

DOWNTOWN RALEIGH RETAIL SPACE FOR LEASE



THE SHOPS AT SEABOARD STATION

18 SEABOARD AVENUE | RALEIGH, NC 27604

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AREA HIGHLIGHTS

A former train depot and collection of warehouse buildings developed circa 1940's, The Shops at Seaboard Station represents Raleigh's early history and transcendence into a vibrant and growing city, blending residential neighborhoods and urban government and business districts. Redeveloped as The Shops at Seaboard Station, the history and character provide a foundation for a village like atmosphere in the midst of high traffic, 24/7 activities. The Center is now a well-stabilized urban asset serving as the only neighborhood retail center in Downtown Raleigh.

PROPERTY HIGHLIGHTS

- Approximately 92,067 SF neighborhood retail center
- Free surface parking available
- Future development mixed-use
- Adjacent to William Peace University, which is a historically significant icon in Downtown Raleigh
- William Peace University and The Shops at Seaboard Station together provide a synergistic opportunity for a master planned live, work, play

AVAILABILITY - CALL BROKER FOR RATES

- Suite 120: 1,275 SF — Building One
- Suite 118: 4,812 SF — Building Two
- Suite 150: 12,394 SF — Building One (short term lease only)
- Suite 100: 14,403 SF — Building Three

AREA OVERVIEW



1	William Peace University
2	Halifax Mall
3	NC Museum of Natural Sciences
4	NC State Capitol
5	Marbles Kids Museum
6	Red Hat HQ
7	Duke Energy Center
8	Raleigh Convention Center
9	Red Hat Amphitheater
10	CAM Raleigh
11	Warehouse District
12	The Dillon
13	Citrix
14	Glenwood South
15	Publix (Under Construction)
16	New Interchange
17	Future Devereux Meadows Park

AREA OVERVIEW



SITE PLAN

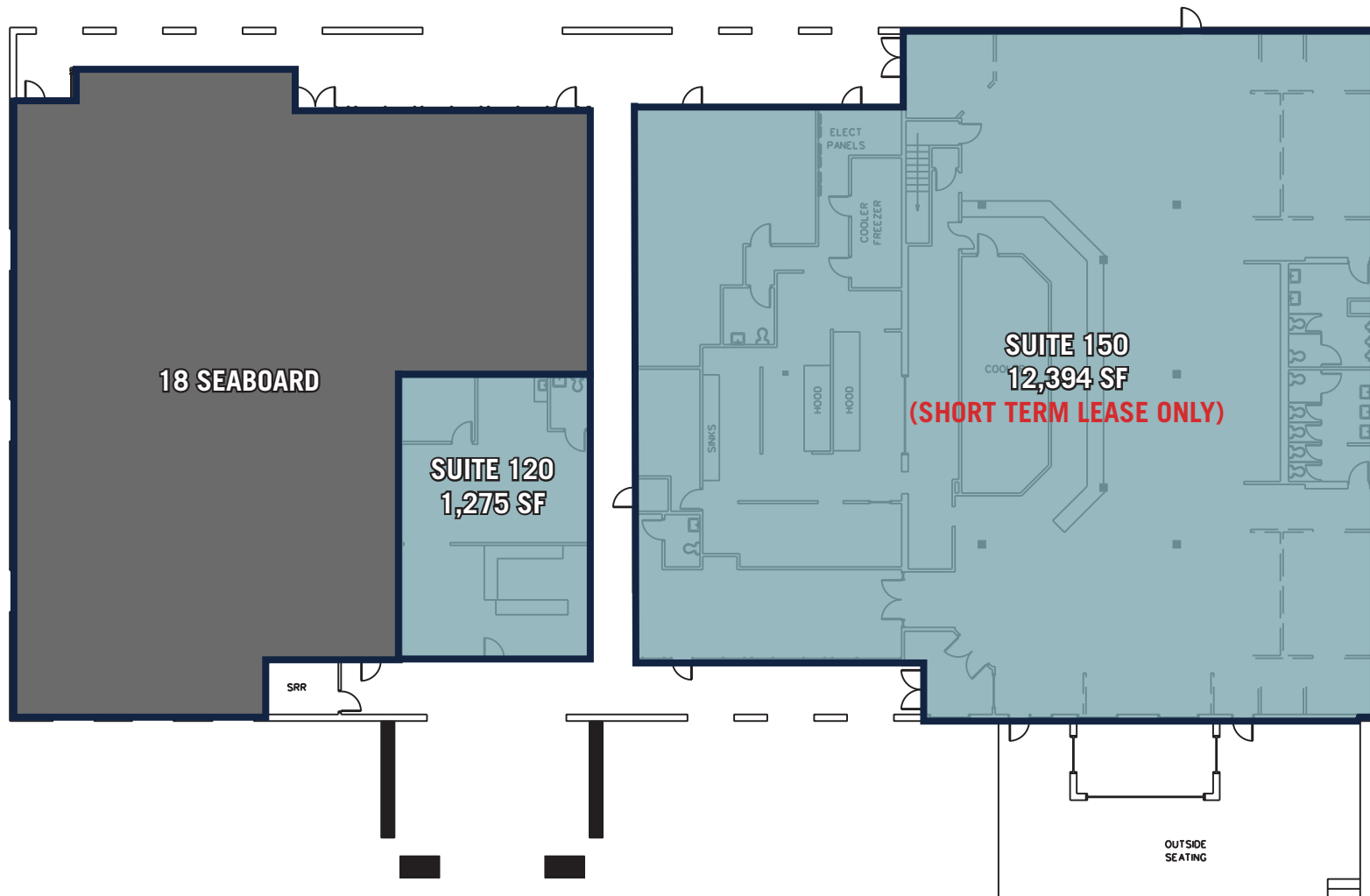


SITE PLAN



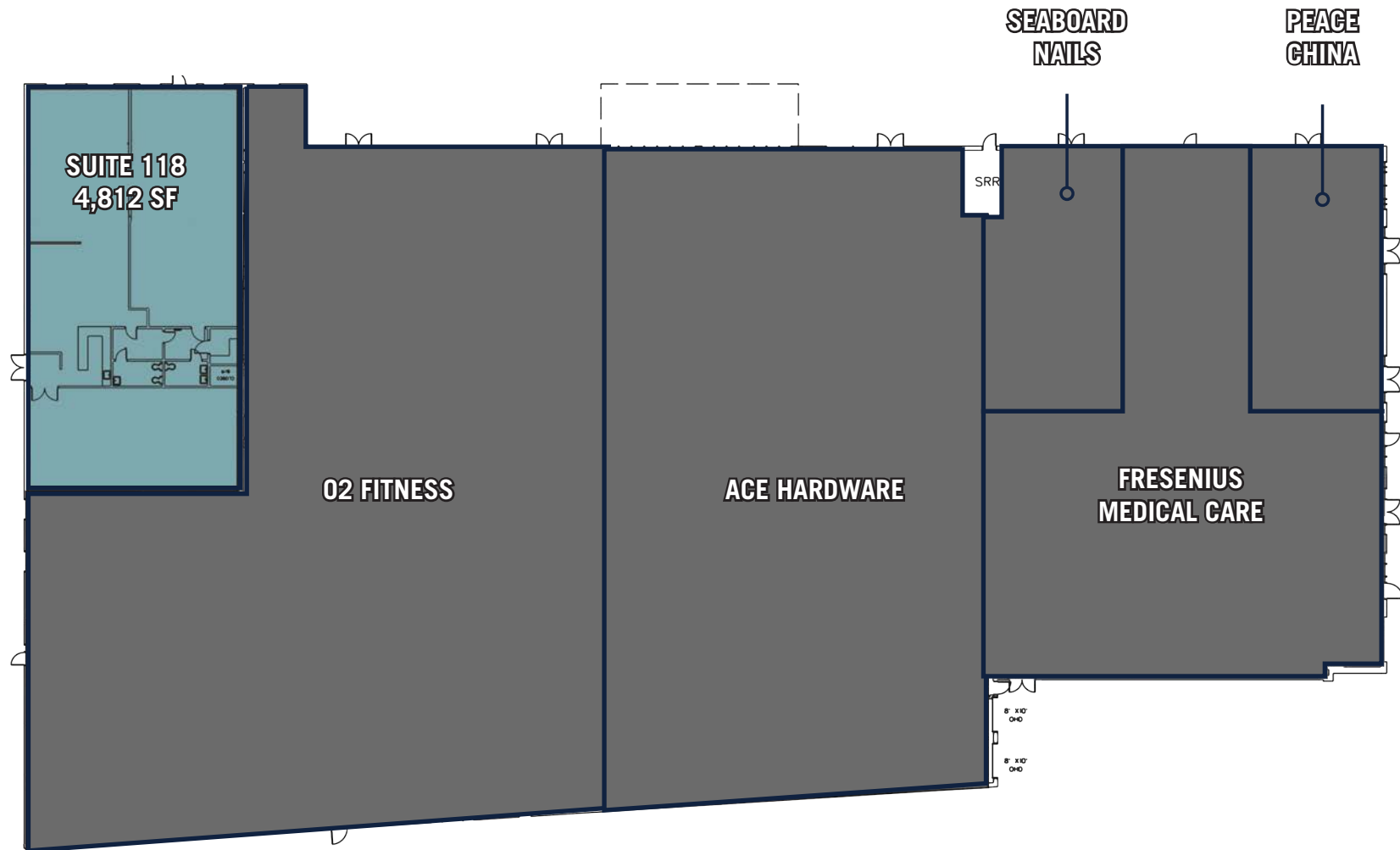
BUILDING ONE

18 Seaboard Avenue



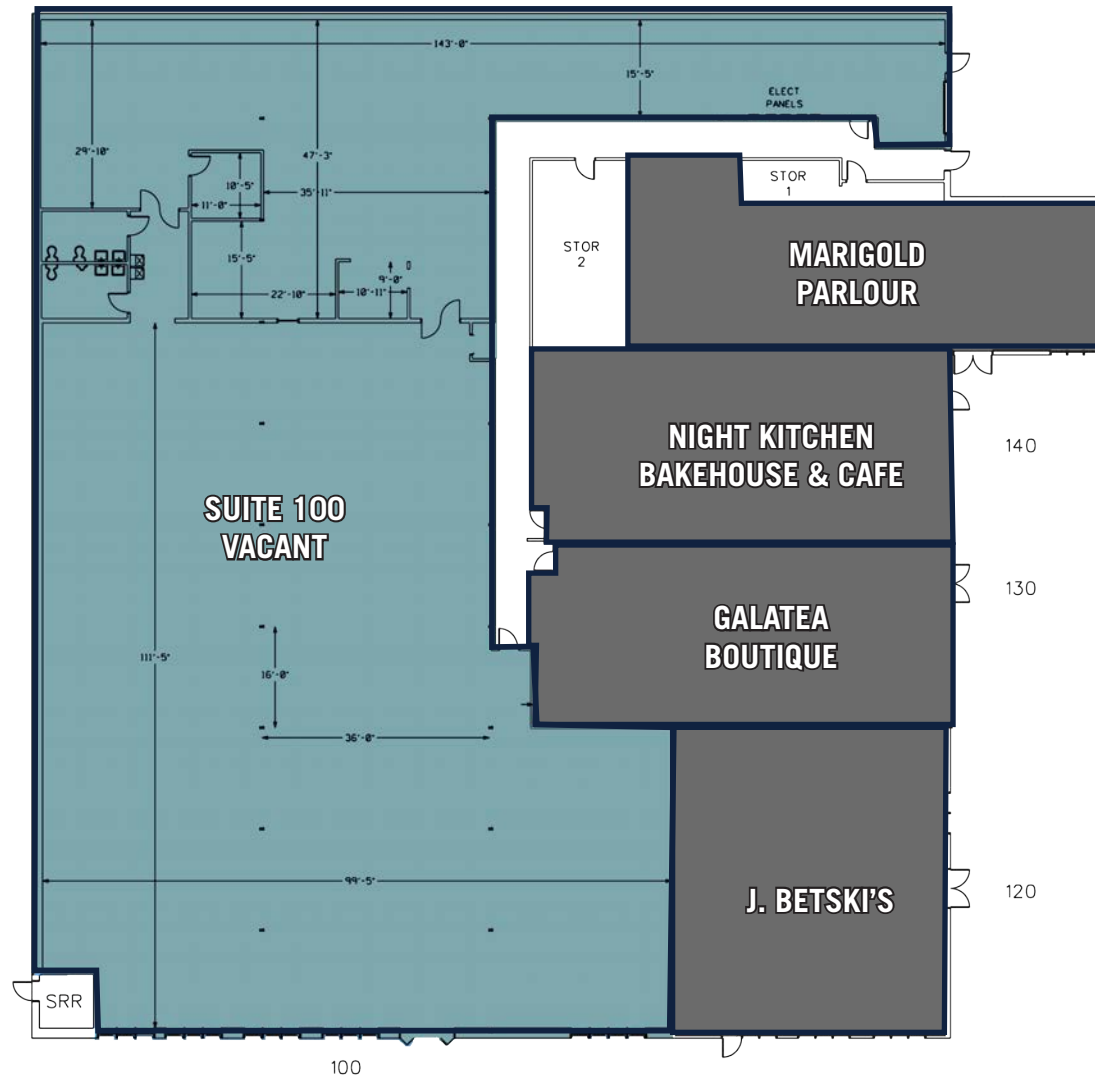
BUILDING TWO

802 Semart Drive



BUILDING THREE

10 W. Franklin Street



DOWNTOWN RALEIGH

BY THE NUMBERS

HOTEL ROOMS: 1,257

HOTEL OCCUPANCY: 71.3%

AVERAGE DAILY ROOM RATE: \$148.71

RETAILERS: 113

RESTAURANTS: 152

ARTS & CULTURAL INSTITUTIONS: 42

VISITORS TO TOP ATTRACTIONS: 3.4 Million

VISITORS TO OUTDOOR FESTIVALS: 929,000

TOTAL NUMBER OF EMPLOYEES: 47,000+

OFFICE OCCUPANCY: 95%

SQUARE FEET OF PRIVATE OFFICE SPACE: 7.2 Million SF

PERCENTAGE OF RESIDENTS WITH BACHELOR'S DEGREE OR HIGHER: 47%

ENROLLMENT IN RALEIGH UNIVERSITIES: 39,848

HOUSING UNITS: 5,472

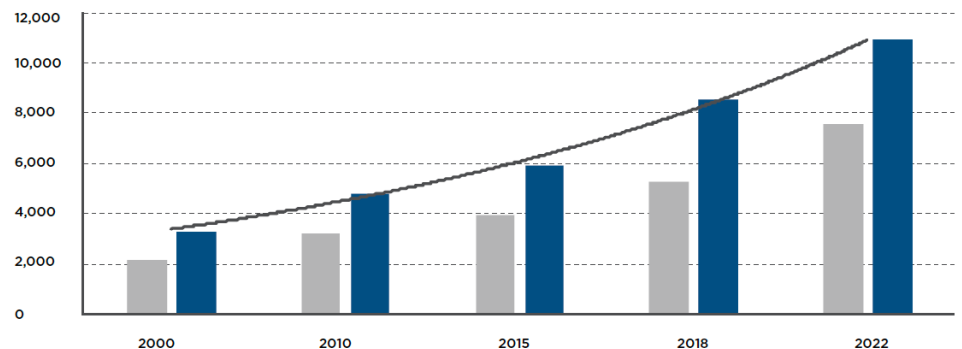
AVERAGE RENT: \$1,444

POPULATION WITHIN ONE MILE: 16,971

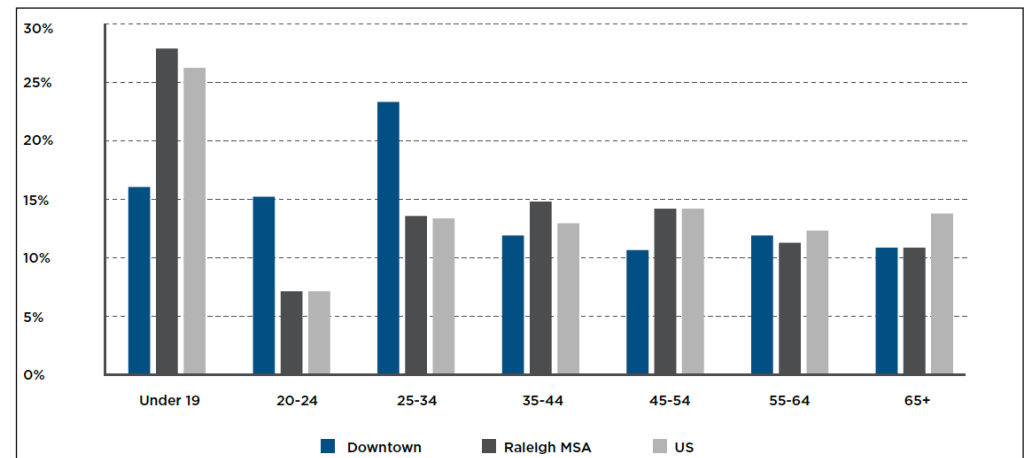
AVERAGE WALK SCORE: 96

HOUSING IN DOWNTOWN RALEIGH HAS DOUBLED SINCE 2000

Downtown Raleigh already has **doubled the number of housing units since 2000** and is poised to triple the number of units by 2020, if the current pipeline of residential projects is built out. Presently, downtown has an estimated **5,472 units** and will have **approximately 7,600 units** within the next five years.



36% OF DOWNTOWN RALEIGH RESIDENTS ARE BETWEEN 25-44 COMPARED TO 28% FOR THE RALEIGH METRO AREA & 26% NATIONALLY



RETAIL & DINING

Downtown Raleigh has become a major food destination regionally and nationally with over **150 dining establishments** providing a broad range of cuisines and experiences

**TOTAL RETAIL
EXPENDITURE**
1 MILE: \$177 MIL
3 MILES: \$1.11 BIL

\$223 MILLION **FOOD & BEVERAGE
SALES IN DOWNTOWN
IN 2017**

13 James Beard Award nominations since 2010, including
3 James Beard Award nominations in 2018



ASHLEY CHRISTENSEN,
POOLE'S DINER, DEATH &
TAXES, BEASLEY'S CHICKEN
+ HONEY, CHUCK'S, FOX'S
LIQUOR BAR

- 2014 Best Chef in Southeast Winner - James Beard Award
- 2016 and 2018 Outstanding Chef in U.S. Semifinalist - James Beard Award



SCOTT CRAWFORD,
CRAWFORD AND SON

- 2016 Best Chef Southeast Semifinalist - James Beard Award
- 2017 Best Restaurant in the Triangle - The News & Observer



CHEETIE KUMAR,
GARLAND

- 2017 and 2018 Best Chef Southeast Semifinalist - James Beard Award



DEATH & TAXES

- 2016 Best New Restaurant in U.S. Finalist - James Beard Award

FOOD AND BEVERAGES
1 MILE: \$54.8 MIL 3 MILES: \$341 MIL

ARTS, CULTURE & TOURISM

DOWNTOWN RALEIGH IS A CENTER OF CREATIVITY, ARTS, MUSEUMS, EVENTS, AND A DIVERSE RANGE OF EXPERIENCES

3.4 M

VISITORS
to downtown's
top 12
attractions

929 K

ATTENDEES
at outdoor events
in downtown in
2017

18%

GROWTH in hotel
room occupancy
since 2013 in
downtown

174

**OUTDOOR
EVENTS**
in downtown
in 2017

46%

INCREASE
in visitors since
2007 including
7% growth in
2017

1,022

**NEW HOTEL
ROOMS**
planned
or under
construction

71.3%

OCCUPANCY
for downtown
hotels in 2017

40+

ART GALLERIES
and institutions,
entertainment venues,
and performance groups
based in downtown

221,596

**ATTENDEES AT
THE WORLD OF
BLUEGRASS
CONFERENCE AND
FESTIVAL IN 2017,
A NEW RECORD
FOR RALEIGH'S
LARGEST EVENT**



RESIDENTIAL



OCCUPANCY RATE
for all multi-family
properties in downtown¹



8,500 RESIDENTS
live in downtown²



Average asking rent: **\$1,444/**
month for multi-family unit in
downtown¹



35% INCREASE in
residents since 2015²



16,900+ residents live
within one mile of the
center of downtown²



INCREASE
in the number of housing
units in downtown²



3 MILLION SQUARE FEET of
residential units delivered or
under construction



5,472 HOUSING
UNITS in
downtown²



FNB TOWER
239 UNITS
PROPOSED



SKYHOUSE
320 UNITS
AVG. RENT:
\$1,701



EDISON LOFTS
223 UNITS
AVG. RENT:
\$1,744

AVERAGE RENT PER MONTH FOR
CLASS A DOWNTOWN APARTMENT

\$1,519

AVERAGE RENT PER MONTH FOR
OVERALL DOWNTOWN APARTMENT

\$1,444

UNITS DELIVERED SINCE 2015

1,803

UNITS UNDER CONSTRUCTION

1,069

UNITS PLANNED

533

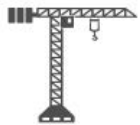
**73% INCREASE IN AVERAGE
HOUSEHOLD INCOME
SINCE 2010**

ESTIMATED POPULATION

1 MILE: 17,059 3 MILES: 110,017

OFFICE

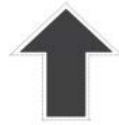
540K FOR FAYETTEVILLE STREET
ALONE, 540,000 SF OF NEW
OR RENOVATED CLASS A
OFFICE SPACE IS ON THE WAY



1,000,000+ SQUARE FEET of Class A space recently delivered, under construction, or planned



589,854 SQUARE FEET Class A office space under construction or soon to begin construction



6.6% INCREASE in rental rates in 2017

94.7%

OCCUPANCY

RATE—HIGHEST

YEAR-END

OCCUPANCY

RATE IN OVER

A DECADE¹



236,920 SQUARE FEET net absorption of office space in 2017²



221,000 SQUARE FEET of co-working space under construction or delivered since 2016



INCREASE in co-working space from 2015-2019



CHARTER SQUARE

DAYTIME POPULATION
1 MILE: 43,559
3 MILES: 82,434

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