



hawthorne
RETAIL PARTNERS

TOWNE NORTH

A 103,473 SF Shopping Center
8371 Creedmoor Road
North Raleigh, North Carolina



TOWNE NORTH

A 103,473 square foot grocery anchored shopping center located at one of the dominant retail intersections in affluent North Raleigh. Tenants include Kroger, Fed Ex Kinkos, Kerr Drug, Bank of America, McDonald's, Massage Envy, Pita Delite, and 8311 North Italian Chophouse. With a 5 mile population of 138,893 and avg. HH income of \$113,703, the tenants at Towne North benefit from the dense and affluent demographics

FOR LEASING INFORMATION CONTACT:

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AREA HIGHLIGHTS

- Surrounded by North Raleigh's most affluent neighborhoods - home prices \$500,000 to \$3,000,000+
- Average Family HH Income is \$113,703
- 85% of Family HH Incomes over \$50,000
- 87% white collar jobs
- 55% increase in one-mile population is projected from 1990-2011
- Located in the Research Triangle Region (population of 1.8 million)





 PROPERTY DESCRIPTION

Size: 103,473 SF

Tenant Mix: Kroger, Kerr Drug, Bank of America, Fedex Kinkos, Massage Envy, Fantastic Sam's, Duron Paint, Sushi City, Randstad, Pita Delight, 8311 North Italian Chophouse

Address: 8371 Creedmoor Rd., Raleigh, NC 27613

Demographics:

5 Mile Population: 138,893

5 Mile HH Income: \$113,703

Traffic Count: Over 30,000 cars per day on Creedmoor Rd.





■ ■ PROPERTY HIGHLIGHTS

- Surrounded by some of the most affluent demographics in the Triangle Region
- Anchored by Kroger and Kerr Drug
- Adjacent to newly renovated Brennan Station shopping center featuring Office Depot, O2 Fitness and home to Margaux's (signature North Raleigh restaurant)
- First shopping center South on Creedmoor Road from I-540, 1/4 mile
- Watershed Restrictions Prohibit Commercial Development North of the Center – limiting future retail competition and extending the trade area unusually far to the affluent North







SURROUNDING NEIGHBORHOODS (South)



SURROUNDING NEIGHBORHOODS (North)





SURROUNDING HOMES



KERR DRUG



Massage Envy

Fantastic Sams



Hibachi Sushi



8311 north
ITALIAN CHOPHOUSE

KROGER One of the nation's largest retail grocery chains with over 2,486 stores in 31 states nationwide. www.kroger.com

KERR DRUG With over 100 stores throughout the Carolina's this pharmacy chain is headquartered in Raleigh, NC. www.kerrdrug.com

BANK OF AMERICA With over 6,100 retail banking offices and more than 18,500 ATMs, Bank of America is one of the world's largest financial institutions, serving individual consumers, small- and middle-market businesses and large corporations with a full range of banking, investing, asset management and other financial and risk management products and services. www.bankofamerica.com

FEDEX KINKOS With over 1,900 locations, FedEx Kinko's provides customers and businesses worldwide with office, printing, packing and shipping services. www.fedex.com

MASSAGE ENVY Provides customers massage therapy with more than 500 locations across the United States. www.massagenvy.com

FANTASTIC SAM'S One of the largest full service hair care franchises with over 1,350 salons located throughout North America. www.fantasticsams.com

DURON PAINT Has been providing professional paint and paint related supplies since 1949 and is part of the Sherwin-Williams company. www.duron.com

SUSHI CITY A Japanese take out restaurant serving Hibachi, sushi, and Thai dishes. www.hibachisushi.com

RANDSTAD With over 5,200 branches in 50 countries, Randstad offers a comprehensive range of HR services including staffing and job placement. www.randstad.com

PITA DELITE Established in 1987 with seven locations throughout the state, Pita Delite serves healthy Mediterranean cuisine. www.pitadelite.com

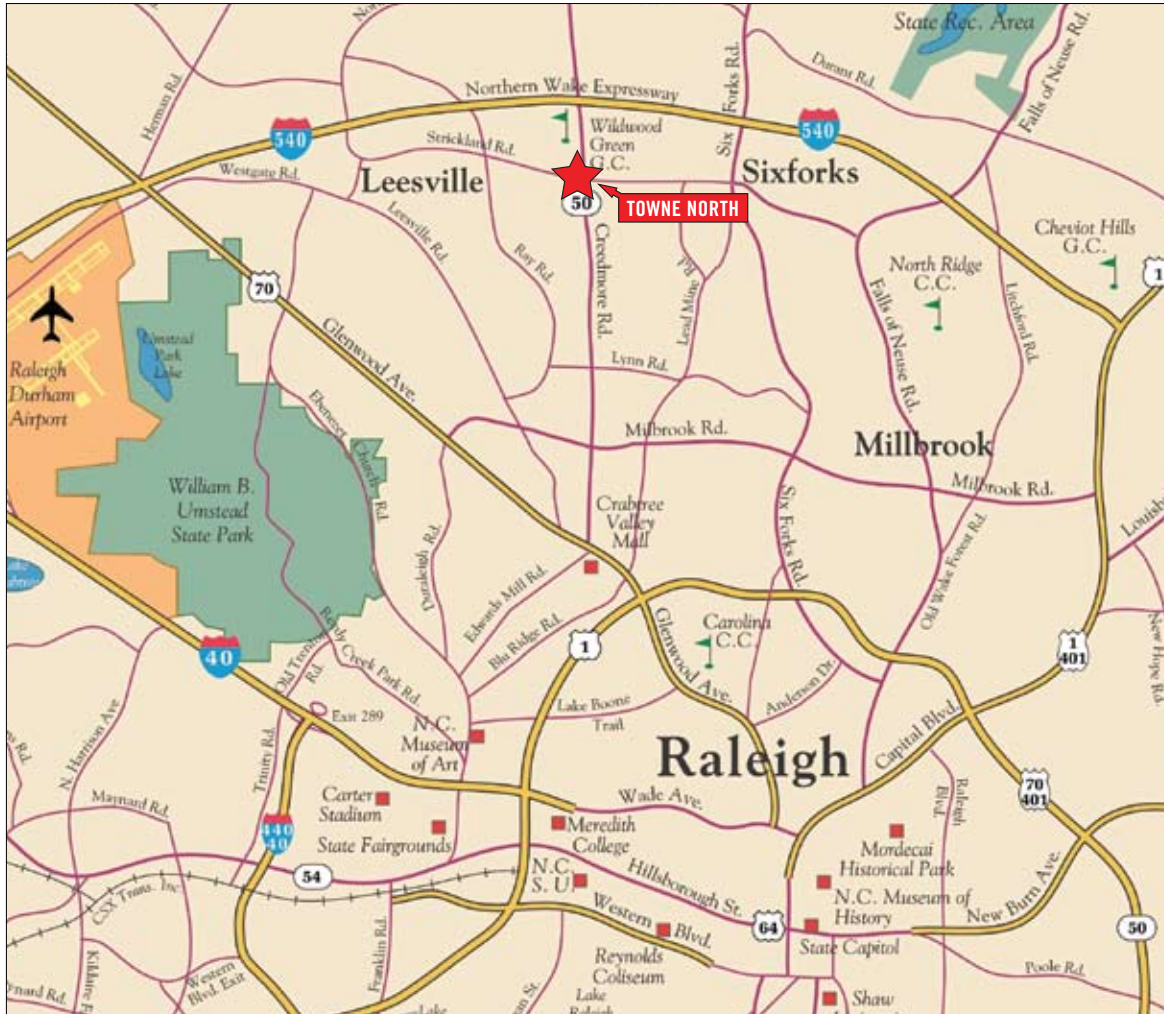
8311 NORTH ITALIAN CHOPHOUSE North Raleigh's premier Italian restaurant presented by the Cinelli Family offering a choice of family or adult dining and authentic family recipes. www.gianniandgaitanos.com





BRENNAN STATION (Adjacent)

TOWNE NORTH (Outlined Property)



RALEIGH

RESEARCH TRIANGLE MSA HIGHLIGHTS

- Located in the Research Triangle Region - Population of 1.8 Million - Raleigh-Durham-Chapel Hill MSA
- Home of Research Triangle Park - the largest university related research park in the world with over 50,000 employees and encompassed by the City of Durham
- Three major research universities, (Duke, UNC-CH, NC State)

WHAT OTHERS SAY:

- #1 Boom Town in America—Business 2.0
- #1 Best Place to Live—Money
- #1 City of Education—Forbes
- #1 Business Climate—Site Selection
- #1 Best City for Jobs—Forbes
- #1 Region of Biotechnology—Milken Institute





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