

MIDTOWN EAST
RALEIGH - NC

*A New Retail &
Dining Destination*

AT THE INTERSECTION OF
WAKE FOREST ROAD & WAKE TOWNE DRIVE

 **Regency
Centers.**
A Regency Centers® Development



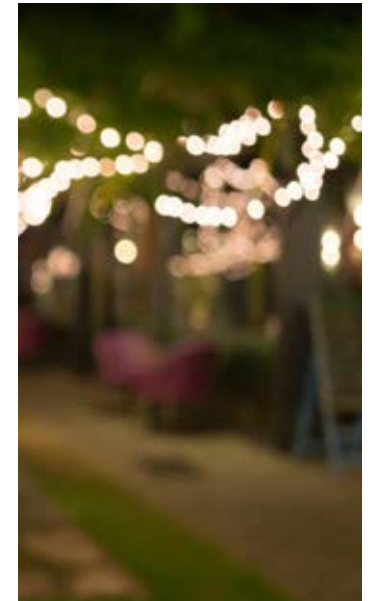


Midtown is Booming

Banking. Finance. Retail. Residential. Telecom. Healthcare. You name it. If it isn't in Midtown already, it will be soon.

Situated just north of Downtown and a short hop over the Beltline from North Hills, **Midtown East** is Raleigh's newest shopping and dining hot spot.

Midtown East will transform an old manufacturing facility into an exciting grocery-anchored destination along a thriving corridor that already includes Trader Joe's and Costco.







Raleigh: The east coast answer to Silicon Valley

It's no surprise that Raleigh has been named one of the top 10 hottest startup hubs outside Silicon Valley. As a Research Triangle anchor, Raleigh is the powerhouse of a high-tech economy and home to a well-educated population. Raleigh's rankings in "best of" categories continue to climb and reinforce the city's dominant place in metro markets.

- *No. 1 Best Cities for Jobs*
- *No. 2 Best Metro Area in the U.S. for Small Business*
- *No. 3 in Best Cities for Young Families*
- *No. 5 in America's Next Boom Towns*
- *No. 5 in Best Performing Cities for Job, Wage and Technology Growth*



439,896

City of Raleigh Population*

222,340

Workplace Population**

192,504

Households*

\$76,040

Average Household Income**

\$223,658

Median Property Value**

35

Median Age**

59%

Increase in Population
Growth Since 2000***

71%

Professional Occupations**

45%

Bachelors, Graduate Degrees**

34,000

NC State Students

24,000

4-Year College Students

70,000

Community College Students

***Source: Census Population Estimates Program as of July 1, 2014 for City of Raleigh

***Source: Synergos Technologies Inc., 2015 Estimates for 5-Mile Radius

***Source: U.S. Census Bureau, 1990, 2000, & 2010 Decennial Censuses and 2014 American Community Survey (ACS)





CITY OF RALEIGH TOP EMPLOYERS AND POINTS OF INTEREST





MARKET OVERVIEW





SITE AERIAL



SITE PLAN

PARKING

UPPER DECK	388
LOWER DECK	397
SURFACE SPACES	341
TOTAL SPACES	1,126



**SMALL SHOP
MERCHANDISING PLAN**

- SOFT GOODS /
RETAIL / HOME
- RESTAURANT
(FULL-SERVICE)
- CAFE / QSR
SPECIALTY
- SERVICE
BEAUTY
- TECHNOLOGY
- BOUTIQUE
FITNESS

WAKE TOWNE DRIVE



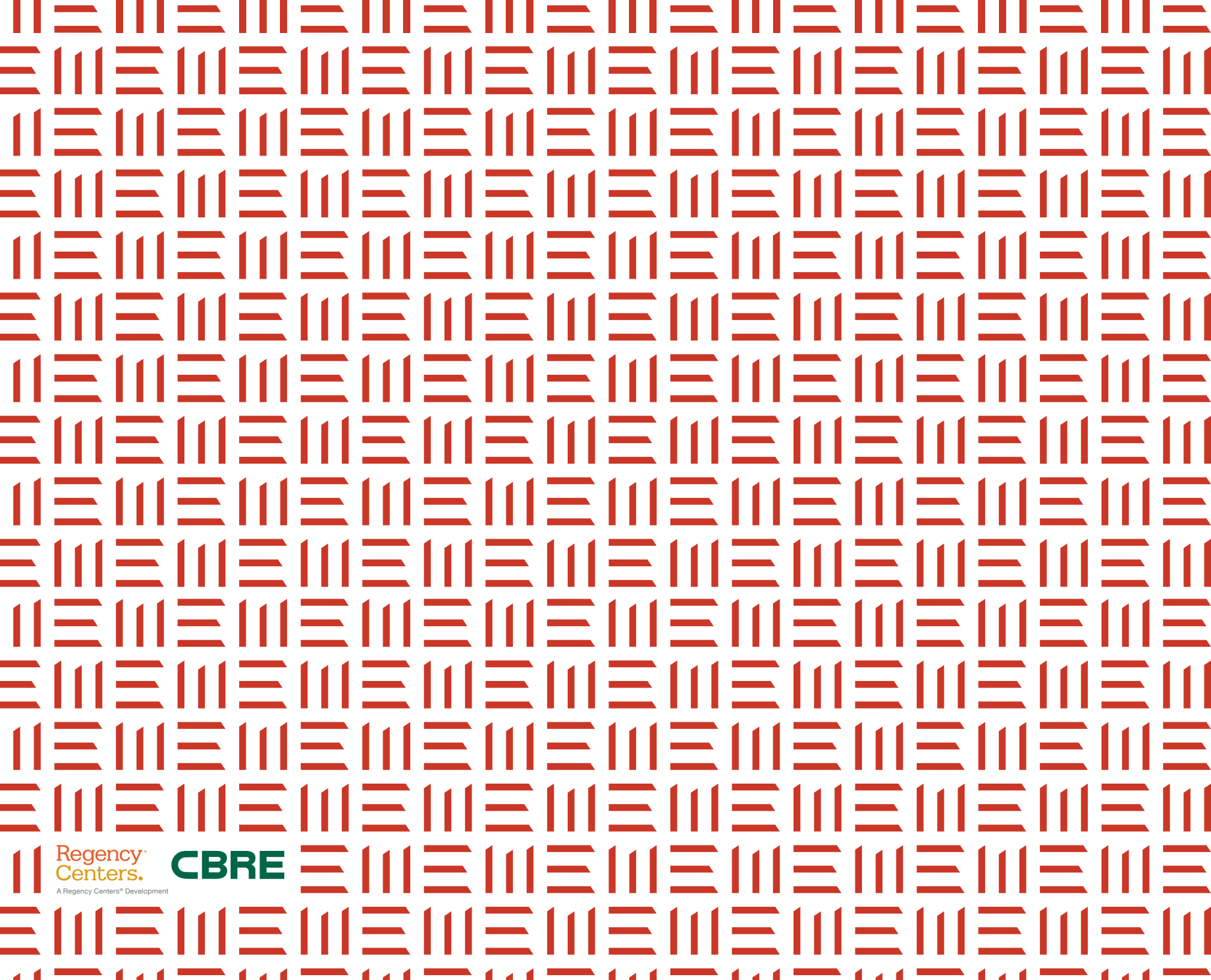
WAKE FOREST ROAD





VIEW FROM MAIN STREET





MIDTOWN EAST
RALEIGH - NC

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