

RETAIL FOR LEASE

TRIANGLE EAST COLLABORATIVE (TEC) AT EASTFIELD CROSSING
SELMA, NORTH CAROLINA (RALEIGH MSA)



**Image is for illustrative purposes and is subject to change.*

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LEASE BROCHURE

PROPERTY SUMMARY

TRIANGLE EAST COLLABORATIVE (TEC) AT EASTFIELD CROSSING
SELMA, NORTH CAROLINA (RALEIGH MSA)



SPACE SUMMARY

Property Type	Mixed-Use	Parking	580 surface spaces
Total Available SF	up to +/- 23,000	Market	Triangle East
Building Size	+/-75,000 SF	Submarket	Johnston County
Zoning	COM	Rental Rate	\$18.00 SF / NNN

PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- 2,400 - 23,000 +/- SF Available
- Six (6) cold-shell units; can be combined
- High traffic counts and strong co-tenancy
- Tremendous highway (I-95) visibility with over 650' of road frontage on JR Road
- Located directly off of I-95 and US-70 in Johnston County, the property is adjacent/across the interstate from the Carolina Premium Outlet Mall
- Existing Tenants include Fresenius Medical Care, Old North State Food Hall, NC Crafthouse, Opportunity Zone co-working space, and JR's Outlet
- Adjacent to the Eastfield Crossing Master Planned project with 3 million Sq Ft of Retail, Hospitality (3 Hotels), and Entertainment. It also features a 1.6 million Sq Ft Business Park, and adjoining Residential elements.



SITE PLAN

TRIANGLE EAST COLLABORATIVE (TEC) AT EASTFIELD CROSSING
 SELMA, NORTH CAROLINA (RALEIGH MSA)



SPACE AVAILABLE FOR LEASE

SPACE	SQ. FT.	DIMENSIONS
SUITE A	+/- 4,165	35'9" x 116' x 5"
SUITE B	+/- 3,553	30'5" x 116' x 5"
SUITE C	+/- 5,079	43'6" x 116' x 5"
SUITE D	+/- 5,079	43'6" x 116' x 5"
SUITE E	+/- 2,700	42' x 64' 3"
SUITE F	+/- 2,400	42' x 57' 6"

*Dimensions are approximate

*SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND FEATURES APPROX. DIMENSIONS. SUBJECT TO CHANGE

TRIANGLE EAST COLLABORATIVE AT EASTFIELD CROSSING RETAIL SPACE | 67 JR ROAD, SELMA, NC 27576

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The information presented here is deemed to be accurate and is not to be relied upon independently, verified, or taken as a guarantee, warranty, or representation to any third party. Conditions, restrictions, and other information may apply.

TRAFFIC COUNTS & RETAIL

TRIANGLE EAST COLLABORATIVE (TEC) AT EASTFIELD CROSSING
SELMA, NORTH CAROLINA (RALEIGH MSA)



AREA BUSINESSES

- | | |
|---|--|
| <p>1 BOJANGLES
BP
COOKOUT
DUNKIN' DONUTS
ECONOLOGIE
MCDONALDS
POPEYES
SHELL
WARRLE HOUSE</p> <p>2 SMITHFIELD PLAZA
VALMART
PETSMART
GAMESTOP
GNC
SALY'S BEAUTY
CHICK-FIL-A</p> <p>3 CENTRE POINT PLAZA
BELK
BURKES OUTLET
AARONS AUTOMOTIVE
DOLLAR TREE
SUBWAY
MCDONALDS
TACO BELL</p> | <p>4 LOWES
APPLEBEES
CURVES
CVS
GREAT CLIPS
HARDERS
MATTRESS FIRM
MURPHY'S USA
OFFICE MAX
PAPA JOHN'S</p> <p>5 DEWANNES HOME & GARDEN</p> <p>6 CAROLINA PREMIUM OUTLETS*
ADIDAS
AMERICAN EAGLE OUTFITTERS
ANN TAYLOR
BANK OF AMERICA
CANOLINA POTTERY
GAP
J.CREW FACTORY
KAY JEWELERS
MERRELL
PACSONI
YANKEE CANDLE</p> |
|---|--|
- *INDICATES PARTIAL LIST
- *Traffic Count Source: NCDOT



Eastfield Crossing

- TRIANGLE EAST COLLABORATIVE (TEC)**
- NC CRAFTHOUSE
 - FREENIUS MEDICAL CARE
 - J.R'S OUTLET
 - OLD NORTH STATE FOOD HALL
 - THE OPPORTUNITY ZONE
 - CO-WORKING SPACE

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DEMOGRAPHICS

TRIANGLE EAST COLLABORATIVE (TEC) AT EASTFIELD CROSSING
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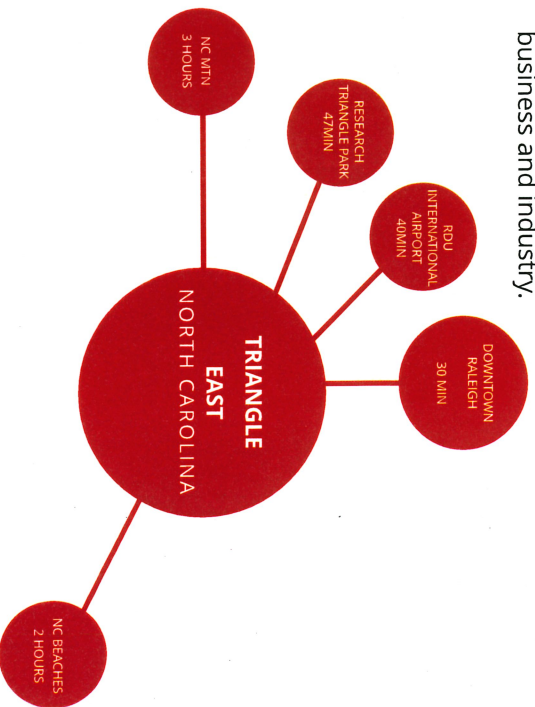


TRIANGLE EAST NORTH CAROLINA

Located inside of the Raleigh metro the Triangle East Region is comprised of nine unique communities located within Johnston County and the Raleigh/Durham MSA.

The Triangle East Region benefits from a diverse business base including major industries such as Healthcare, Pharmaceutical, Biosciences, Advanced Manufacturing, Research & Development, Food Service, Education, and Business Services. It offers an affordable place to live with an exceptional quality of life, superb amenities and small town charm.

Its central location is within a 1-hour flight or 1-day drive to more than half of the U.S. population making it a desirable location for business and industry.



DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
2019 POPULATION	31,794	69,647	316,777
2024 PROJECTED POPULATION	35,444	74,209	345,225
AVERAGE AGE	38.3	38.2	38.0
HOUSEHOLDS	11,809	25,533	116,873



LOCATION



The Triangle East Region of North Carolina is centrally located as the half-way point along I-95 connecting the entire eastern seaboard from Miami FL to Portland, ME. With a population exceeding 95 million people, the I-95 corridor offers uninterrupted distribution to every major market in the United States.