

H

3101 Hillsborough Street • Raleigh, NC

THE STANDARD AT RALEIGH **NC STATE** 

3101

±6,163 SF RETAIL OPPORTUNITIES



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For more info, please contact:

MATTHEW STEIN

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MARIA MAINARDI mmainardi@MSCretail.com 215.883.7393

### **PROPERTY DETAILS**

- New construction mixed-use student housing project on the doorstep of North Carolina State University
- Comprised of 707 beds (233 units) and ±6,163 SF of ground floor retail and restaurant opportunities
- A rock's throw from campus and the athletic fields; tremendous visibility and foot traffic with access to public transportation
- Set in the heart of the city and along the retail corridor, this location provides easy access to adjacent retail and restaurants
- > Minutes away from the State Capitol building, the Convention Center and surrounding parks
- Delivery to retailers June 2020

### DEMOGRAPHICS

'Trade Area'' (Greater Midtown Boundary) 'Core'' (Midtown Improvement District)

2018 EST. POPULATION

1 mile: 20,564 3 mile: 100,822 5 mile: 218,083

2018 AVERAGE HH INCOME 1 mile: \$65,991 3 mile: \$90,543 5 mile: \$86,690 2018 EST. TOTAL EMPLOYEES 1 mile: 10,191 3 mile: 103,284 5 mile: 187,869 EST. WHITE COLLAR WORKERS

1 mile: 71.8% 3 mile: 74.0% 5 mile: 72.4%

#### NC STATE UNIVERSITY

Undergraduate Students	±24,500
Graduate	±11,000
Total Student Population	±35,500
Faculty/Staff	±8,800

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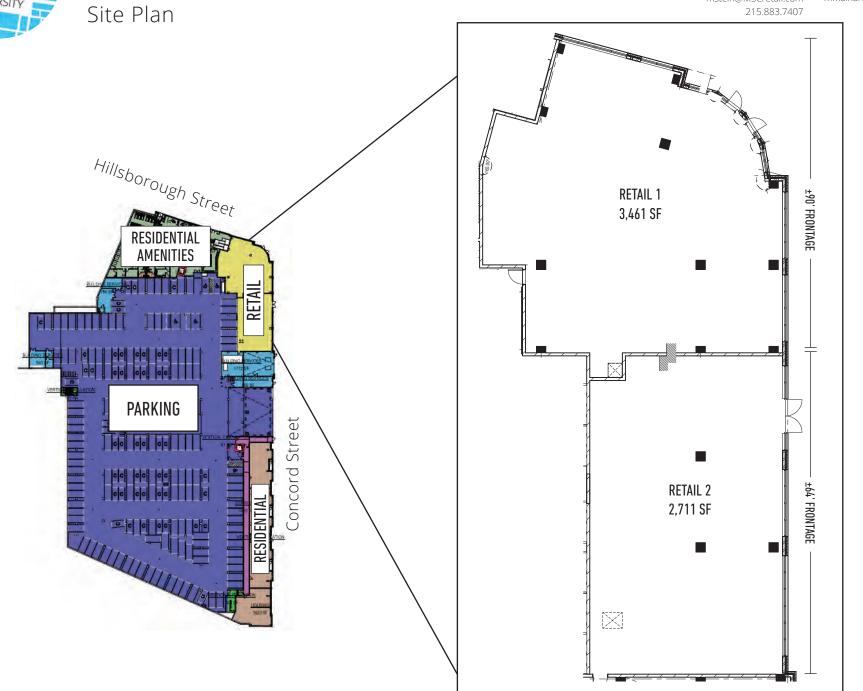
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Meredith College Wade Ave Centennial -0 MEREDITH VIEW RIGNEY Biomedical Jaycee Park **Cameron Village** Campus DIXIE FOREST GARDNER PLACE Trinity Rd СНОРТ **MINCH AICHO** Cantina 18 NC State Fair O (54) Harris Teete HOUSE. ER NARACAFE (54) CVS Hitely's Javern LL Hillsho JC Raulston VER Igh Si Caza Night Club GLENWOOD Arboretum red Fletcher Rose Garden WILM ON SITE Park Sushi & Tsune BIV N Capital GROVE PARK His PARK ROWE Cameron Village WESTOVER TOWNHOMES METHOD rough Street Checkers AMC CLASSIC Blueridge 14 Clark Ave 24 Raleigh Beer Garden sborough St **POWELL TOWNES** NC State Me AXBY AUTUMN WOODS Western Blvd E ON PARK TOWNHOMES BOULEVARD North **JNSET TERRACE** PLAYERS RETRIAT PARK Western Blvd **Carolina State** C' th Carolina Museum Daid's Dumping ROLINA DRIFTWOOD University Western Blvd CURRY of Natural Sciences VENUE ESTATES Museum NNHOMES **KENT ROAD** Jasmin E PARK TOWNHOMES 4011 North Carolina State Capitol HOMES **ELLINGTON PLACE** Pullen Park 🔮 flying Sauer Raleigh CAMBRIDGE KENTWOOD GORMANS-BURT Central Prison CORNER **Raleigh Union** Train Station ..... Centennial Pkw A The Pit Authentic HUNTERS CREEK EU HUMBLE PIE Barbecue TOWNHOMES VE BAGELS vhiskey⊻kitche Smas CARDINAL HILLS BOYLAN FALCON RIDGE Raleigh HEIGHTS **Convention Center** HUNTERS INDIAN HILLS CROSSING WOODS BRYN MAWR MARTIN HOMES ATHENS WOODS Ferry Rd WYNNEWOOD Dorothea Dix Park Martin Luther King Jr Blvd PARK DIMEVIEW

Aerial