



±3,463-SF FORMER WENDY'S AVAILABLE

OUTPARCEL FOR LEASE

Kings Grant Commons

8050 Ten Ten Road, Raleigh, NC 27603

**AVISON
YOUNG**

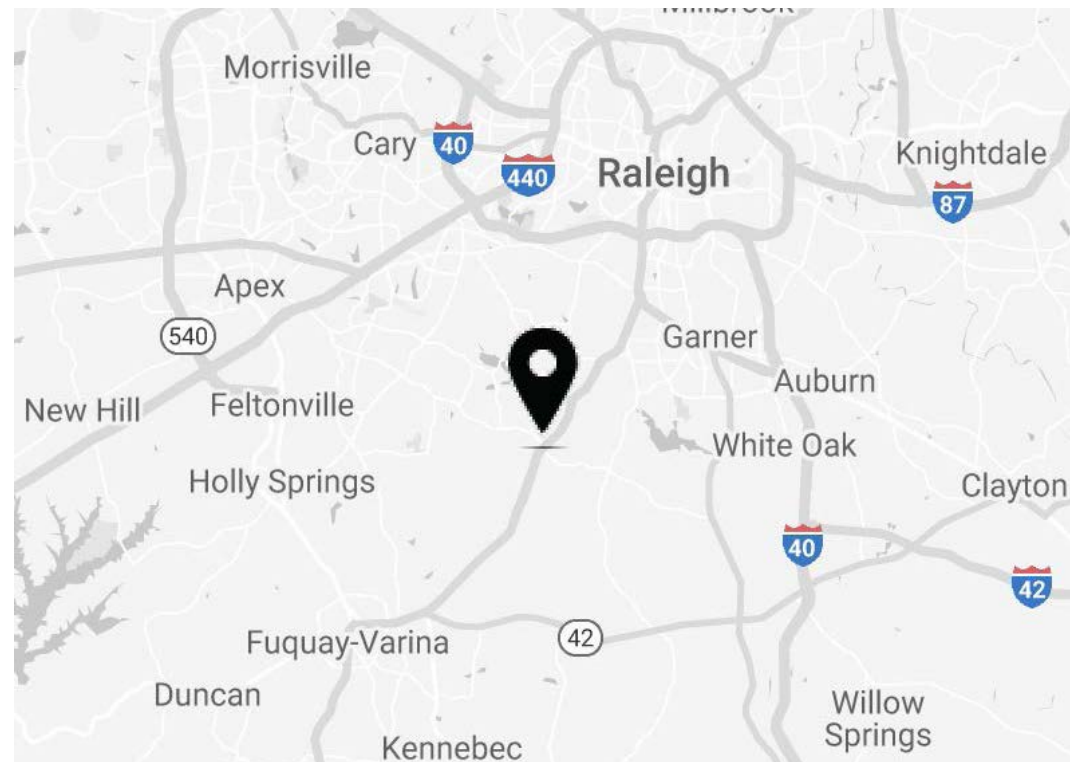
Property highlights

±3,463-sf former Wendy's
available for lease

Offering Summary

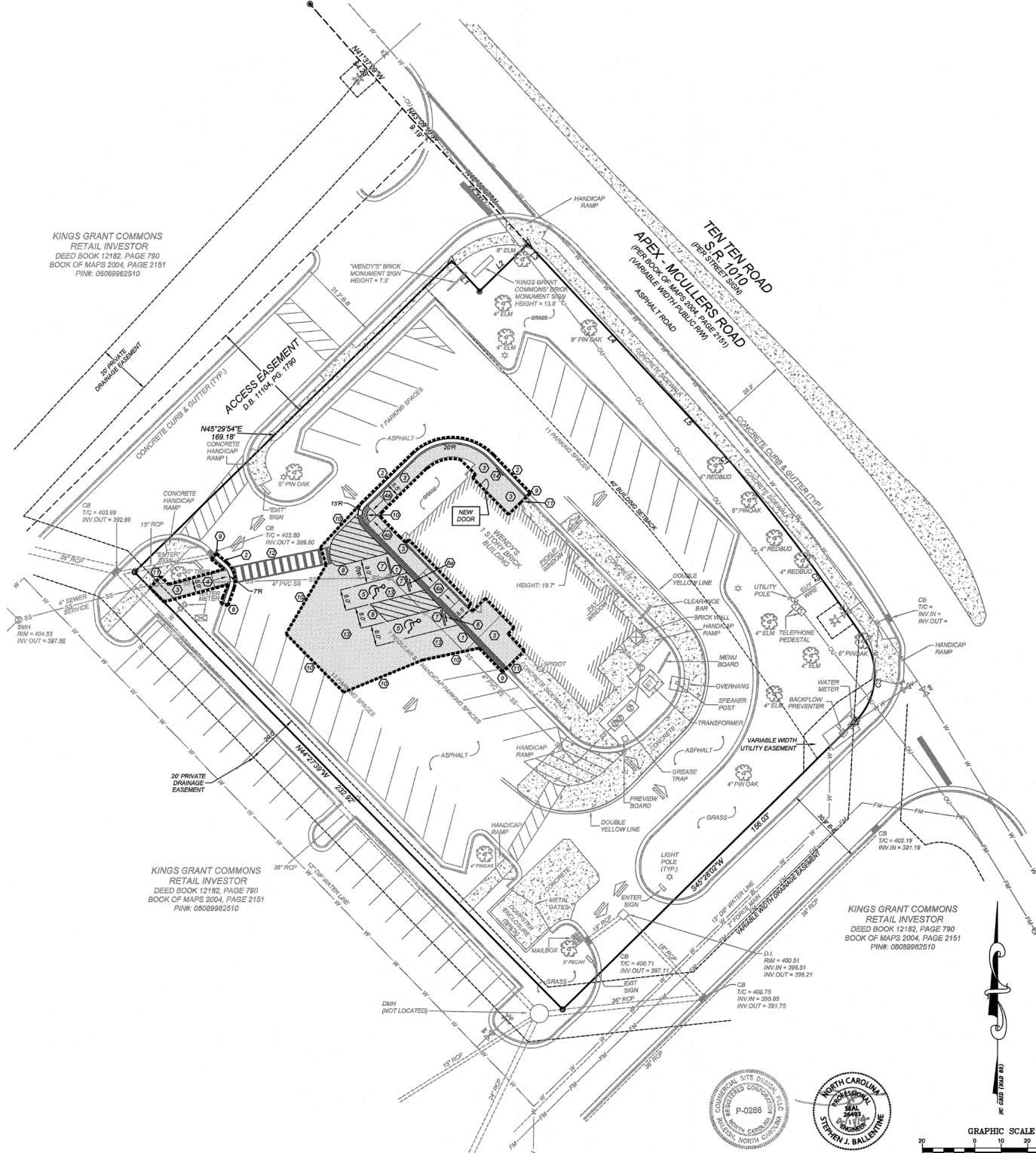
Lease Rate:	Contact broker for details
Available SF:	3,463 sf
Lot Size:	1 acre

- Existing drive-thru infrastructure
- Commercial kitchen hood and grease trap in place
- Ideal for quick-service, fast-casual, beverage concepts or financial institutions
- Prominent outparcel at Kings Grant Commons
- Located within a 100% leased shopping center
- Monument signage opportunity
- Strong visibility and easy access
- Established center with strong co-tenancy
- Existing restaurant buildout reduces costs and timing
- Ample on-site parking
- Rare second-generation restaurant opportunity in a proven retail corridor



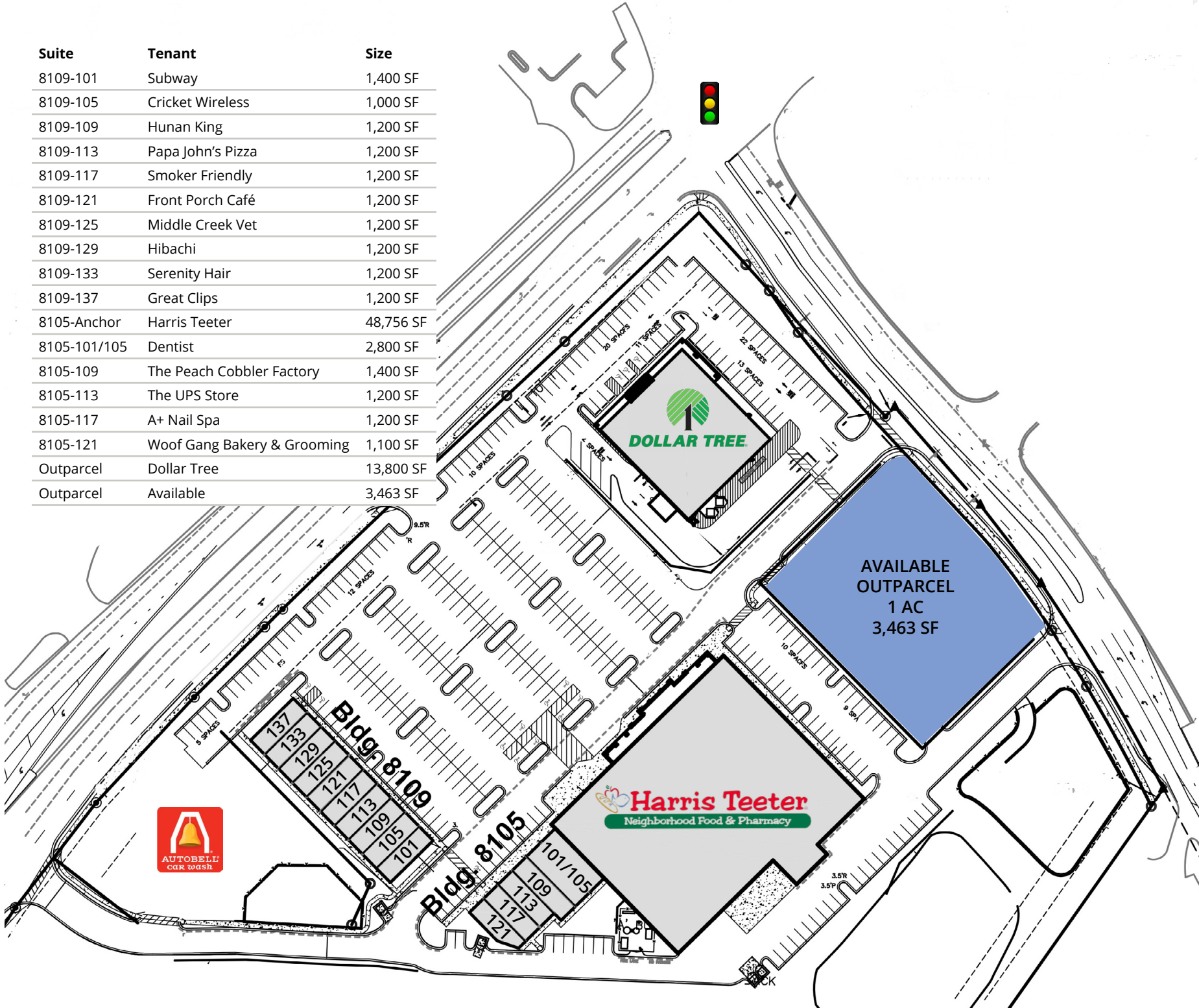


Site plan



Kings Grant Commons

Suite	Tenant	Size
8109-101	Subway	1,400 SF
8109-105	Cricket Wireless	1,000 SF
8109-109	Hunan King	1,200 SF
8109-113	Papa John's Pizza	1,200 SF
8109-117	Smoker Friendly	1,200 SF
8109-121	Front Porch Café	1,200 SF
8109-125	Middle Creek Vet	1,200 SF
8109-129	Hibachi	1,200 SF
8109-133	Serenity Hair	1,200 SF
8109-137	Great Clips	1,200 SF
8105-Anchor	Harris Teeter	48,756 SF
8105-101/105	Dentist	2,800 SF
8105-109	The Peach Cobbler Factory	1,400 SF
8105-113	The UPS Store	1,200 SF
8105-117	A+ Nail Spa	1,200 SF
8105-121	Woof Gang Bakery & Grooming	1,100 SF
Outparcel	Dollar Tree	13,800 SF
Outparcel	Available	3,463 SF



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Drive-thru

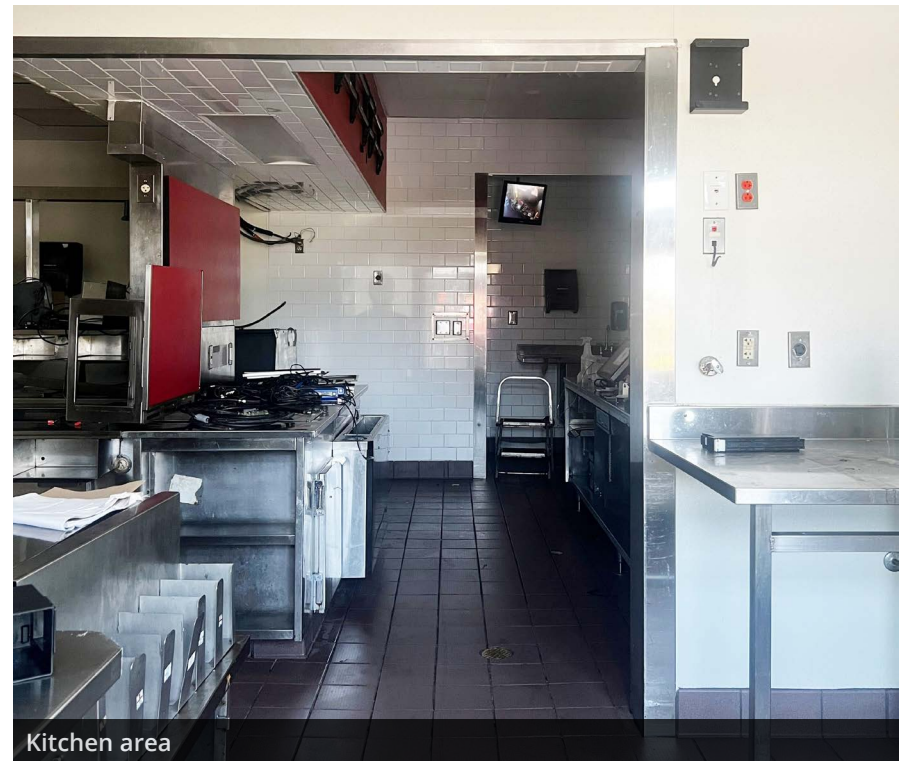


Drive-thru

Gallery

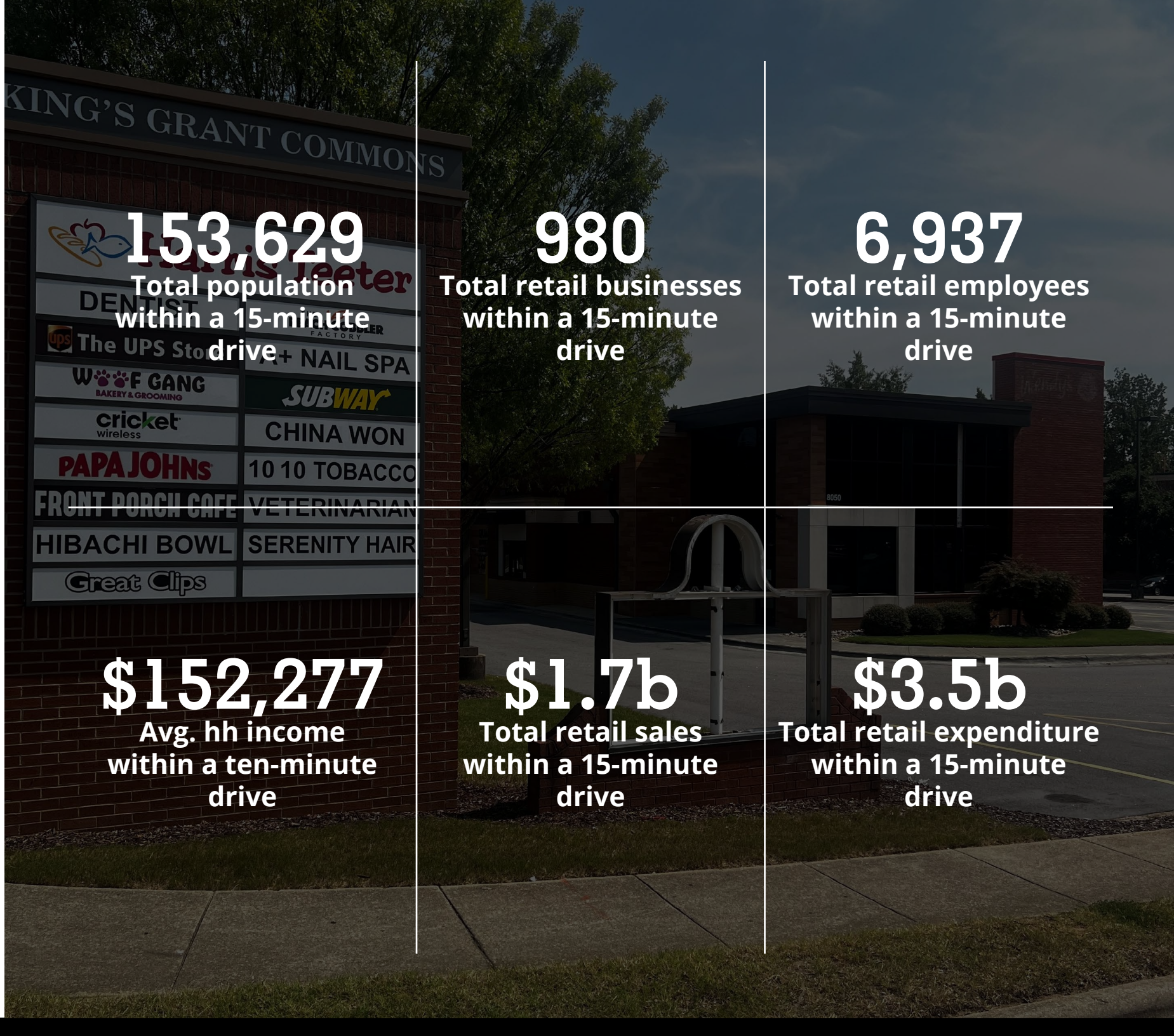


Dining area



Kitchen area

Demographics



153,629

Total population
within a 15-minute
drive

980

Total retail businesses
within a 15-minute
drive

6,937

Total retail employees
within a 15-minute
drive

\$152,277

Avg. hh income
within a ten-minute
drive

\$1.7b

Total retail sales
within a 15-minute
drive

\$3.5b

Total retail expenditure
within a 15-minute
drive

Let's talk.

Tommy Honey

Vice President

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KING'S GRANT COMMONS

 **Harris Teeter**

DENTIST

THE
PEACH COBBLER
FACTORY

 **The UPS Store**

A+ NAIL SPA

 **WAG GANG**
BAKERY & GROOMING

SUBWAY

cricket
wireless

CHINA WON

PAPA JOHN'S

10 10 TOBACCO

FRONT PORCH CAFE

VETERINARIAN

HIBACHI BOWL

SERENITY HAIR

Great Clips

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