

# THE CORNERS

AT BRIER CREEK

[Map Link](#)

NWQ TW ALEXANDER DR AND HWY 70 (GLENWOOD AVE), RALEIGH, NORTH CAROLINA  
4233 Corners Parkway

Phase 1 of *The Corners at Brier Creek* is now open. The center is anchored by a 64,000 square foot *Harris Teeter*. This store is already one of their top performing stores in the market. This new *Harris Teeter* prototype is the largest in the area. We now have **one remaining space available** for lease in this phase of the project. Please inquire about additional phasing of project if remaining space does not suite your needs.

## ***The Corners at Brier Creek***

The *Corners at Brier Creek* is the last large undeveloped parcel in the *Brier Creek* area. This 130-acre mixed-use project is situated on the northeast corner of Hwy 70 and TW Alexander Dr. We have 2 large retail parcels separated by a loop road. The grocery pad has an FFE of about 376 and the rear pad, tract 2, will sit at about 392. The *Harris Teeter* opened in July 2017. The attached package has a site plan showing the outparcel pads inside the loop and a larger parcel outside the loop. The outside loop site plan, tract 2, is a placeholder. *The Corners* will have direct access to the new *Del Webb* project which is well underway at this time. *Del Webb* is building about 1275 units over a two year period have been actively delivering units for the last year. *Kotarides'* apartment development is now open to the east of the project. *Cambridge Properties* will be building up to 316 Independent living units on 13.5 acres across AAC Blvd from Wake Med Hospital. *Davis Development* is building an apartment development south of the *Wal-Mart* and *MI Homes* is planning a new 500 home development next to the *Pulte* townhome development. Adjacent to the *Del Webb* tract a developer is planning an additional 2400 homes on a 210-acre tract. The attached aerial shows over 2000 additional apartment units now under construction in the Brier Creek Submarket. There is only one large tract remaining preventing TW Alexander from connecting to Leesville Road to the east. TW Alexander is a major arterial into the Research Triangle Park, the RTP is one of the Triangles main employment centers accounting for the high employee population of over 171,245 people within 12-minutes. Please contact me with questions.

LEASING CONTACT

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## AVAILABLE SPACE

Outparcel 2= 0.75 AC and  
2964 SF



## RATE

Please call for pricing

## TRAFFIC COUNTS

Hwy 70 - 55,000 VPD  
Interstate 540 - 100,000 VPD  
TW Alexander - 21,000 VPD

## AREA RETAILERS

Best Buy, Kohls, Petco, Walmart, Dick's Sporting Goods, Michaels, Pier1 Imports, Target, Barnes & Noble, BJ's, HHGregg

## ANCHOR TENANT

**HarrisTeeter Neighborhood Food & Pharmacy**

## EXPANDED DEMOGRAPHICS

Trade Area Population: 453,397  
Trade Area Daytime Population: 308,714  
Trade Area Households: 190,774  
Trade Area Household Income: \$88,600

## PROPERTY INFORMATION

Will divide or combine  
Excellent visibility from Hwy 70 & TW Alexander  
Conveniently located near RDU airport and  
Research Triangle Park (5 minute drive time)

## LEASING CONTACT

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Demographics	2 Mile	3 Mile	6 Min DT	7 Min DT
(2018) Population	22,898	39,580	58,213	75,780
Average HH Income	\$121,685	\$121,464	\$115,989	\$111,579
Median HH Income	\$83,711	\$89,793	\$88,474	\$86,536
Business Est.	902	1,571	2,181	3,008
Daytime Employee Pop.	11,959	21,097	26,545	31,737
2018 Est. # HH	10,288	15,756	23,908	31,737

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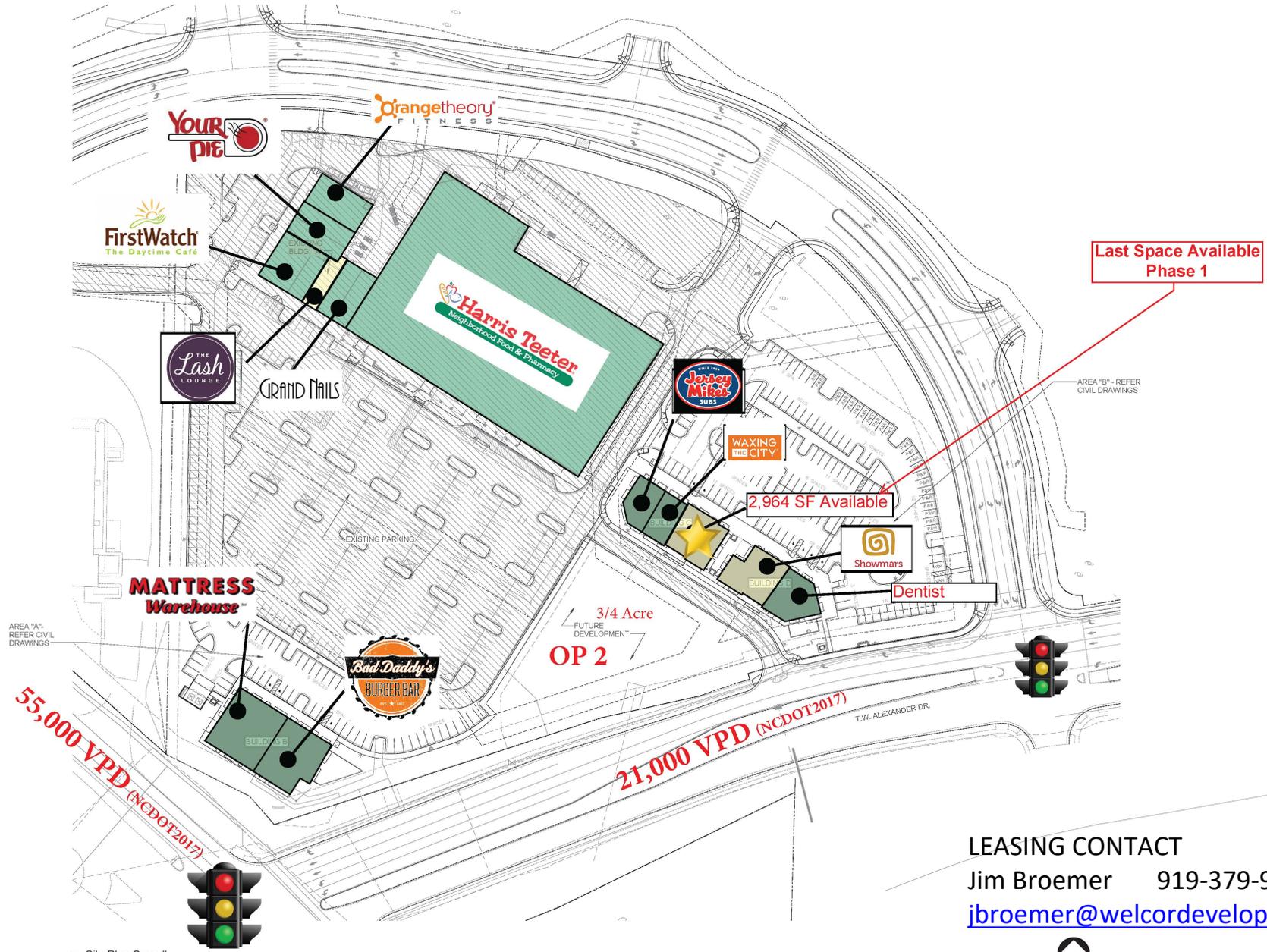
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