097	\$145,636	\$126,673
Daytime Population	3,143	22,446	74,336

