



Marketplace at Ellis Crossing



NEC ELLIS ROAD & WATCHORN STREET

Area Highlights

- 20 miles from Downtown Raleigh and 5 miles from Downtown Durham, this mixed-use development is ideally located between two of the fastest growing cities in North Carolina.
- Part of Research Triangle Park, which consists of 11+ million SF of office/research and 7+ million SF of industrial/distribution. With over 264 research companies and more than 50,000 high-tech workers, the local vicinity has quickly become one of the fastest developing areas in the country.
- Road improvements are in place and expected to further drive economic development in this area; improving access between Durham and Research Triangle Park, and Raleigh-Durham International Airport.
- There are several new multifamily and residential developments, with more planned and under construction.

2025 EST.

Demographics

	1 mile	3 miles	5 miles
Population	4,876	42,338	175,792
Employee Population	2,894	32,380	128,754
Average Household Income	\$133,141	\$119,752	\$118,825
Median Household Income	\$96,456	\$90,486	\$92,731

LEASING CONTACTS

Our Team



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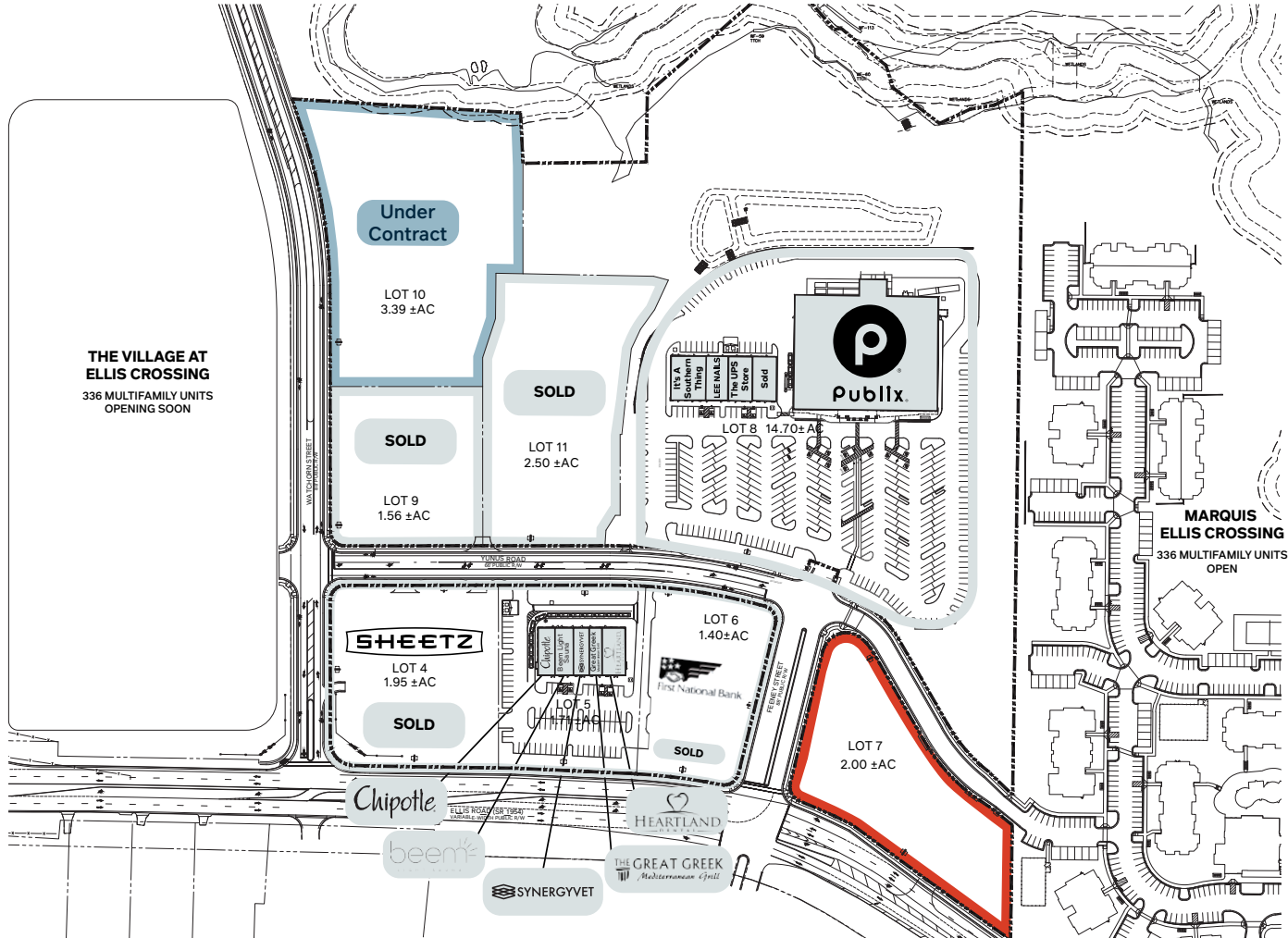
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KEY

Available Neg. LOI Neg. Lease / PSA Signed Sold

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