

RIW

# RALEIGH IRON WORKS

NORTH CAROLINA



## Raleigh Iron Works is a mixed-use development connecting Raleigh's history to its future through innovative, curated, and dynamic spaces.

The development will include office, retail, restaurant, and residential space. Raleigh Iron Works sits at a crossroads between many burgeoning neighborhoods and will breathe new life into the Iron Works District by serving as a connection to the new innovation economy, including Dock 1053, in a historic industrial setting. The property will also deliver a diverse and dynamic office environment currently missing in the market.



RIW





**The Project**



**81K** SF RETAIL,  
RESTAURANT, &  
FITNESS SPACE  
DELIVERING IN PHASE I & II



**553K** SF CLASS A  
CREATIVE  
OFFICE SPACE  
DELIVERING IN PHASE I & II



**219** NEW  
RESIDENTIAL  
UNITS  
DELIVERING IN PHASE I



**RIW**

**DOCK 1053**

**MULTIFAMILY**

**FUTURE MULTIFAMILY**

**DOUBLE GABLE**

**BOW TRUSS**

**FUTURE BOW TRUSS WINGS**

**FUTURE HOTEL/OFFICE/CONDO**

**PARKING**

[S.I. RALEIGHIRONWORKS.COM](http://S.I.RALEIGHIRONWORKS.COM)



**RIW**

## Drive Times to Major Points of Interest

**DOWNTOWN DURHAM**

25 MILES | 29 MINUTES

DURHAM

**RDU INTERNATIONAL  
AIRPORT**

14 MILES | 17 MINUTES

RESEARCH  
TRIANGLE  
PARK

RALEIGH-DURHAM  
INT'L AIRPORT

**NORTH HILLS**

3 MILES | 6 MINUTES

**PNC ARENA**

7 MILES | 12 MINUTES

**CARY**

12 MILES | 15 MINUTES

CARY

RALEIGH

**RIW**

**DOCK 1053**

.1 MILES | 1 MINUTE

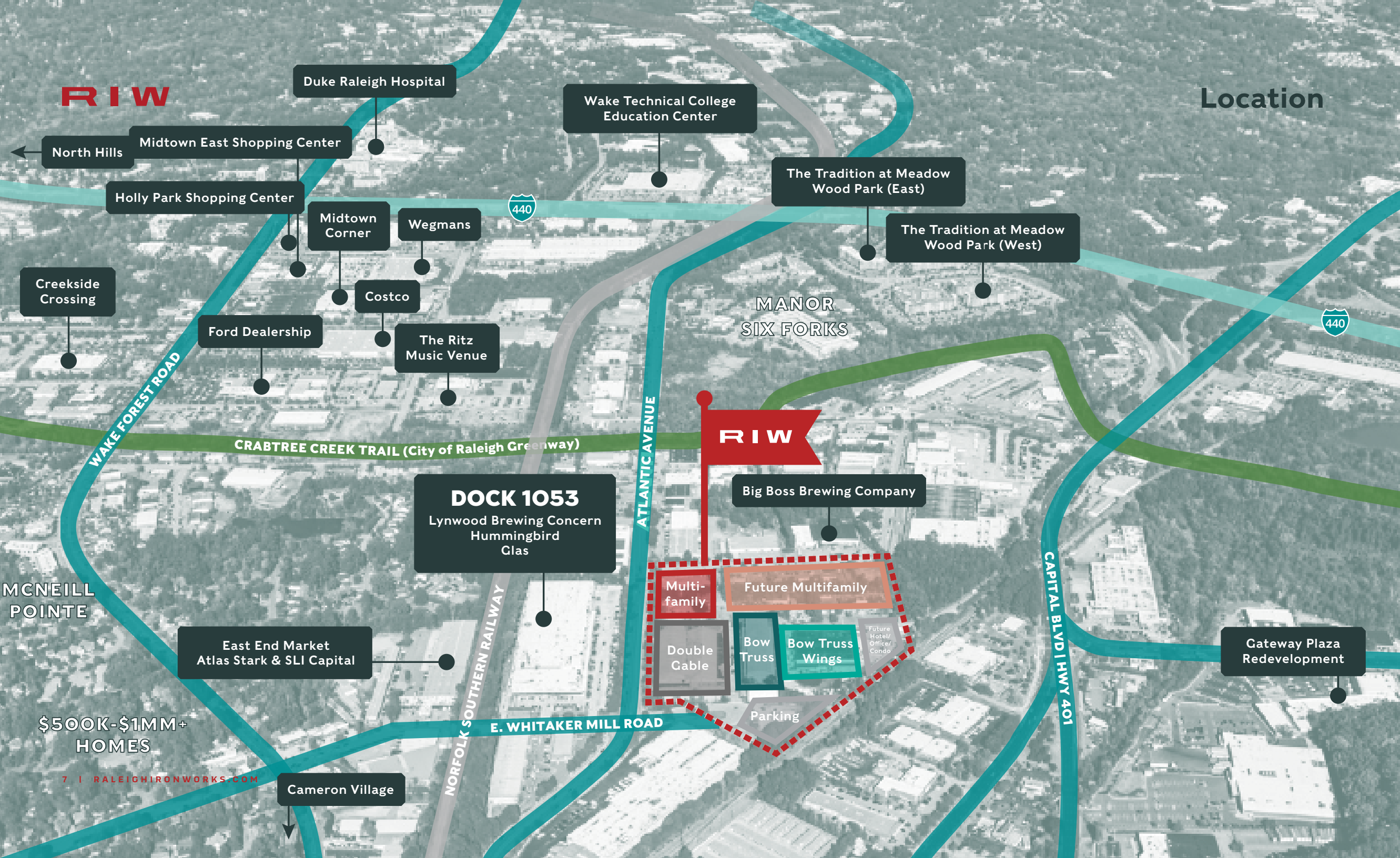
**DOWNTOWN RALEIGH**

3 MILES | 5 MINUTES

**NC STATE UNIVERSITY  
CENTENNIAL CAMPUS**

6 MILES | 12 MINUTES

# Location



## Demographics

Raleigh Iron Works is poised to serve all in Raleigh who value good food, local art, discovering new places, and living in an engaging new neighborhood.



	1 MILE	3 MILES	5 MILES
2020 Total Population	7,076	101,043	258,158
2020 Total Daytime Population	13,193	207,273	387,154
- Workers	10,079	159,458	264,414
- Residents	3,114	47,815	122,720
Median Home Value	\$270,989	\$318,521	\$240,844
Average Home Value	\$362,733	\$432,972	\$349,676

Source: ESRI

CONSUMER DEMOGRAPHICS & BEHAVIORS AT DOCK 1053	
Average HHI	\$112,763
College Degree or Higher	55%
Generational Breakout	
- Millennials	26%
- Generation X	22%
- Baby Boomers	19%
Average Dwell Time	65 minutes

Source: TruTrade, Alexander Babbage



# **RIW** Retail Opportunity at Raleigh Iron Works









RIW

MANOR  
SIX FORKS

440

CRABTREE CREEK TRAIL (CITY OF RALEIGH GREENWAY)

WAKE FOREST RD

ATLANTIC AVENUE

CAPITOL BLVD | HWY 401

NORFOLK SOUTHERN RAILWAY

E. WHITAKER MILL ROAD



Parks Building Supply



Hunt & Gather



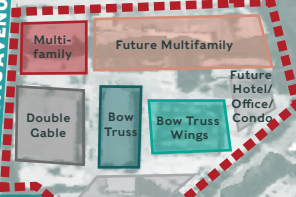
Glas



Trig Modern



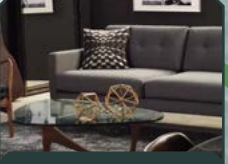
Raleigh Door Center



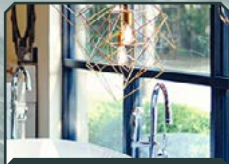
Thompson-Lynch Company



Stephenson Millwork Showroom



Green Front Interiors & Rugs



Ferguson Bath, Kitchen & Lighting Gallery



The Green Chair Project



A. Hoke Ltd.



Arrowhead Designs

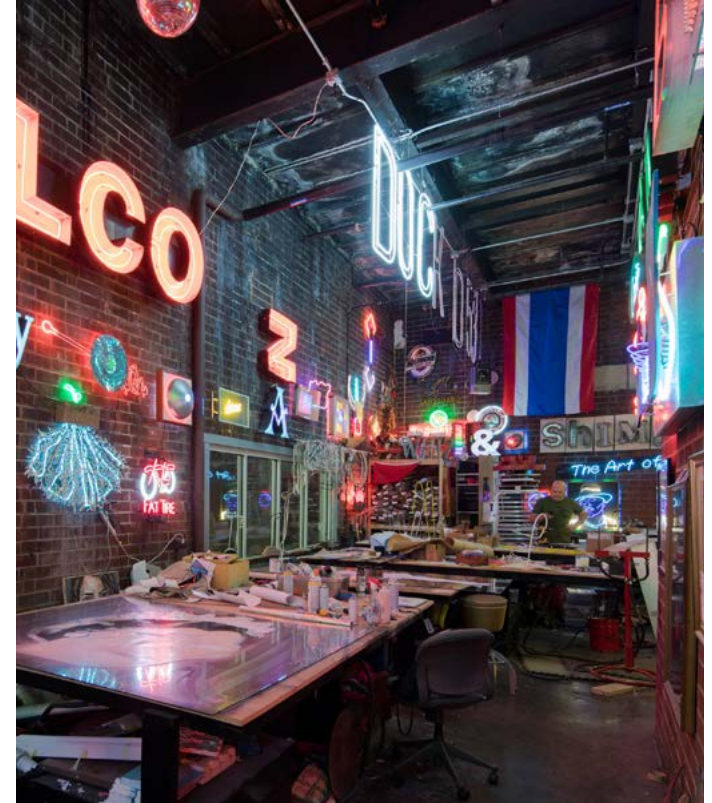
Specialty Home &  
Furniture Showrooms



## Dock 1053

Dock 1053, originally a run-down 1950's A&P Warehouse, has been transformed by Grubb Ventures into an eclectic community of creative entrepreneurs, makers, foodies and retailers. The mixed use building has drawn in some of the most sought-after local businesses in Raleigh including: Glas, Hummingbird, i-2-m, Loading Dock Raleigh, Lynwood Brewing Concern, Mohu, Murphy's Naturals, Pinetop Distillery, Posh Nosh Catering, Stephenson's Millwork & Trig Modern. The merchandising mix combined with this unique space has lent itself to creating a successful, one-of-a-kind experience for their patrons.

In partnership with Grubb Ventures, Jamestown plans to build upon the success of Dock 1053, located directly across the street from Raleigh Iron Works.





# A Retail & Dining Destination

- RETAIL
- FOOD & BEVERAGE
- OFFICE

Featuring a combination of adaptive reuse vintage warehouse buildings and new construction, the project will include a dynamic mix of retail, office, and residential components.

The pedestrian promenade, formed between the Double Gable and Bow Truss buildings, will serve as a retail destination lined with shopping, dining, and outdoor seating.





# Jamestown’s Retail & Culinary Commitment

Jamestown has a genuine commitment to a culture of supporting and fostering local retail businesses, high-quality food purveyors, and an established history of attracting the best local, regional, and national retailers that will thrive in each market. This coupled with Jamestown’s mission, to transform spaces into innovation hubs and community centers has resulted in creating some of the most unique mixed-use developments across the country, including the likes of Ponce City Market, Ghirardelli Square and Industry City.

With 14 mixed use assets and over 300 food & beverage outlets, Jamestown has also emerged as an industry leader in innovation – housing and incubating top talent – and has established strong ties with the country’s leading entrepreneurs and chefs. Their current portfolio boasts six James Beard Award-winning chefs: Hugh Acheson, Linton Hopkins, Sarabeth Levine, Anne Quatrano, Stephen Starr, and Jonathan Waxman. The Jamestown portfolio also houses some of the most highly sought out retailers including Warby Parker, Madewell, Lululemon, Soul Cycle, Sweetgreen, Vans and Sephora.

The largest testament to Jamestown’s commitment to mixed use developments is Chelsea Market in New York City. Founded as a place where local artisanal food purveyors could sell their wares, Chelsea Market has evolved into a true destination that is home to quality retailers, internationally-acclaimed restaurants, and headquarters to both Google and The Food Network.



CHELSEA MARKET, NYC

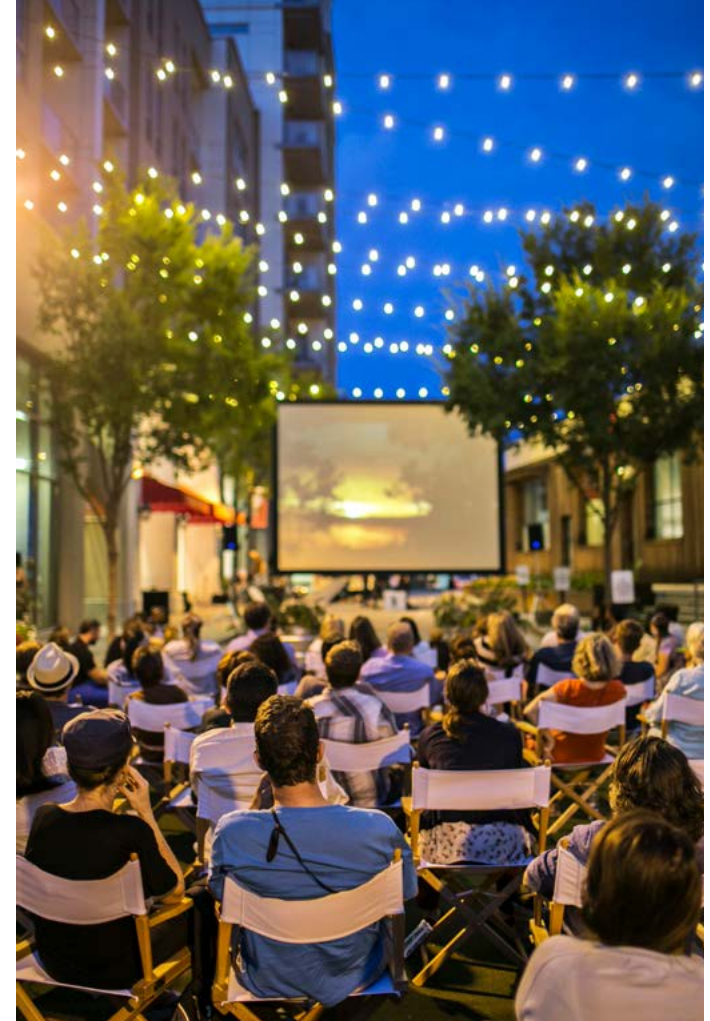


## Strategic Placemaking & Site Activation

We believe in the importance of creating places for our tenants to gather, network, and be inspired. Raleigh Iron Works is committed to offering its community an experience beyond customary retail and office space, which will include:

- Strategic ground floor amenitization
- Landlord-sponsored services
- Partnering with local organizations
- Hosting dynamic community driven events
  - Holiday & Seasonal Installations
  - Weekend Farmers Markets
  - Summer Concert Series
  - Educational Seminars & Industry Events

Clockwise from top left: Lynwood Brewing Concern at Dock 1053; Sundown Series at Westside Provisions District; Office Tenant Lounge at the Exchange at Larkspur Landing; Center for Workplace Innovation Summit at The Innovation and Design Building





## The Development Team

A project of Raleigh Iron Work's scale and scope requires the experienced leadership of owners committed to crafting landmark projects that create enduring quality, long-term value and a sense of community. Jamestown and Grubb Ventures are just such the owners.

**JAMESTOWN** boasts an impressive portfolio of urban community cornerstones centered around prominent historic renovations, including highly-regarded developments such as Ponce City Market in Atlanta, Chelsea Market in New York and Industry City in Brooklyn.

**GRUBB VENTURES** has extensive experience in creating and redeveloping high quality communities in infill locations in North Carolina, including renowned neighbor, Dock 1053 and Glenwood Place.





**RALEIGHIRONWORKS.COM**

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A GRUBB VENTURES & JAMESTOWN DEVELOPMENT