

A large, modern industrial-style building with a curved roof and exposed steel truss structure. The building features multiple levels with large windows and balconies. A red 'RIW' logo is mounted on the upper part of the facade. In the foreground, there is a paved walkway with several people walking. The area is landscaped with tall grasses and shrubs. A tree with yellowing leaves is on the left side of the frame. The sky is blue with scattered white clouds.

RALEIGH IRON WORKS

RIW

WHY
WHY
WHY

Ralsigh?

THE TRADE AREA

Raleigh, with its southern appeal and local character, is bound to surprise newcomers with its significant role in business and cultural scenes.

Ideally positioned in relation to Durham and Chapel Hill, **Raleigh is easily reached from numerous metropolitan cities.** Raleigh takes pride in having the second-most educated population amongst US metros. It's a **bustling hub for food enthusiasts, entertainment seekers, and fans of both collegiate and professional sports,** making it an attractive destination that caters to a wide array of visitors each day.



Best place to live
(Raleigh & Durham)
US News and World Report



Most neighborly
city in America
Neighbors.com



Best-run
cities in
America
WalletHub



Safest
state
capital
WalletHub



Best-performing
economy in the
United States
Milken Institute

THE CITY



**VOTED THE #1 CITY TO CONDUCT BUSINESS
AND GROW A CAREER**



THREE TIER-ONE UNIVERSITIES



THREE TIER-ONE RESEARCH HOSPITALS



#2 MOST EDUCATED CITY IN THE UNITED STATES



**RDU IS THE FASTEST GROWING AIRPORT IN THE
UNITED STATES, OFFERS 350+ DAILY FLIGHTS**



THE YEAR ROUND CONSUMER



POWER ELITE

The wealthiest households in the U.S, living in the most exclusive neighborhoods, and enjoying all that life has to offer

QUALITIES:

- High power professionals
- Family-centric
- Affluent
- Conventional

INTERESTS:

- Cultural activities
- Gourmet dining
- Healthy living
- Shopping for high-quality products



SINGLES & STARTERS

Young singles starting, and some starter families, in diverse urban communities

QUALITIES:

- Well educated
- Risk takers
- Digital trendsetters
- Eco minded
- Artistic

INTERESTS:

- Active social lives
- Outdoor activities
- Appearances are important



**BOOMING WITH
CONFIDENCE**

Upscale boomer-aged couples living in the city and close in the suburbs

QUALITIES:

- Well educated
- Empty nesters
- Health conscious
- Brand & store loyal

INTERESTS:

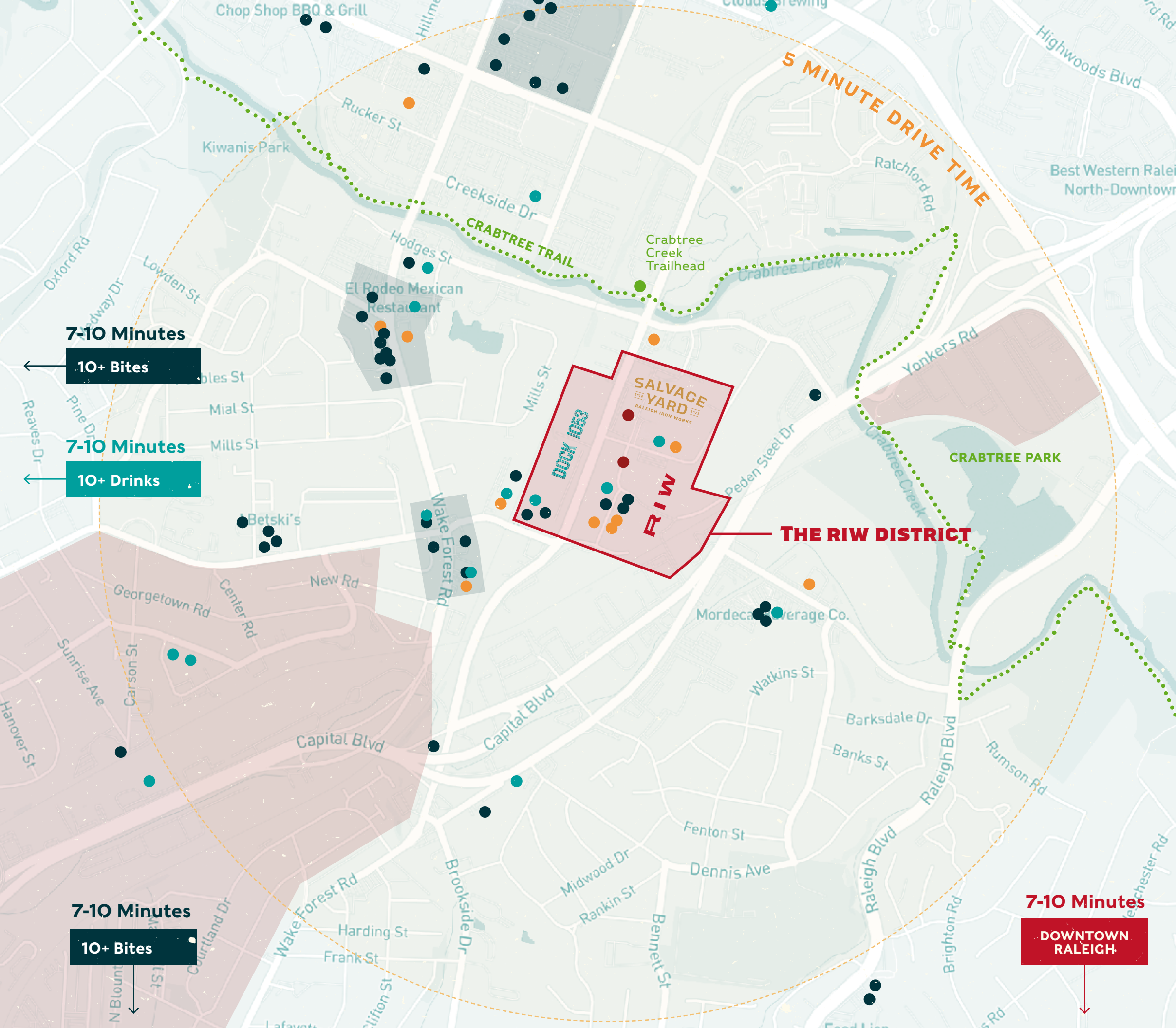
- Travel
- Attend sports events
- Investing
- Eclectic shopping



RIW

The rise of the Raleigh Iron Works

DISTRICT
DISTRICT
DISTRICT



RISE OF THE RIW DISTRICT

- BITES
- DRINKS
- ENTERTAINMENT
- FITNESS
- RETAIL AREA
- RESIDENTIAL AREA

100,942

Total population within a 3mi radius

189,329

Daytime population within a 3mi radius

17.8 M

Raleigh saw 17.8 million tourists last year with a record \$3B spending power

\$114,000

Avg. HHI within 3mi

FOLLOW THE VIBE

@beatniksshop
Sneak peek of new Bound dropping this week! Be sure to come check it out this weekend! There are some coooool pieces in this collection 🔥🔥

@ponysaurusbrewingral
We're OPEN! 🍕🍺🍕🍺🍕🍺
2221 Iron Works Drive, Suite 100, RALEIGH!
Open 7 days a week, 11am to 11pm
Please note that we will have adjusted open hours from 3-11pm through April 14 as we strengthen our beer & pizza slingin' tiny arms

@theflourishmarket
Congratulations to [@theflourishmarket](#) on your 9th anniversary and the opening of your new home! [@raleighironworks](#) is lucky to have you!

@solidcore
your first @ owes you a [solidcore] date
Tag your first @ who still owes you a [[@solidcore](#)] date at RIW
Time to step up your workout game together

@brodetorestaurant
Croatian and Italian cuisine [@brodetorestaurant](#) located at [@raleighironworks](#) loved everything I tried here from the food, wine, and service!!

@jaguarbolera
[@jaguarbolera](#) is a vibrant, retro-inspired entertainment venue in Raleigh, NC, blending mid-century modern design with a lively atmosphere. [#hosted](#)

A CURATED COMMUNITY



“Audemars Piguet is investing \$22 million in a 63,000-square-foot facility at Raleigh Iron Works”

– Wake County Economic Development



“We received so much foot traffic during our soft opening week that we anticipate the need of more patio seating and are considering expanding our patio space to accommodate continued traffic.”

– Nick Hawthorne-Johnson, Ponysaurus

“We’re paying significantly more rent at RIW than Downtown Raleigh, but it’s already paying off with higher foot traffic, and more opportunities for collaboration.”

– Emily Sexton, Owner of Flourish Market

BRODETO, BY FAMED CHEF SCOTT CRAWFORD, RECEIVED 557 PARTY RESERVATIONS WITHIN THE FIRST HOUR OF LAUNCHING THE BOOKING SERVICE, 6,400 RESERVATIONS WERE MADE BY THE END OF LAUNCH DAY.

HEALTH & WELLNESS

THE RETURNING CUSTOMER

120 MINUTES

The average dwell time of fitness users at Raleigh Iron Works

47%

of consumers are motivated to visit a shopping center if it contains a wellness or fitness amenity



[solidcore]

FX

YOGA STUDIO



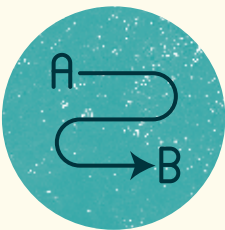
STRATEGIC SITE ACTIVATION



2 DISTRICT-WIDE EVENTS PER MONTH TARGETING NEIGHBORHOOD COMMUNITIES WITH AN AVERAGE HHI OF \$114,000



EVENTS TARGET OUR THREE TARGET DEMOGRAPHICS WITHIN A 5MI RADIUS OF 256,800 RESIDENTS

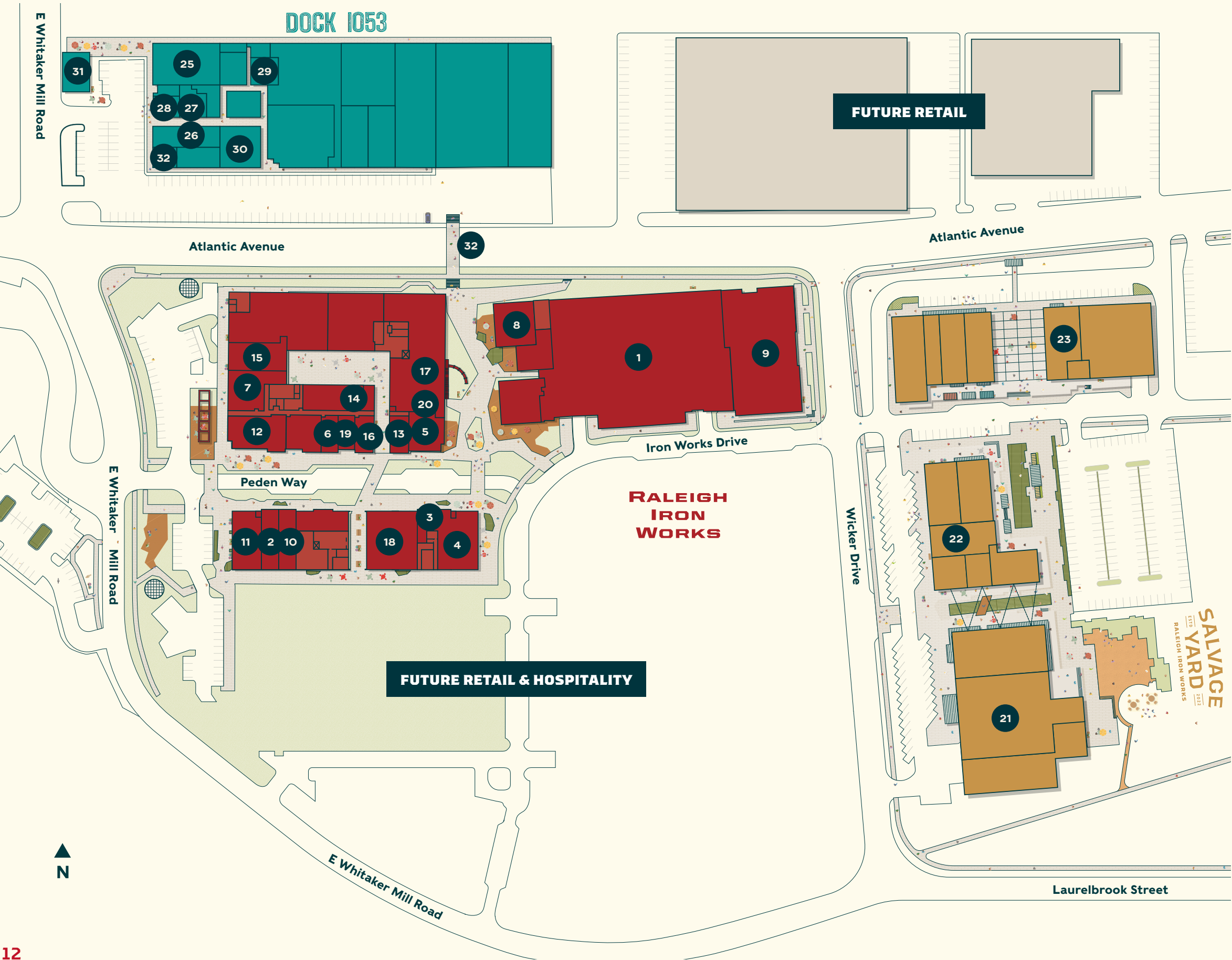


DISTRICT EVENTS ATTRACT ATTENDEES STATEWIDE, WITH 65% OF PATRONS TRAVELING FROM OUTSIDE THE RALEIGH AREA TO ATTEND MONTHLY EVENTS

“We had our highest sales day ever at Small Business Saturday, topping record sales at our other three brick-and-mortar locations.”

– Sarah Moody, Triangle Pop-Up





EXISTING & FUTURE TENANTS

1. Forge Living	Now Open
2. Yoba Studio	Now Open
3. Andia's Ice Cream	Now Open
4. Brodeto	Now Open
5. Eastcut Sandwich Bar	Now Open
6. Beatniks	Now Open
7. FX Fitness	Now Open
8. Ponysaurus Brewing	Now Open
9. Jaguar Bolera	Now Open
10. Solidcore	Now Open
11. The Flourish Market	Now Open
12. Little Rey	Now Open
13. Urban Pothos	Now Open
14. FM:Systems	Now Open
15. Curated Events	Now Open
16. St. Pierre Wine Bar	Summer '25
17. Wasserman	Now Open
18. Audemars Piguet	Coming '25
19. Hunky Dory	Coming '24
20. Edgewater Ventures	Coming '24
21. Triangle Rock Club	Now Open
22. NOCO Beverage	Winter '25
23. Cannonball Music Hall	Now Open
24. Tilden's Car Care	Now Open
25. Lynnwood Brewing	Now Open
26. Trig Modern	Now Open
27. Photify	Now Open
28. Mister Pompadour	Now Open
29. Posh Nosh	Now Open
30. Loading Dock	Now Open
31. Wilson's Eatery	Now Open
32. Hummingbird Cafe	Now Open

RIW

THE TEAM THE TEAM

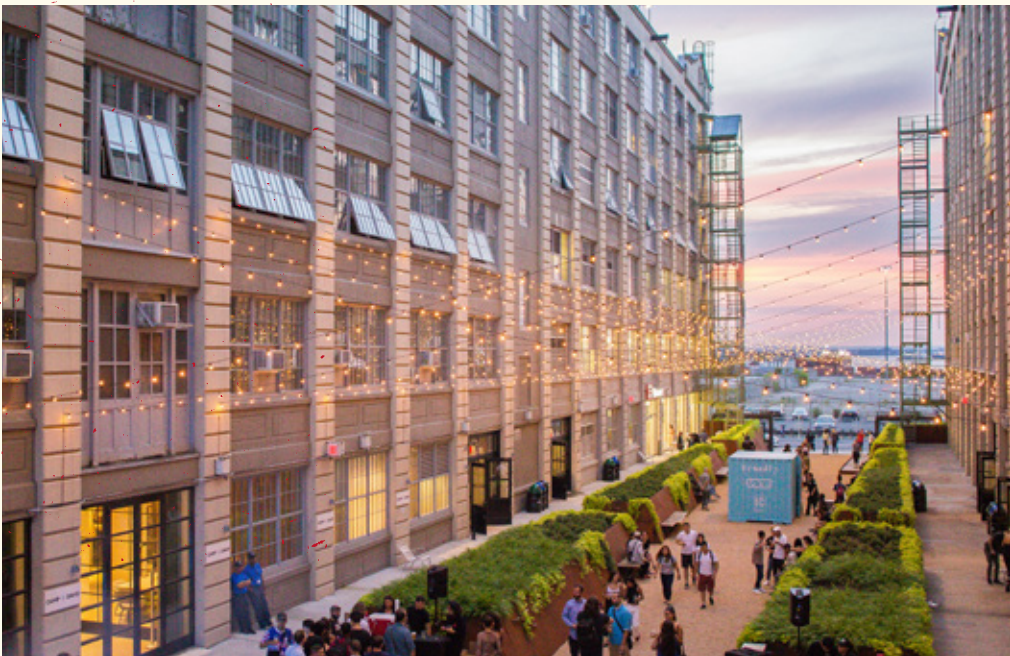
Experienced Leadership

OUR 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.





LEASING *at* RALEIGH IRON WORKS



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