

**AVISON
YOUNG**



RETAIL SPACE FOR LEASE

Lynnwood Collection

Lynn & Creedmoor Road
Raleigh, NC 27612

Partnership. Performance.

Opportunity

Lynnwood Collection is a prominent shopping center at the busy intersection of Creedmoor Road and Lynn Road. The center has a good mix of regional and national tenants. Lynnwood Collection is surrounded by numerous residential developments and is half a mile from both Jeffreys Grove Elementary School and Lynn Road Elementary School. **Crunch Fitness coming soon!**

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Platinum member

Lynnwood Collection

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Available for Lease

Available sf	Suite 112: 1,400 sf Suite 130: 2,500 sf Suite 186: 1,520 sf Suite 190: 1,460 sf
Location	Located at the busy intersection of Creedmoor Road and Lynn Road
Rental Rate	Call Broker for more information



2018 Demographics

(Esri)	5 Minutes	10 Minutes	15 Minutes
Total Population	36,194	130,022	285,378
Total Households	17,513	59,518	123,668
Average Household Income	\$96,453	\$104,380	\$103,308

Traffic Counts

(NCDOT)	Vehicles Per Day
Creedmoor Road	28,000
Lynn Road	21,000



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Tenant Roster

Suite	Tenant	Size	Suite	Tenant	Size
104	Banfield Pet Hospital	2,800 sf	138	Verizon	1,347 sf
106	Tobacco & Vapor	1,400 sf	140	My Nails	1,120 sf
108	Bada Wings	2,800 sf	Anchor	Crunch Fitness - Coming soon!	52,337 sf
112	AVAILABLE	1,400 sf	170	The UPS Store	1,500 sf
114	Wang's Kitchen	1,400 sf	174	Great Clip's	1,500 sf
116	Cookie Cutters	1,400 sf	178	Enterprise Rent-A-Car	1,500 sf
118	Xcellence Hair Salon	1,295 sf	182	Topper's Pizza	1,520 sf
120	Body and Brain Center Yoga	1,295 sf	186	AVAILABLE	1,520 sf
122	Fred Astaire Dance Studio	2,100 sf	190	AVAILABLE	1,460 sf
126	Burn Boot Camp	4,168 sf	ATM	Bank of America	270 sf
130	AVAILABLE	2,500 sf			



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