

YUGO MAXWELL

3101 HILLSBOROUGH STREET
RALEIGH, NC



±6,172 SF RETAIL OPPORTUNITY



YUGO MAXWELL

NC STATE UNIVERSITY

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

PROPERTY DETAILS

- ▶ *New construction mixed-use student housing project on the doorstep of North Carolina State University*
- ▶ *Comprised of 707 beds (233 units) and ±6,172 SF of ground floor retail and restaurant opportunity*
- ▶ *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*

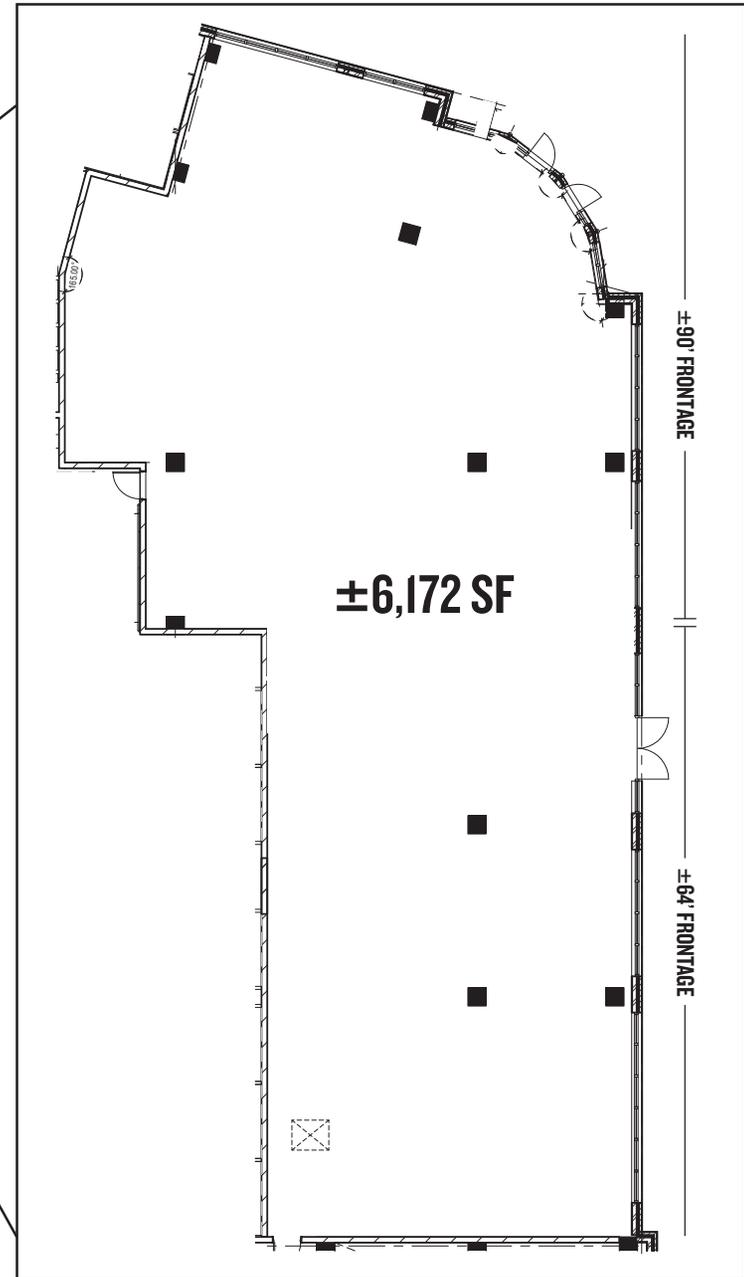
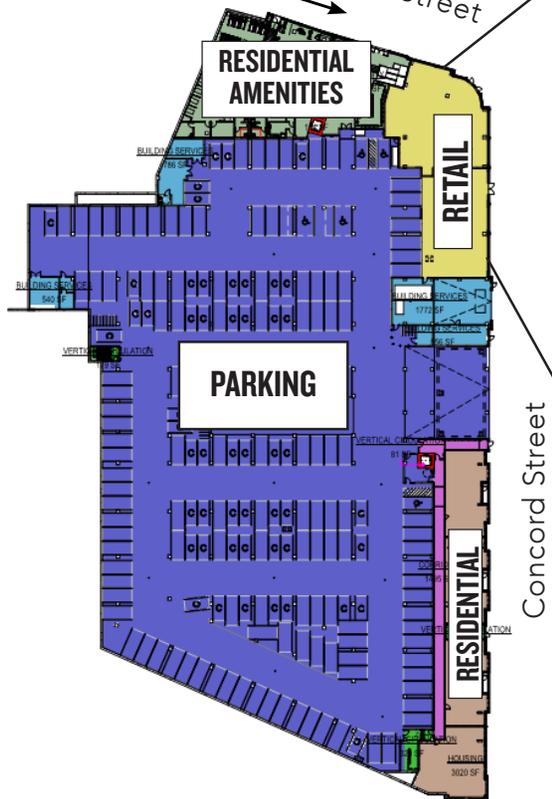
DEMOGRAPHICS

<i>EST. POPULATION</i>	<i>EST. AVG HH INCOME</i>
1 mi 21,579	1 mi \$98,224
3 mi 99,419	3 mi \$129,544
5 mi 221,702	5 mi \$119,304
<i>EST. EMPLOYEES</i>	<i>EST. WHITE COLLAR WORKERS</i>
1 mi 6,620	1 mi 71.6%
3 mi 84,501	3 mi 77.3%
5 mi 174,395	5 mi 74.9%

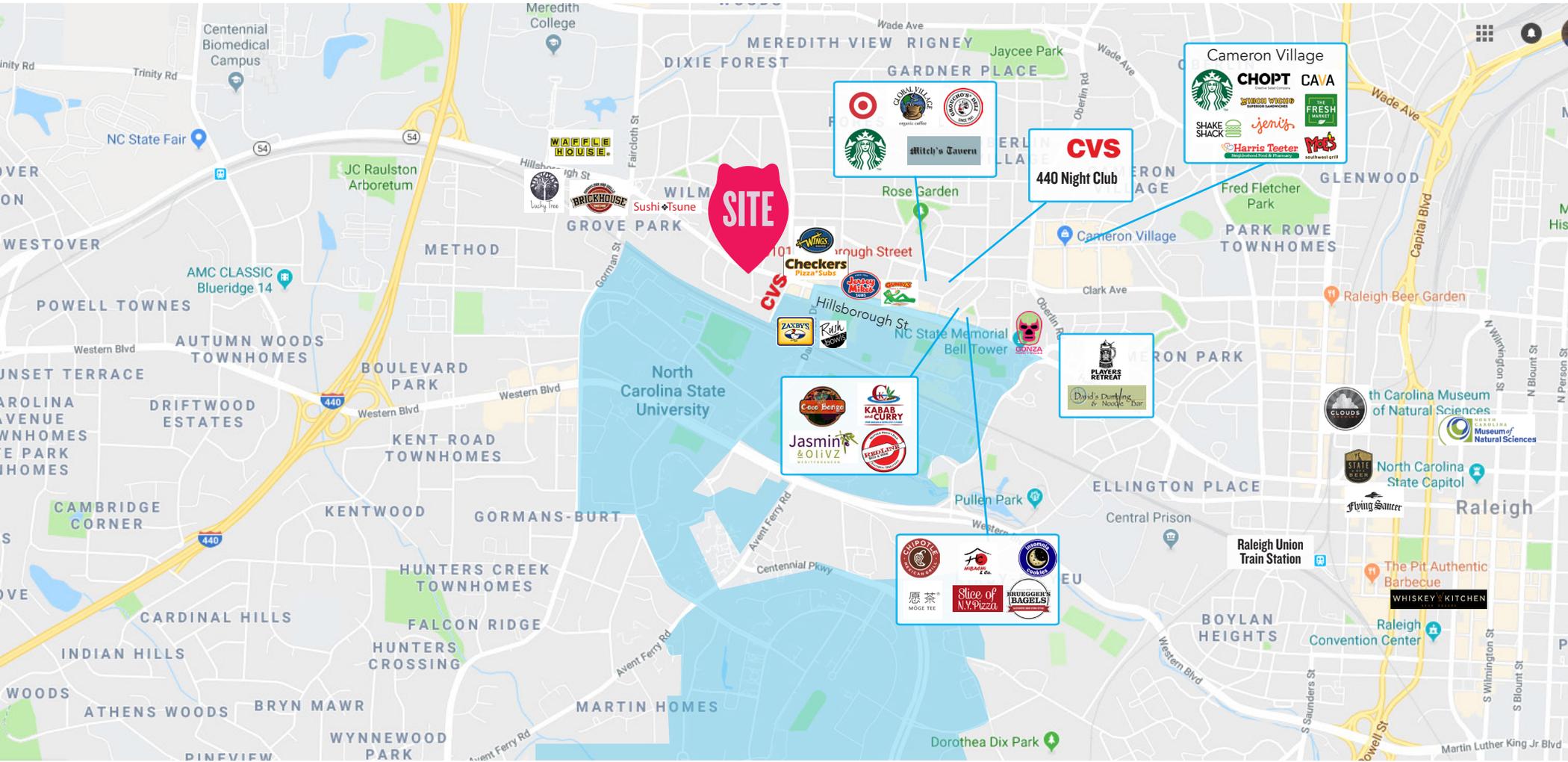
FLOOR PLAN

METERED STREET PARKING

Hillsborough Street



AERIAL





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