

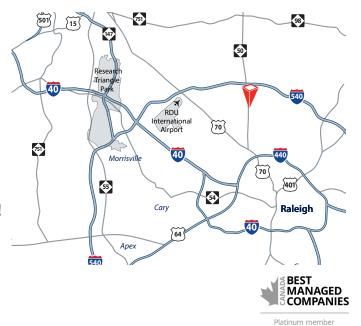
Lynnwood Collection Lynn & Creedmoor Road Raleigh, NC 27612

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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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	Traffic Counts	
Total Population	36,194	130,022	285,378	(NCDOT)	Vehicles Per Day
Total Households	17,513	59,518	123,668	Creedmoor Road	28,000
Average Household Income	\$96,453	\$104,380	\$103,308	Lynn Road	21,000

AVISON Young

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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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