



# Available

## Property Highlights

- Well-leased mall with excellent shadow anchors (Target, Marshalls, Aldi, Hobby Lobby) that consistently drive traffic to this retail destination
- Site boasts numerous access points from Hwy 1 / Capital Blvd (51,000 VPD)
- The Sears accounts for 12% of the overall mall GLA
- Located within a densely populated region and pulls from a large trade area that is home to over 340,000 people within a seven-mile radius. The population is projected to increase 10% over the next five years and the area features an average household income of approximately \$105,000. Raleigh-Durham-Cary-Chapel Hill was recently projected to be one of the fastest growing large cities in the U.S. between now and 2030. The MSA welcomed 900,000 newcomers for a 68%.
- This Sears location along the Route 1 retail submarket is home to over 10 million SF of retail space that is collectively 97.3% leased. The submarket has experienced positive net absorption over 850,000 square feet and a 15.8% rental rate growth over the last five years. Submarket fundamentals remain positive with rent growth expected to increase 10%+ over the next two years and retail development projected to be limited.

## Sears - Triangle Town Center

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## Key Retailers



[us.jll.com/retail](http://us.jll.com/retail)





Area Profile	1 Mile	3 Miles	5 Miles
Population	5,728	86,889	195,240
Households	2,384	33,534	77,281
Average Household Income	\$71,110	\$80,687	\$95,804



