

FOR PRE-LEASE + PRE-SALE

# 9400

BRIER CREEK PKWY

## FOR LEASE

FIRST FLOOR RETAIL

10,149 total square feet

## FOR SALE

SECOND FLOOR  
OFFICE/MEDICAL CONDO

11,466 total square feet

THIRD FLOOR  
OFFICE/MEDICAL CONDO

8,063 total square feet

**TRINITY**  
PARTNERS





## THE OFFERING

Trinity Partners, on behalf of the owner is pleased to serve as exclusive advisors for the leasing and sales of the new mixed-use development located in Brier Creek. This project offers prominent exposure for businesses and retailers fronting Brier Creek Parkway in an established yet continuously growing submarket.

## PROPERTY HIGHLIGHTS

<b>LEASE RATE</b>	First floor retail: \$37.00 psf, NNN
<b>SALE PRICE</b>	Second/Third floor office: \$260.00 psf
<b>ADDRESS</b>	9400 Brier Creek Parkway Raleigh, NC 27617
<b>ZONING</b>	CX-3-PK Commercial Mixed-Use
<b>TOTAL AVAILABLE</b>	28,862 SF building to be constructed > 10,149 retail available on first floor > 11,466 office/medical condo available on second floor > 8,063 office/medical condo available on third floor
<b>PARKING</b>	4.33:1000 > 125 total spaces, 30 covered parking spaces

## FOR LEASE

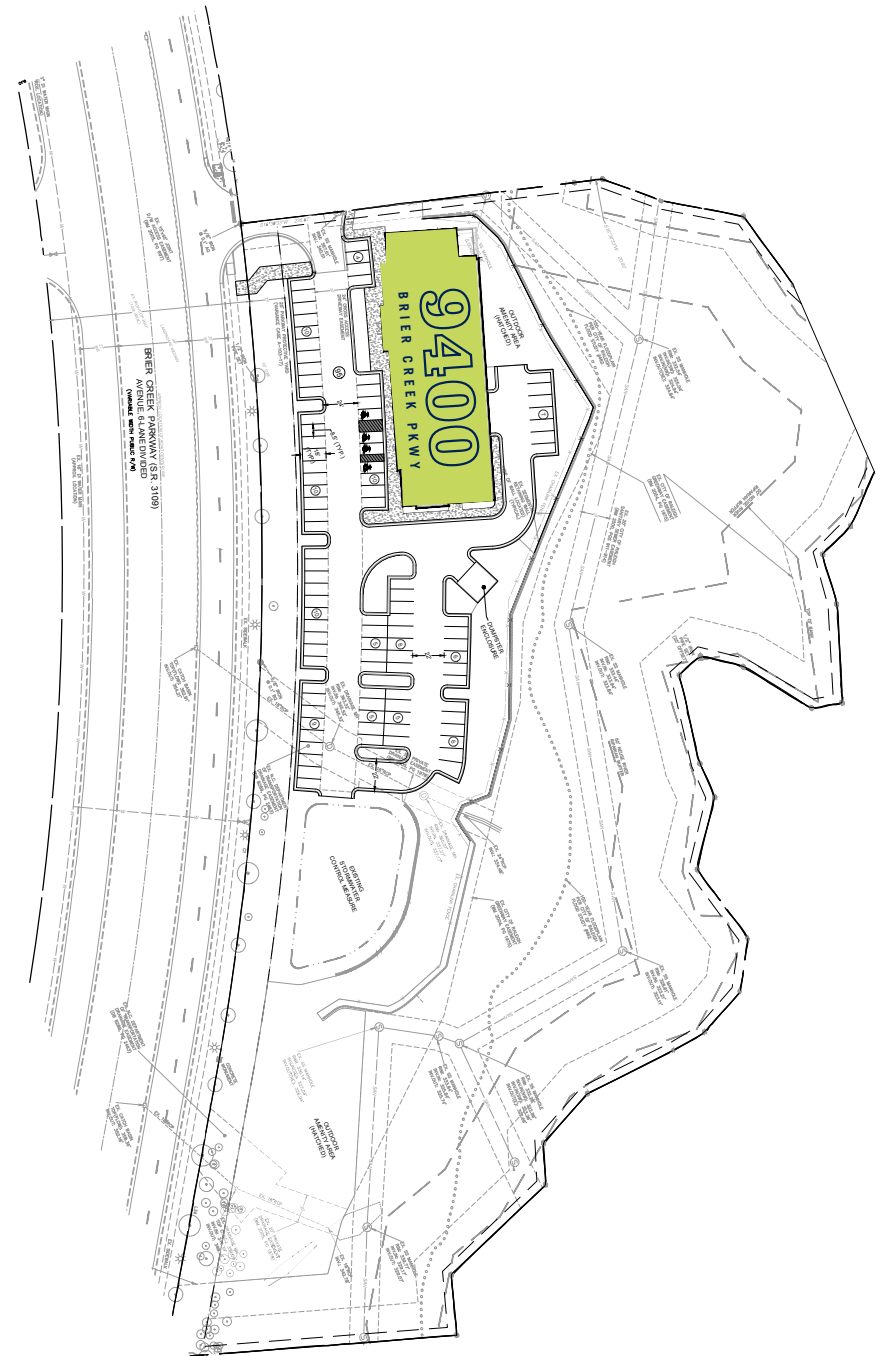
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## FOR SALE

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ARNOLD PALMER DR

BRIER CREEK PKWY

VOGEL ST

WILLEY ST

CERNY ST

WILLEY ST

9400  
BRIER CREEK PKWY

BRIER CREEK PKWY

FUTURE  
DEVELOPMENT

MELLOW  
MUSHROOM  
*coming soon*

FUTURE  
DEVELOPMENT

SHERWIN-WILLIAMS



# SUPERIOR LOCATION

9400 Brier Creek Pkwy is strategically located within the active Brier Creek Community with quick and easy access to major transportation corridors, and surrounded by abundant amenities and residential options.

## RDU INTERNATIONAL AIRPORT

Less than five miles from RDU International Airport. Tenants and their visitors have quick and easy accessibility to over 40 non-stop destinations.

## RESEARCH TRIANGLE PARK

Located on the main thoroughfare through Research Triangle Park, T.W. Alexander Drive, providing direct access to over 200 corporations.

## RALEIGH & DURHAM

Effortless drives to both Downtown Raleigh and Downtown Durham via I-540 and Highway 70 allows for unparalleled access to other businesses, housing options, universities, and amenities.

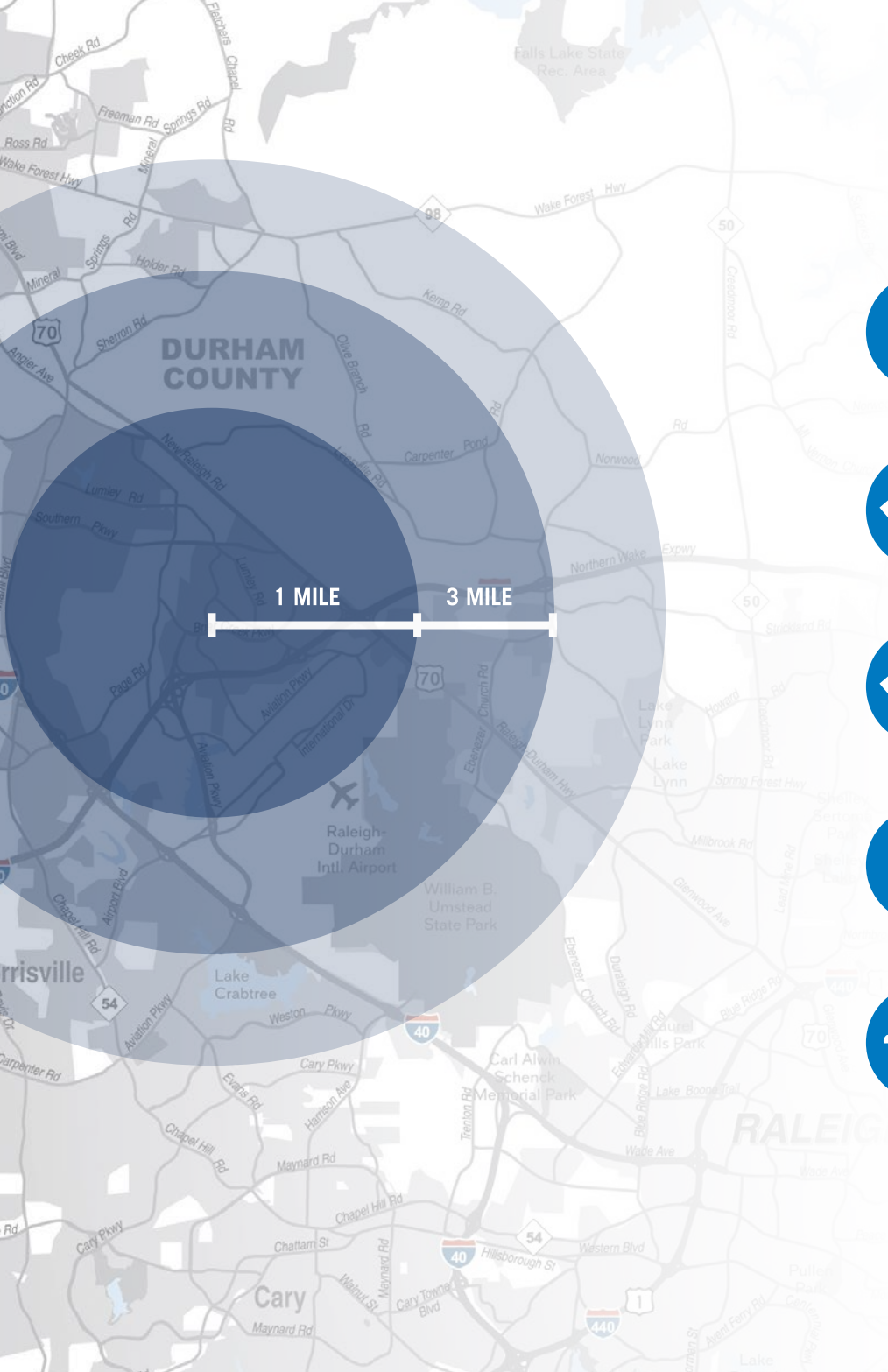
## HOUSING & AMENITIES

Brier Creek, a 2,000-acre master-plan mixed-use development is home to 4,500 apartments, 8,500 single-family homes, and 1.5 million SF of shopping, dining, and services.



# DEMOGRAPHICS

## BRIER CREEK - US 70/GLENWOOD SUBMARKET



### TOTAL POPULATION (2017)

1 mile - 7,516 | 3 mile - 24,619



### TOTAL HOUSEHOLDS (2017)

1 mile - 3,613 | 3 mile - 11,738



### AVERAGE HOUSEHOLD INCOME

1 mile - \$108,907 | 3 mile - \$97,531



### TOTAL BUSINESSES

1 mile - 233 | 3 mile - 1,514

### TOTAL EMPLOYEES

1 mile - 4,555 | 3 mile - 32,123



(0.32 mile) Globe Rd + Aviation Pkwy - 18,730 VPD

(0.71 mile) Brier Creek Pkwy + Lumley Rd - 18,060 VPD

(0.76 mile) I-540 + Lumley Rd - 90,000 VPD

Traffic counts from 2013

Look for the car icon on the next page for locations

SOURCE: STDB Reports, May 2017



**BRIER CREEK NEIGHBORHOOD:  
GOLF COURSE + COUNTRY CLUB**



ASHLEY PARK

THE PRESERVE

**ALEXANDER PLACE SHOPPING CENTER**

KOHL'S PETCO

STARBUCKS COFFEE CAROLINA ALE HOUSE RED ROBIN

Moe's COLD STONE

+ more

**BRIER CREEK COMMONS SHOPPING CENTER**

TARGET brasa TJ-maxx

BI'S Brixx DICK'S SPORTING GOODS

RISE REGAL CINEMAS PETSMART

+ more

**BRIERDALE SHOPPING CENTER**

EARTH FARE Chick-fil-A

PINOT'S PALETTE Leo Two Magroes

+ more

BRIER CREEK ELEMENTARY

BRIER CREEK MEDICAL PARK + DUKE HEALTH

JAMISON

WATERSTONE

THE PROVIDENCE

COLONIAL GRAND

GLOBE CENTER

**KEY**

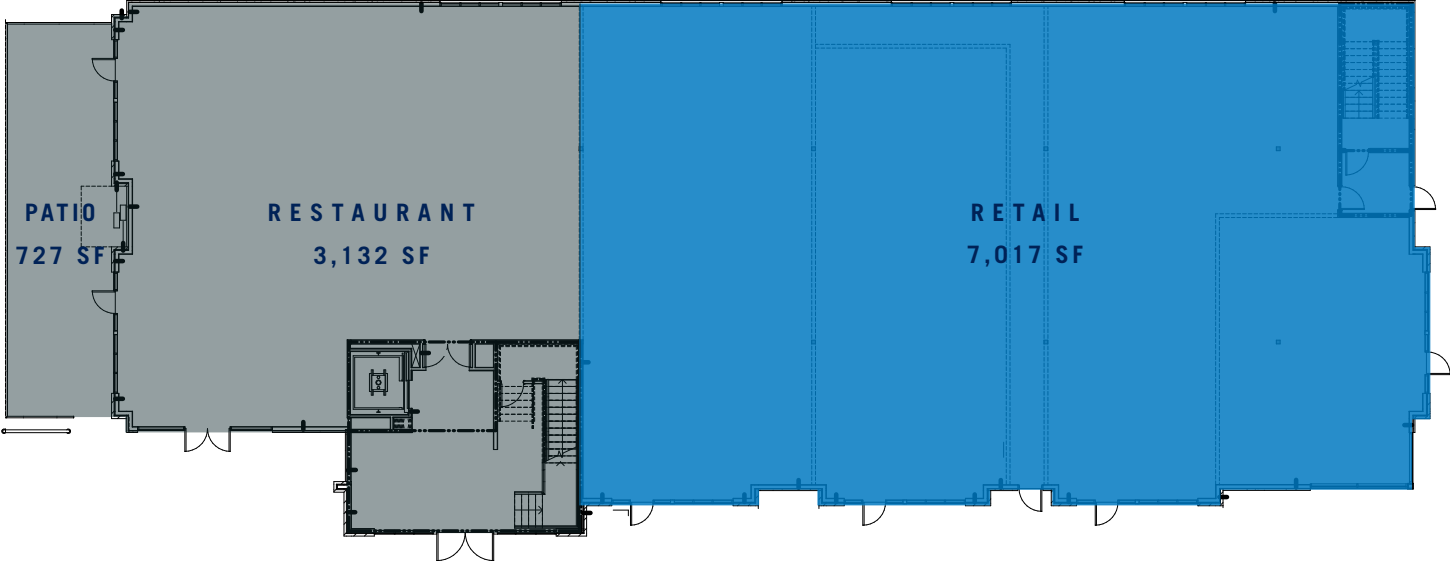
APARTMENTS / HOMES SHOPPING / RETAIL OTHER





# FIRST FLOOR RETAIL

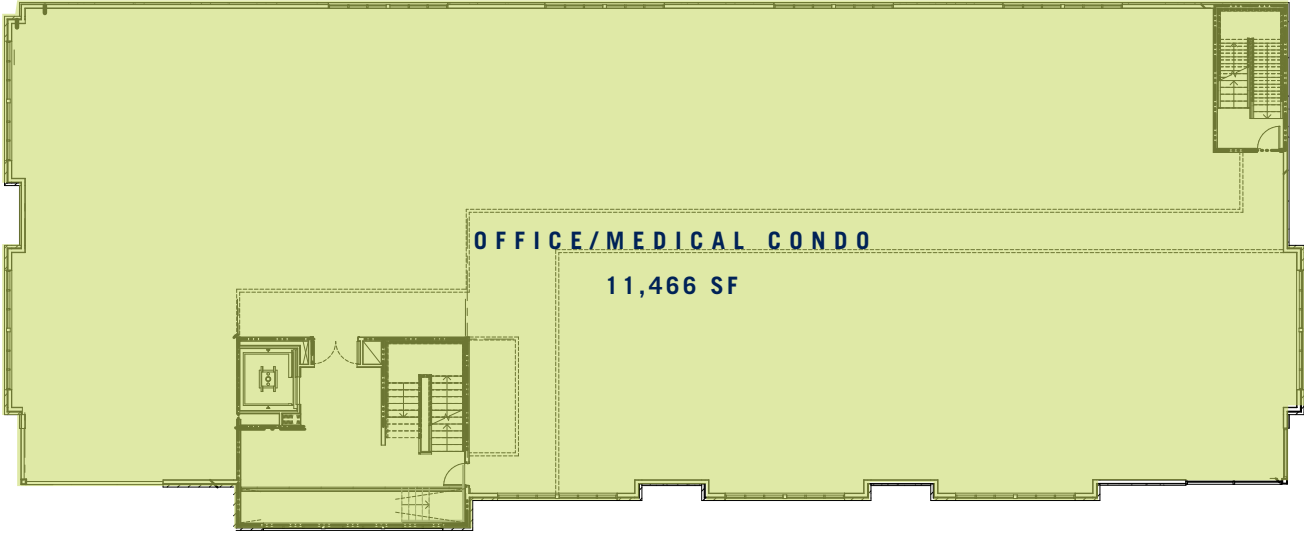
10,149 SF AVAILABLE



*\*ADDITIONAL ROOF TERRACE POSSIBLE ON 3RD FLOOR*

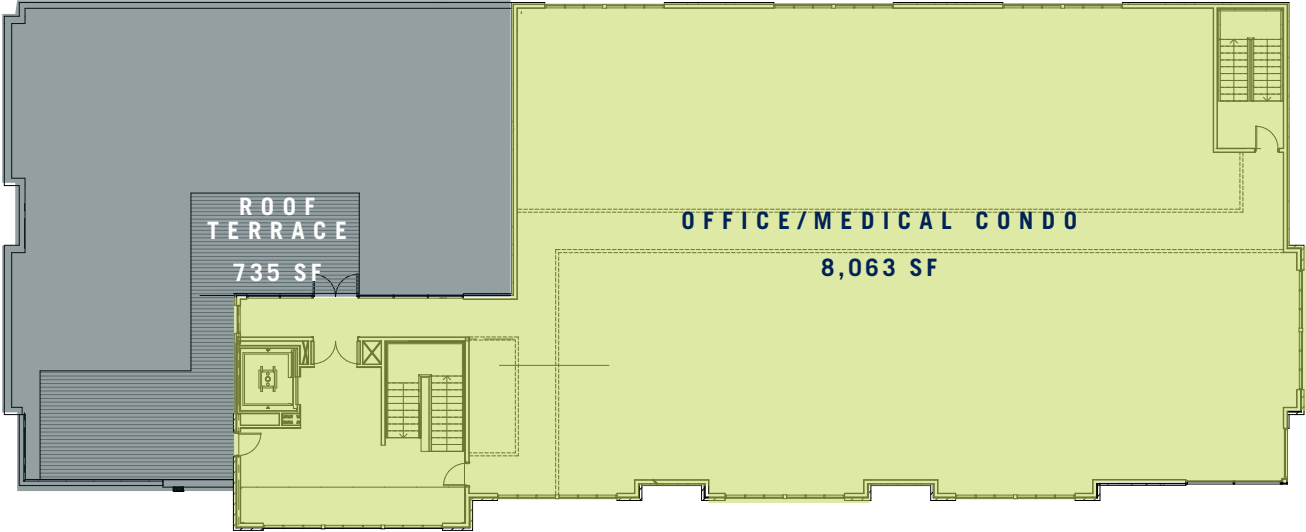
# SECOND FLOOR OFFICE/MEDICAL CONDO

11,466 SF AVAILABLE



# THIRD FLOOR OFFICE/MEDICAL CONDO

8,063 SF AVAILABLE



The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.





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