CRABTREE

RALEIGH, NC

MARKET PROFILE 2025

MAJOR RETAILERS Apple, DICK'S House of Sport (Spring 2027), Abercrombie & Fitch, Athleta, Banana Republic, Barnes & Noble, Belk, Chubbies, Coach, Gap, H&M, lululemon, Macy's, North Face, Sephora, TAGHeuer, Victoria's Secret

RESTAURANTS P.F. Chang's, Seasons52, The Cheesecake Factory

PROPERTY TYPE Super-Regional | **TOTAL SQUARE FEET** 1,347,000 | **BUILT** 1972

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DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA	TOTAL TRADE AREA	RALEIGH-CARY, NC [MSA]
2024 Total Population	765,545	1,450,134	1,552,570
2029 Total Population	820,434	1,573,098	1,685,602
% Population Change 2024 to 2029	7.2%	8.5%	8.6%

HOUSEHOLDS			
2024 Total Households	310,756	564,387	598,580
2029 Total Households	335,699	616,491	653,923
% Household Change 2024 to 2029	8.0%	9.2%	9.3%

INCOME			
Average Household Income	$134,956	$136,498	$132,551
Median Household Income	$96,769	$102,376	$100,032
Per Capita Income	$54,937	$53,162	$51,141

HOUSEHOLD INCOME RANGES						
Household Income $50,000 +	238,491	76.6%	445,358	78.9%	464,107	77.6%
Household Income $75,000 +	187,484	60.2%	356,582	63.2%	368,591	61.6%
Household Income $100,000 +	151,659	48.7%	290,685	51.5%	299,409	50.0%
Household Income $150,000 +	92,208	29.6%	174,151	30.9%	177,126	29.6%

AGE			
Median Age	36.7	37.1	37.4

EDUCATION / OCCUPATION						
Bachelor's Degree +	305,545	58.4%	550,813	56.3%	550,659	52.7%
White Collar	328,483	75.1%	605,496	74.7%	619,833	73.0%

RACE/ETHNICITY						
White	443,775	58.0%	822,010	56.7%	905,742	58.3%
Black	158,182	20.7%	281,307	19.4%	286,880	18.5%
American Indian	4,031	0.5%	8,089	0.6%	9,121	0.6%
Asian	44,909	5.9%	124,995	8.6%	121,082	7.8%
Pacific Islander	359	0.0%	693	0.0%	720	0.0%
Other Race	53,823	7.0%	97,028	6.7%	104,879	6.8%
2 + Races	60,465	7.9%	116,013	8.0%	124,146	8.0%
Hispanic Population	96,260	12.6%	179,442	12.4%	196,173	12.6%

EMPLOYMENT / DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
Total Businesses	912	5,156	17,006
Total Employees	10,407	65,608	207,284
Total Daytime Population	17,994	114,029	349,027

Source: U.S. Census Bureau. ESRI 2024