



KNIGHTDALE MARKETPLACE

KNIGHTDALE, NORTH CAROLINA



SUPER-REGIONAL RETAIL SHOPPING CENTER LOCATED IN ONE OF RALEIGH NC'S FASTEST GROWING SUBMARKETS





PROPERTY OVERVIEW

ADDRESS

1006 SHOPPES AT MIDWAY DR,
KNIGHTDALE, NC 27545
210-304 HINTON OAKS BLVD,
KNIGHTDALE, NC 27545

SIZE

323,113 SF / 43.5 ACRES

YEAR DELIVERED

2007/2008

OCCUPANCY

100%

PROFORMA NOI

\$5,864,729

NOI CAGR

2.4% (10-YR) / 2.1% (5-YR)

NOTABLE TENANTS

A Academy
SPORTS+OUTDOORS



HomeGoods **Michaels**

TJ-maxx **ROSS**
DRESS FOR LESS®

Burlington **BARNES & NOBLE**
BOOKSELLERS
(COMING SOON!)

PETSMART



TARGET

(SHADOW)

(SHADOW)

INVESTMENT HIGHLIGHTS



Super-Regional Retail Shopping Center Located in One of Raleigh NC's Fastest Growing Submarkets with a 50+ Mile Trade Area



Explosive Submarket Home Development & Population Growth



Best-In-Class, High-Performing Tenant Line Up with Durable Cash Flow



Significant Mark-to-Market Opportunities with Strong NOI Growth



Future Opportunity to Add a Grocery Anchor as No Restrictions Exist



Disposition Optionality with Premier Outparcels



Poised for Significant Growth via Impending I-540 Belt-Line Completion

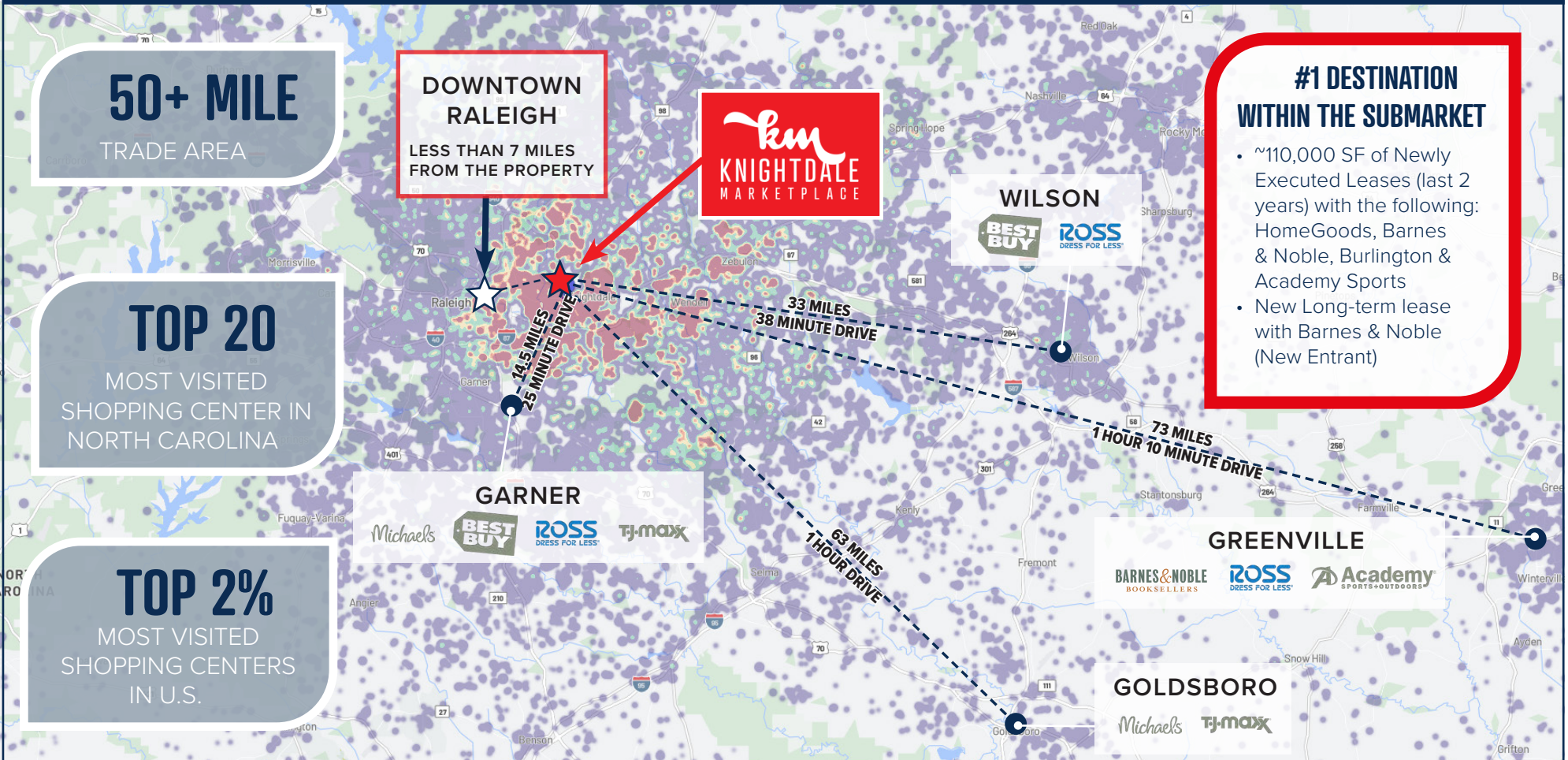
EXCEPTIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION			
2030	52,064	136,813	534,933
2025	45,337	124,003	488,386
Growth (2010-2025)	49%	36%	3%
HOUSEHOLDS			
2025	17,378	46,046	199,090
Growth (2010-2025)	50.0%	39.4%	41.8%
AVERAGE HH INCOME			
2025	\$114,396	\$112,904	\$127,269
Growth (2010-2025)	74.8%	84.4%	93.7%

KNIGHTDALE MARKETPLACE

EXTENDED DRAWING POWER - 50+ MILE TRADE AREA

STRATEGIC LOCATION IN RALEIGH MSA - #3 TOP JOB MARKET IN THE U.S.



7.0 MILLION VISITS
TO KNIGHTDALE MARKETPLACE
LAST 12 MONTHS

I-87 & I-540 →
SUPER-REGIONAL CONNECTIVITY VIA IMMEDIATE
PROXIMITY TO TOP RALEIGH INTERSTATES

I-540 IS CURRENTLY
UNDERGOING A MAJOR
EXPANSION (LARGEST IN NC
HISTORY)

TOP TIER RETAIL DESTINATION WITH HIGH-PERFORMING TENANT LINE UP

HOME TO TOP SALES PERFORMERS & A HIGHLY DURABLE INCOME STREAM

6.6+ YRS.

WEIGHTED AVG. TERM REMAINING

22

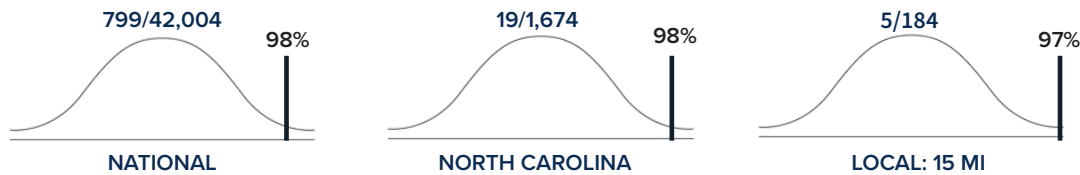
TENANTS IN THE CENTER HAVE 10+ YEARS OF TENURE

~11 YRS.

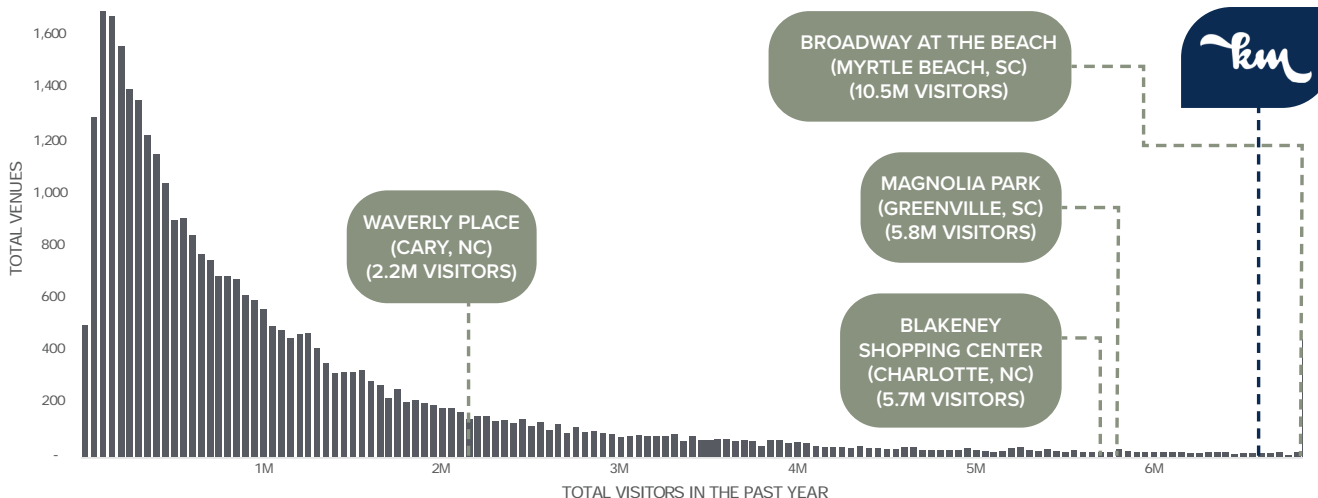
WTD. AVG. OPERATING HISTORY

SHOPPING CENTER PLACER A.I. RANKINGS

7M
ANNUAL VISITORS



ONE OF THE MOST VISITED SHOPPING CENTERS IN THE CAROLINAS



NOTABLE ANCHOR ANECDOTAL INFO



- ~18 Years of Tenure
- Explosive sales performance / growth
- Training store for the district



- Significant Term Remaining
- 14%+ YOY Sales Growth & "One of the best stores in the district by PSF"



- ~18 Years of Tenure
- Top 20% Sales Performer in U.S.
- Sales volume was #9 in the U.S. (last quarter)



- New Location within the submarket



- #1 Comp Sales Growth in District (out of 14-15 locations)
- Remodeled in 2022

20+ YEARS OF TENURE



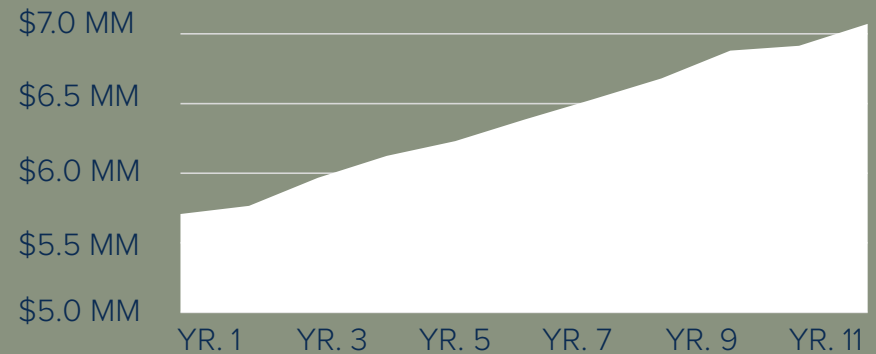
SIGNIFICANT MARK-TO-MARKET OPPORTUNITIES WITH STRONG NOI GROWTH

MARK-TO-MARKET

~55% OF THE PROPERTY'S GLA IS CURRENTLY BELOW MARKET

\$1.5M+ OPPORTUNITY TO INCREASE BASE RENTAL REVENUE

STRONG NOI GROWTH / CAGR



FUTURE OWNERSHIP WILL BENEFIT FROM NUMEROUS MARK-TO-MARKET OPPORTUNITIES AND WILL HAVE THE ABILITY TO FURTHER ENHANCE THE MERCHANDISING MIX.

NOTABLE NEAR-TERM EXPIRATIONS WITH BELOW MARKET RENTS

	Market Rent	% Below Market
KIRKLANDS	\$30.00 PSF	34%
WADE JOURNEY HOME	\$40.00 PSF	40%
LITTLE CAESARS	\$44.00 PSF	36%
SPORTS CLIPS	\$40.00 PSF	40%
JERSEY MIKE'S	\$44.00 PSF	36%
GNC	\$40.00 PSF	29%

LONG-TERM ANCHOR MARK-TO-MARKET

Michaels
43% BELOW MARKET

T.J. maxx®
42% BELOW MARKET

ROSS
DRESS FOR LESS®
36% BELOW MARKET

TOTALS 24% OF THE OVERALL GLA

THE DOMINANT RETAIL DESTINATION LOCATED WITHIN WAKE COUNTY'S HOTTEST RESIDENTIAL DEVELOPMENT NODE



NORTH HILLS
(15 MIN DRIVE)

DOWNTOWN RALEIGH
(17 MIN DRIVE)

RESEARCH TRIANGLE PARK
(27 MIN DRIVE)

BRIO WEST
1088 SINGLE FAMILY HOMES
380 ACRES
FIRST HOMES AVAILABLE FALL 2026

RIVER POINT HOMES
50 SINGLE FAMILY HOMES
APPROVED

EDGEWATER COMMONS
±60-ACRE MIXED USE PLANNED DEVELOPMENT
721 APARTMENTS | 142 TOWNHOMES
RETAIL AND COMMERCIAL SPACE

540 WEST
350+ SINGLE FAMILY HOMES

MINGO CREEK PHASES 7 & 12
98 TOWNHOMES

RIVER'S EDGE
302 MULTIFAMILY UNITS
UNDER CONSTRUCTION

PALISADES AT LEGACY OAKS
240 APARTMENT UNITS

LEGACY OAKS
338 RESIDENTIAL LOTS
110-ROOM HOTEL
52,900 SF OFFICE AND RETAIL

540 WEST
350+ SINGLE FAMILY HOMES

I-540 (61,000 VPD) | 540 LOOP ESTIMATED COMPLETION 2028

STONE RIVER
299 SINGLE FAMILY HOMES
102 TOWNHOMES

WIDEWATER COMMONS

VILLAGE GATE DEVELOPMENT
388 APARTMENTS
76 SINGLE-FAMILY HOMES
65 TOWNHOMES
17,500 SF RETAIL



HINTON OAKS INDUSTRIAL PARK

ALLEN PARK
624 Single Family Home

VULCAN MATERIALS QUARRY
Top 10 Largest Employers in Knightdale

LOCATED AT THE EPICENTER OF EXPLOSIVE HOME GROWTH



KNIGHTDALE RESIDENTIAL AND MULTIFAMILY DEVELOPMENT PIPELINE

	RESIDENTIAL LOTS	RESIDENTIAL UNITS
Proposed	131	287
Approved	1240	1889
Under Construction	5478*	1181*

2024 NEW PERMITS ISSUED	RESIDENTIAL	COMMERCIAL
New Permits	272	147
Construction Value	55.4M	88.2M

EASTERN WAKE COUNTY'S HOME GROWTH AND DEVELOPMENT HUB

DISPOSITION OPTIONALITY WITH PREMIER OUTPARCELS

THE PROPERTY HAS THREE, HIGH-PERFORMING, SINGLE-TENANT COMPONENTS AND A STRIP CENTER ON HWY-64 THAT ARE INDIVIDUALLY PARCELED, PROVIDING DISPOSITION OPTIONALITY FOR FUTURE OWNERSHIP



PARCEL BREAKDOWN

Number	Description	Availability	Parcel ID	GLA	Acres
1	Knightdale East	Included	0344923	165,191	1776
2	Knightdale West	Included	0372241	138,588	19.07
3	Knightdale East Strip Center	Included	0347230	6,300	1.02
4	OP: Arby's	Included	0344922	2,986	1.09
5	OP: Wells Fargo	Included	0344919	4,063	1.52
6	OP: Saltgrass	Included	0344916	4,953	2.04
	Home Depot	Not Included			10.64
	OP: Chickfila	Not Included			1.30
	OP: iHOP	Not Included			1.62
	OP : Applebee's	Not Included			1.54
	OP: Chili's	Not Included			1.54
	Target	Not Included			10.31
	OP: Undeveloped Land	Not Included			1.57
	OP Mattress Firm	Not Included			0.83
	Kohl's	Not Included			6.94

SITE PLAN

TENANT ROSTER

KNIGHTDALE MARKETPLACE WEST			KNIGHTDALE MARKETPLACE EAST			KNIGHTDALE MARKETPLACE EAST (cont.)		
SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
210A	Qdoba	2,293	11A	T-Mobile	2,200	K8	Subway	1,535
210C	Embassy Nails	1,996	11B	Jersey Mike's	1,152	L1	Moe's Southwest Grill	2,434
100	Starbucks	1,850	11C	Krispy Kreme	1,750	L2	Batteries Plus	2,000
304	Grow Ped. Dentistry	3,028	11D	Little Caesars	1,200	L3	GNC	1,400
218	TJ Maxx	26,297	C1	Mattress Warehouse	4,000	L4A	Wade Journey Home	1,750
210E	Avance Primary Care	3,109	C2	Kay Jewelers	4,010	L4B	AT&T	1,750
214	Best Buy	30,000	C3	Athletes Foot	3,000	L5	Cold Stone Creamery	1,400
210F	Results Physiotherapy	1,973	D1	Rainbow	6,270	L6	Slice of NY Pizza	2,500
210D	European Wax Center	1,574	D2	Kirklands	6,240	OP1	Salt Grass	5,186
210B	Tropical Smoothie Cafe	1,550	D3	Rack Room Shoes	6,265	OP4	Wells Fargo	4,050
220	Burlington Coat Factory	20,086	E	Michaels	21,545	OP7A	Arby's	3,500
216	Academy	45,000	F	Homegoods	23,000	OUT1	NAP - Chili's	0
NAP	NAP Kohl's	0	G	Ross Dress for Less	30,144	OUT3	NAP - Applebee's	0
NAP	NAP (Mattress Firm) - PH Developers	0	H	Barnes & Noble	20,005	OUT5	NAP - iHop	0
			I	PetSmart	15,071	OUT6	NAP - Chick-fil-A	0
			K1	Visionworks	2,800	T	NAP - Target	0
			K2	New Japanese Express	1,400	T1	NAP - Home Depot	0
			K3	Sport Clips	1,400		TOTAL - EAST	184,357
			K4	Vida Dulce	1,400		TOTAL	323,113
			K5	Island Nails Spa	1,400			
			K6	Five Guys Burger	2,600			



NORTHERN WAKE EXPY



HINTON OAKS BLVD

OLD MONTAGUE LN



KNIGHTDALE BLVD



INVESTMENT ADVISORS

TOM KOLARCZYK

Senior Director
704.526.2813
tom.kolarczyk@jll.com

ANDREW KAHN

Director
336.817.5547
andrew.kahn@jll.com

ANDREW JOMANTAS

Director
704.804.5753
andrew.jomantas@jll.com

ELLA GLOVER

Analyst
919.801.4280
ella.glover@jll.com

FINANCING ADVISORS

TRAVIS ANDERSON

Senior Managing Director
704.526.2806
travis.anderson@jll.com

WARREN JOHNSON

Senior Director
704.526.2839
warren.johnson@jll.com

