

RETAIL FOR LEASE

SHOPPES AT POYNER PLACE

5821 POYNER VILLAGE PKWY
RALEIGH, NC 27616

5821

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

AVAILABILITY

- 5821 Poyner Village Parkway, Raleigh, NC 27616
- Suite 103: 1,473 SF
- 7810 Target Circle Drive, Raleigh, NC 27616
- Suite 105: 2,320 SF
- 7811 Middle Poyner Drive, Raleigh, NC 27616
- Suite 103: 1,187 SF

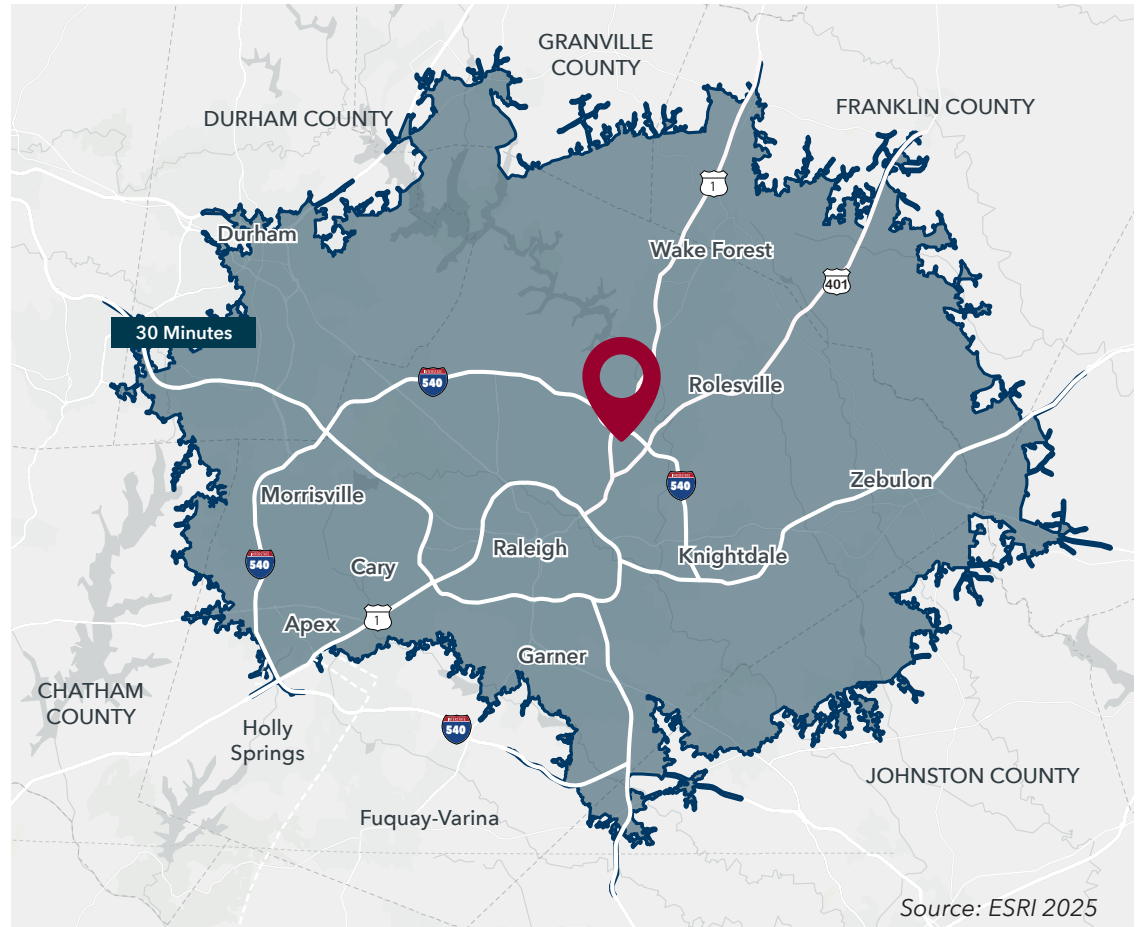
PROPERTY HIGHLIGHTS

- Part of Poyner Place, a 500,000 SF power center that includes Target, Marshalls, Old Navy, Ulta, Ross Dress for Less, Five Below, Michaels, Urban Air Adventure, Hibbet Sports, and pOpshelf
- Located directly across from Triangle Town Center, a 2 million SF mall with Belk's and Macy's
- Park of a rapidly growing area of Raleigh, convenient to I-540, US 1, and Capital Boulevard
- Ample parking that includes a 2-story parking deck

TRAFFIC COUNTS

- 64,500 VPD on Capital Boulevard
- 76,000 VPD on I-540

(Source: NCDOT 2024)

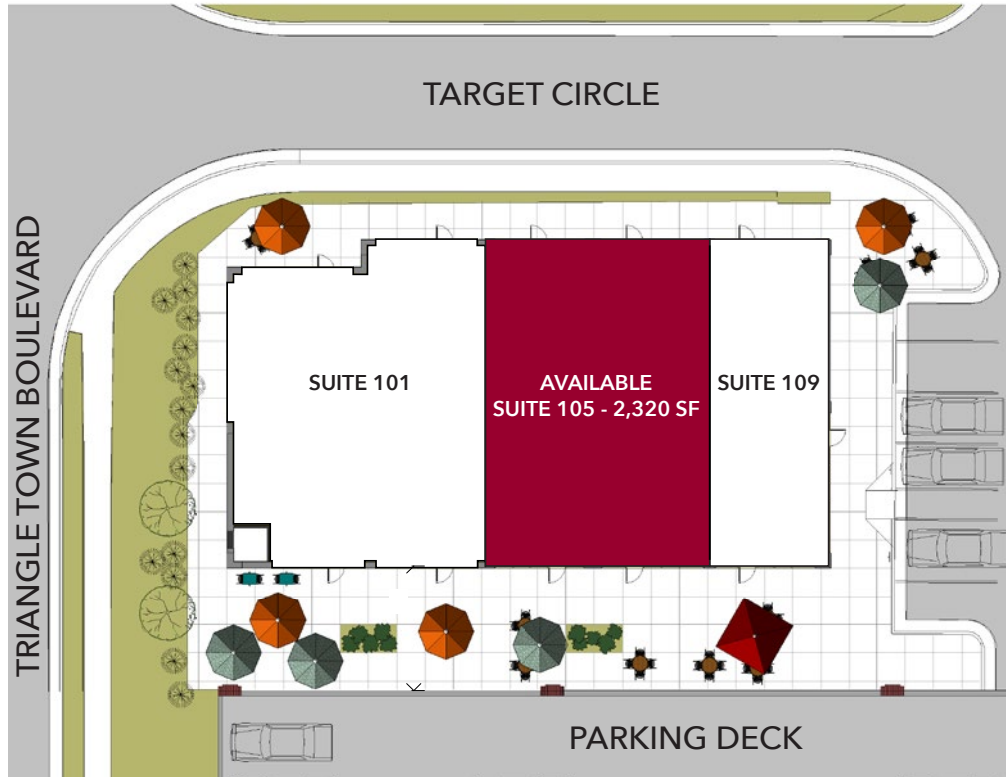


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,767	88,545	197,330
Avg HH Income	\$78,993	\$108,407	\$123,297
No. of Businesses	555	3,985	11,354
No. of Employees	6,544	38,586	137,322
Total Daytime Population	13,805	91,587	232,154

Source: ESRI 2025

BUILDING PLAN - 7810 TARGET CIRCLE



TENANT ROSTER

Suite 101	Dawn & Dusk Cantina	2,456 SF
SUITE 105	AVAILABLE	2,320 SF
Suite 109	VIP Maxx Tobacco & Vapor	1,237 SF

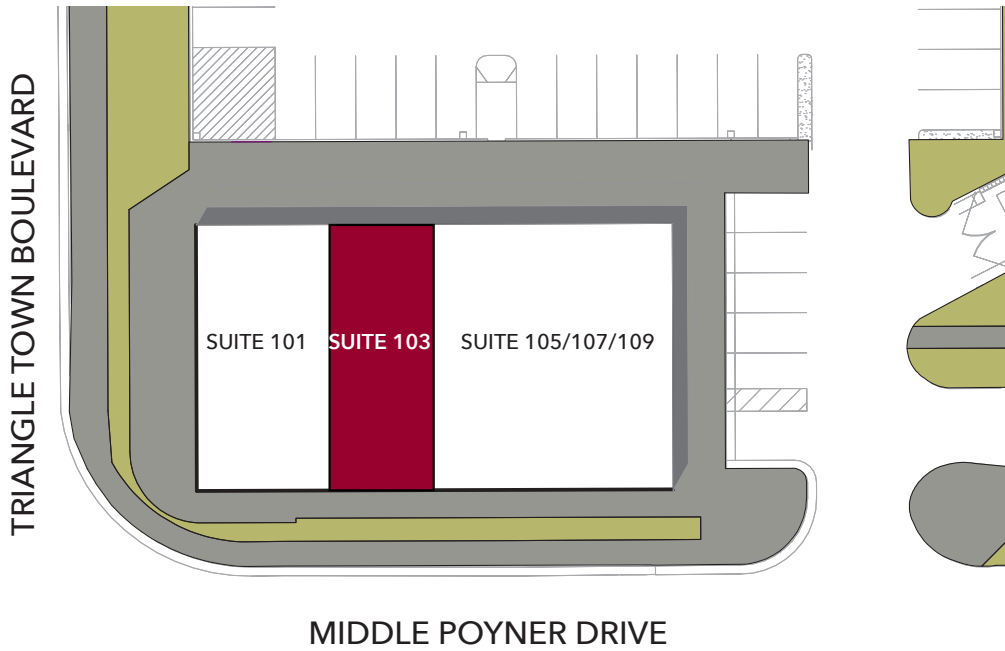


PROPERTY HIGHLIGHTS

- Suite 105: 2,320 SF
- Access to 2,000 gallon grease trap
- Adjacent to 2-story parking deck with 255 spaces

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BUILDING PLAN - 7811 MIDDLE POYNER DRIVE



TENANT ROSTER

Suite 105/107/109	Triangle Nail Bar	3,640 SF
SUITE 103	AVAILABLE	1,187 SF
Suite 101	Japan XO	1,447 SF



PROPERTY HIGHLIGHTS

- Suite 103: 1,187 SF
- Access to 2,000 gallon grease trap

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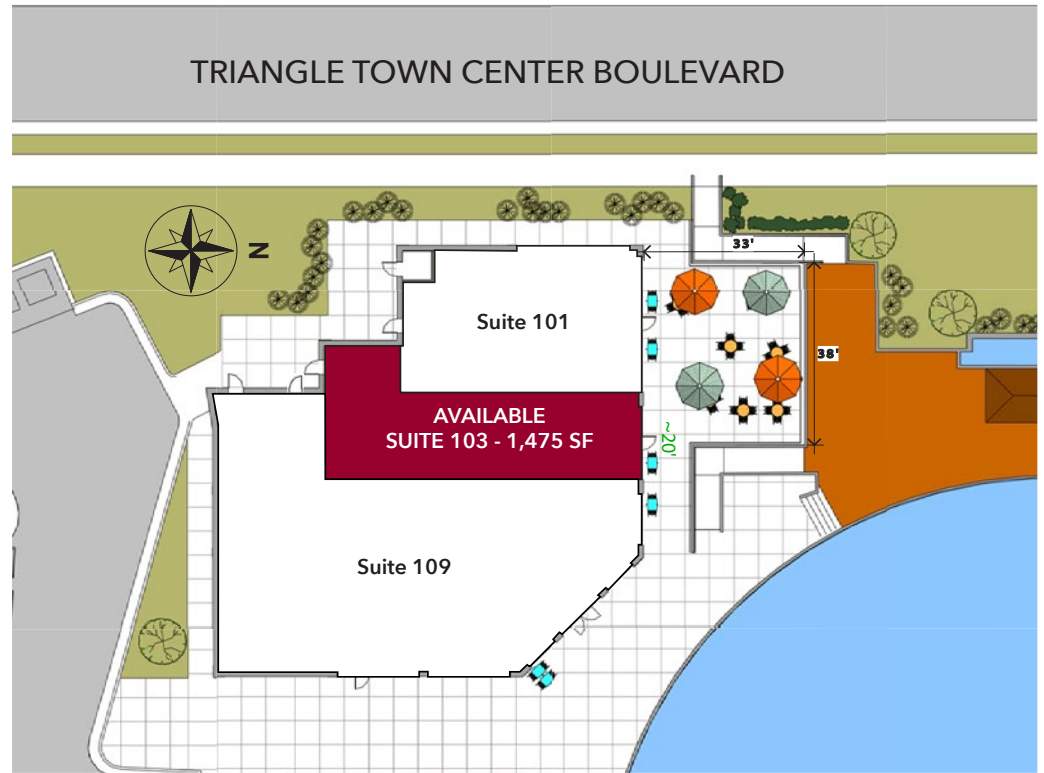
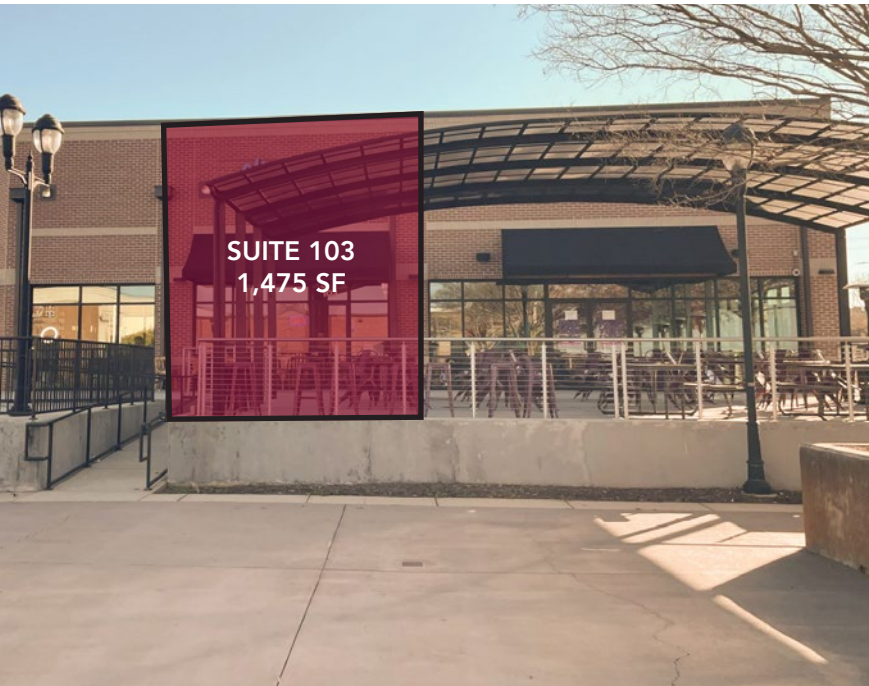
BUILDING PLAN - 5821 POYNER VILLAGE PARKWAY

PROPERTY HIGHLIGHTS

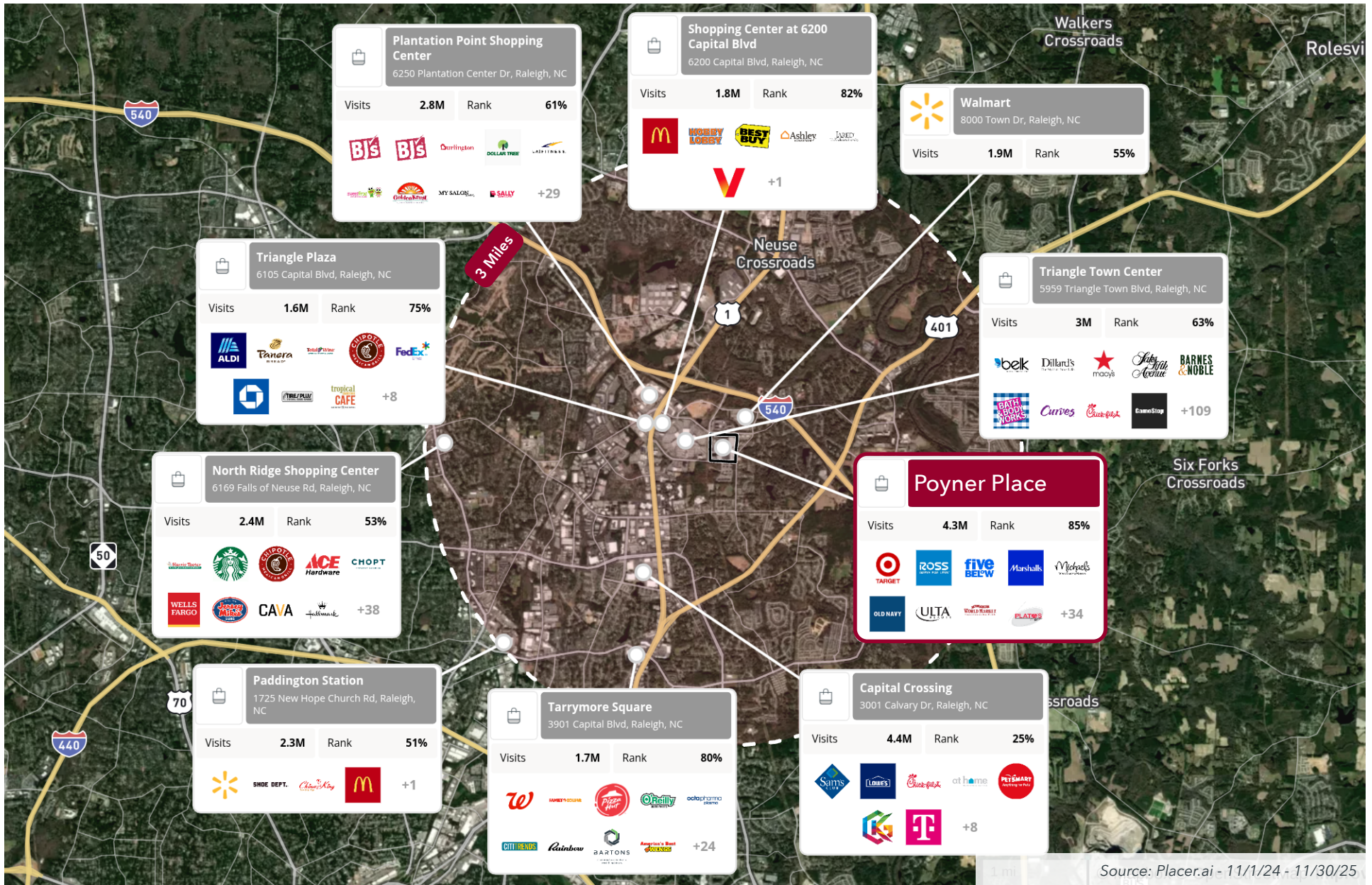
- Suite 103: 1,475 SF 2nd generation restaurant with access to a shared 2,000 gallon grease trap

TENANT ROSTER

Suite 101	Nash & Smashed	1,575 SF
SUITE 103	AVAILABLE	1,475 SF
Suite 109	The Look Salon Suites	3,650 SF



TOP RETAIL CENTERS WITHIN 3 MILES



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Presented by:

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