

RALEIGH IRON WORKS



RIW

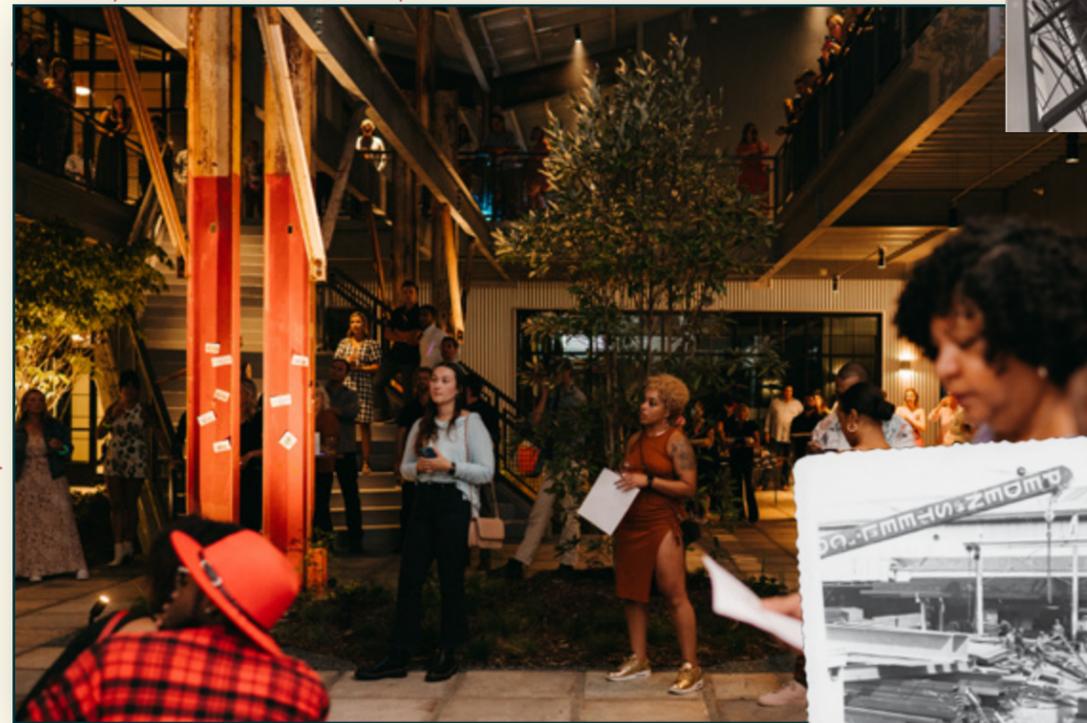
WHY
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Ralsigh?

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:

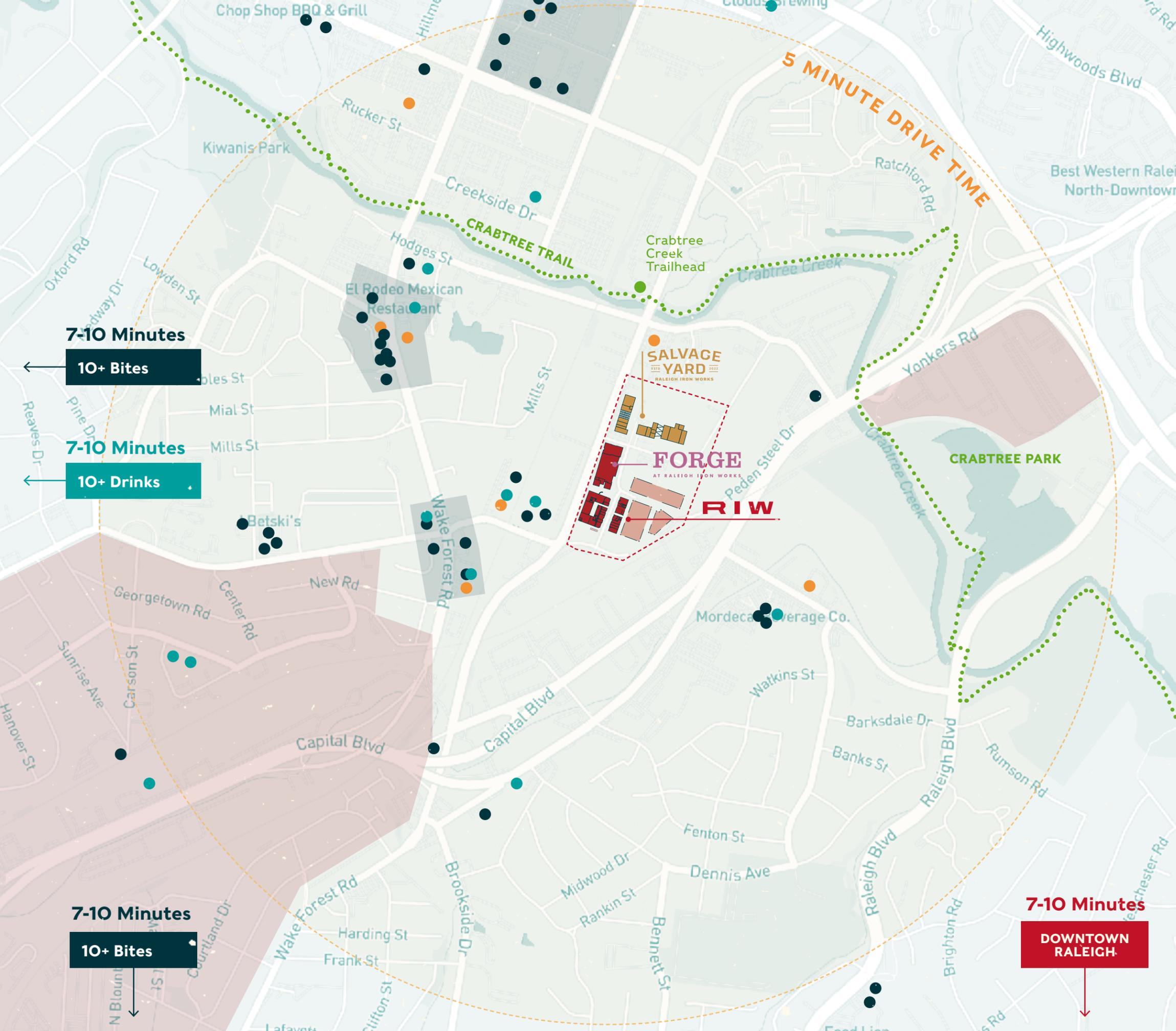
- Travel
- Attend sports events
- Investing
- Eclectic shopping



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

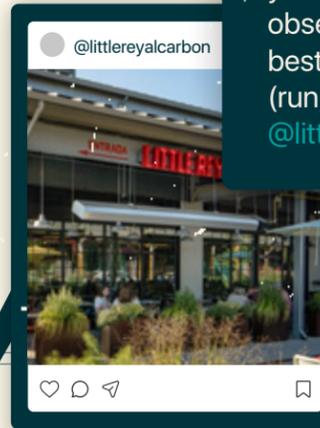
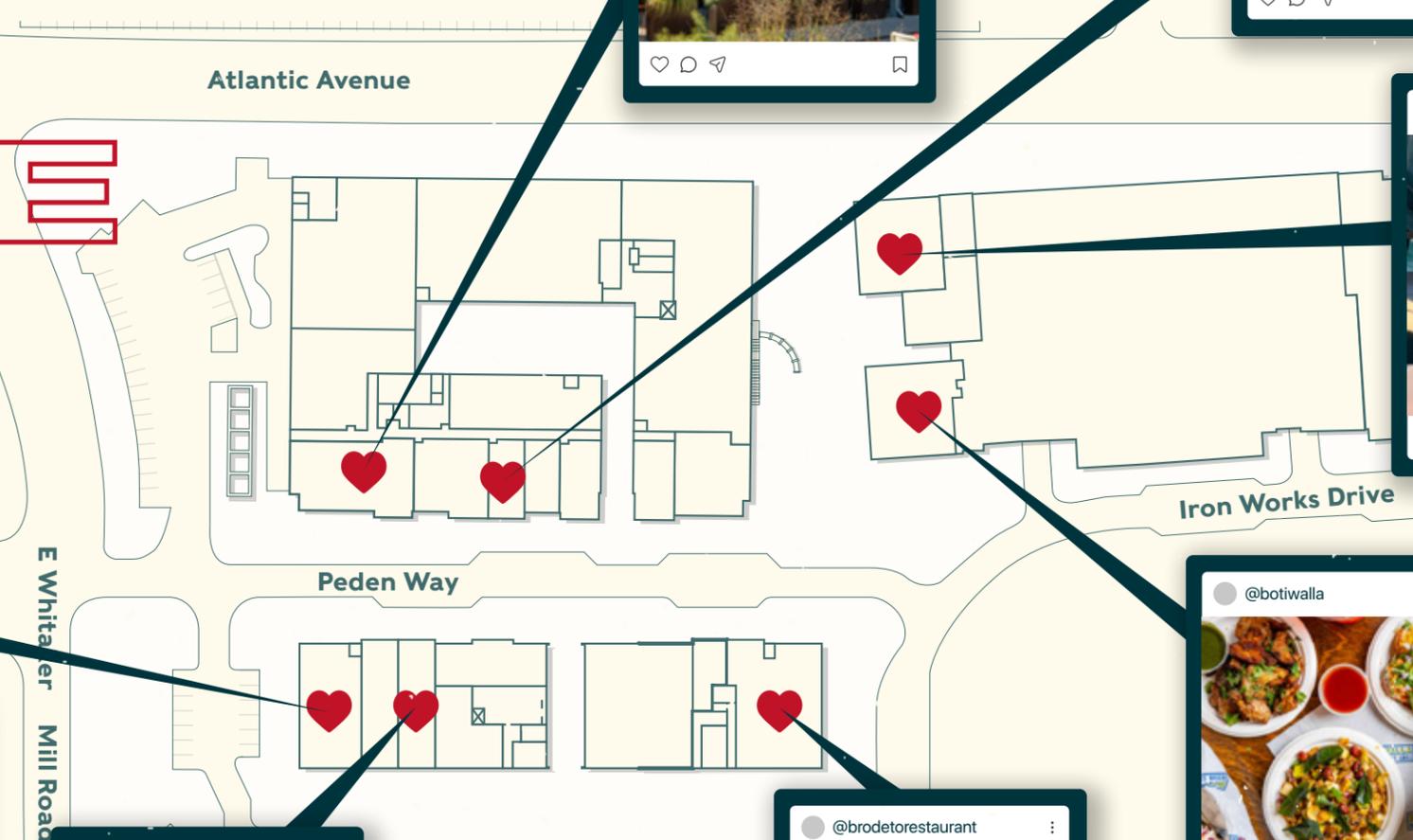
Raleigh saw 17.8 million tourists last year with a record \$3B spending power

\$114,000

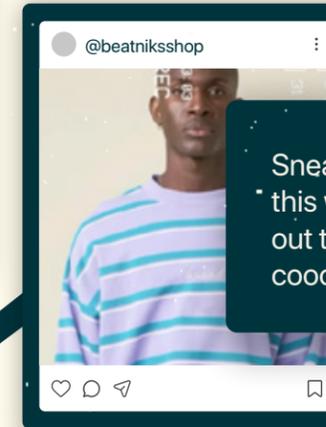
Avg. HHI within 3mi

7-10 Minutes
DOWNTOWN RALEIGH

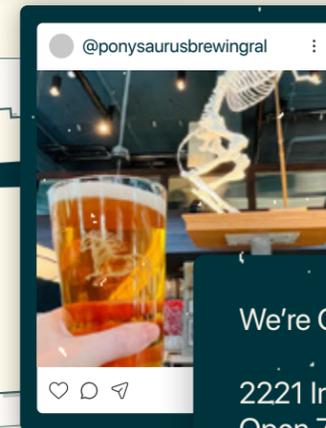
FOLLOW THE VIBE



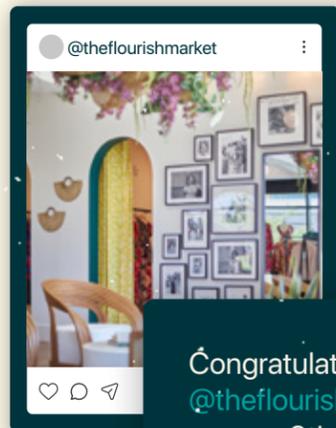
Little Ray AI Carbon = your new taco + marg obsession. Raleigh's best, no notes. 🌮🍋 (run, don't walk.) @littlereyalcarbon



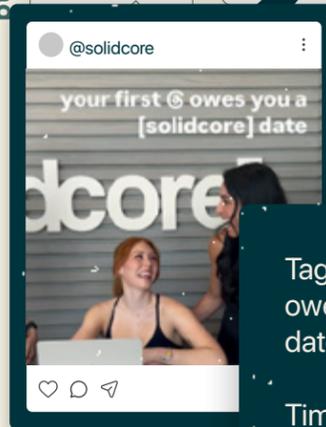
Sneak peek of new Bound dropping this week! Be sure to come check it out this weekend! There are some coooool pieces in this collection 🔥🔥



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



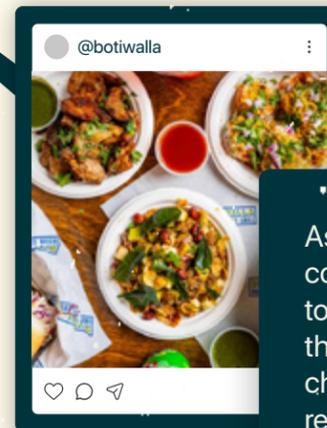
Congratulations to @theflourishmarket on your 9th anniversary and the opening of your new home! @raleighironworks is lucky to have you!



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



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



Asheville fave Botiwalla by @chaipani is coming to @raleighironworks, anticipated to open by spring 2026. A love letter to the legendary late-night Irani cafes of chef @meherwanirani's childhood, the restaurant celebrates the Indian food scene (think chicken tikka, lamb, paneer, steak), rice bowls, chaat and okra fries, plus fizzy drinks, boozy slushies, hot chai and cold lassis.

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

YOBA STUDIO



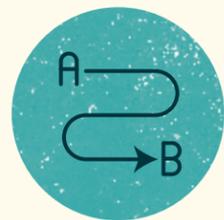
STRATEGIC SITE ACTIVATION



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

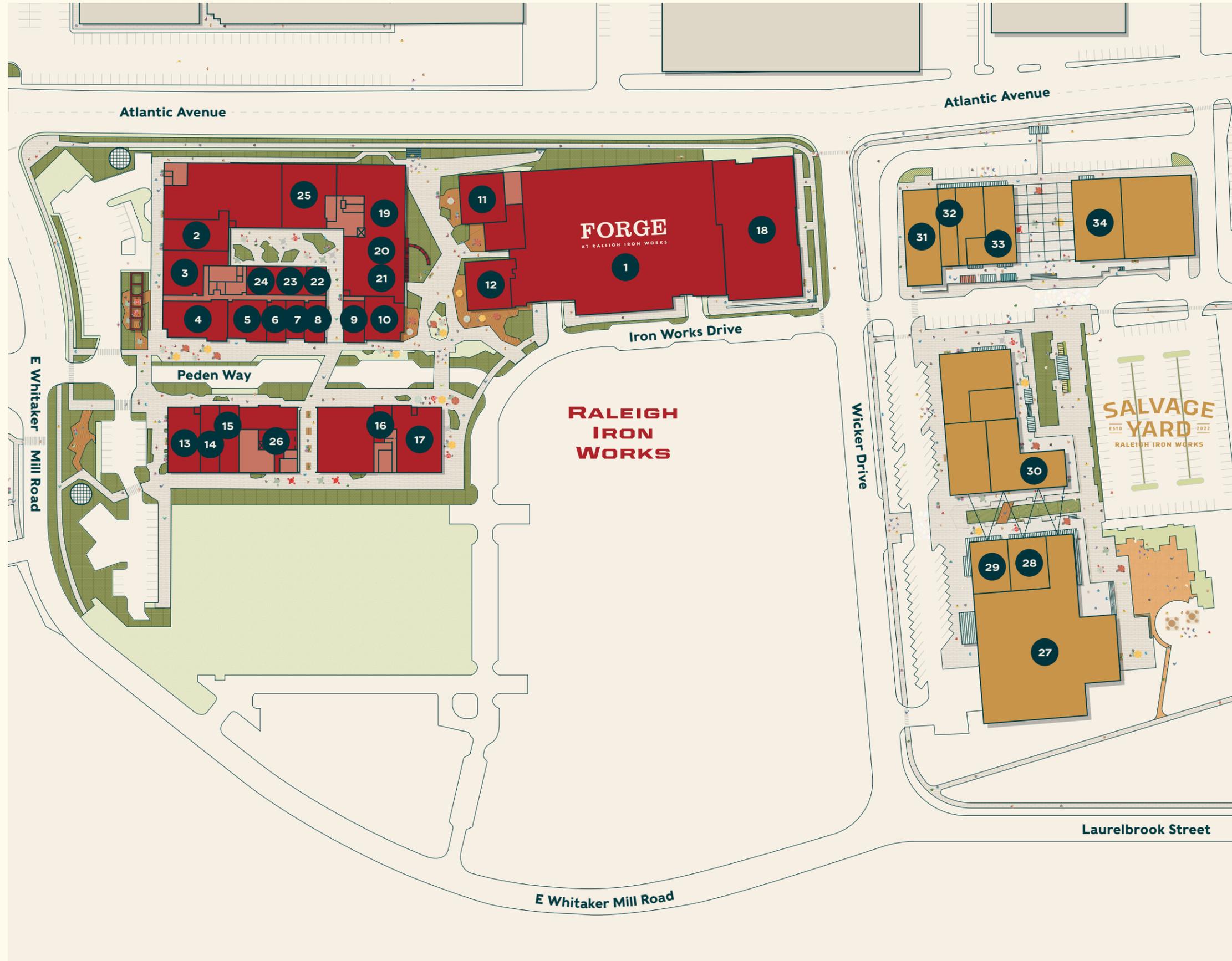


DISTRICT EVENTS ATTRACT ATTENDEES STATEWIDE, WITH 65% OF PATRONS TRAVELING FROM OUTSIDE THE RALEIGH AREA TO ATTEND MONTHLY EVENTS

“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

- RETAIL TENANTS**
- 2. Curated Events** Now Open
- 3. FX Fitness** Now Open
- 4. Little Rey AI Carbon** Now Open
- 5. Fall Back Vintage Market** Now Open
- 6. Beatniks** Now Open
- 7. Hunky Dory** Now Open
- 8. St. Pierre Wine Bar** Now Open
- 9. Urban Pothos** Now Open
- 10. Eastcut Sandwich Bar** Now Open
- 11. Ponsaurus Brewing** Now Open
- 12. Botiwalla** Coming '26
- 13. The Flourish Market** Now Open
- 14. YoBa Studio** Now Open
- 15. Solidcore** Now Open
- 16. Andia's Ice Cream** Now Open
- 17. Brodeto** Now Open
- 18. Jaguar**

- OFFICE TENANTS**
- 19. Davis Kane** Now Open
- 20. Wasserman** Now Open
- 21. Edgewater Ventures** Now Open
- 22. Greystar** Now Open
- 23. Indie Consulting** Now Open
- 24. FM Systems** Now Open
- 25. McKinsey** Coming '26
- 26. Auedmars Piquet**

- SALVAGE YARD**
- 27. Triangle Rock Club** Now Open
- 28. Peach Lab** Coming '26
- 29. Curator's Beauty** Coming '26
- 30. NOCO Brewing** Now Open
- 31. Tilden's Car Care** Now Open
- 32. Cannonball Music Hall** Now Open
- 33. Mami Nora's** Coming '26
- 34. Lewis BBQ** Coming '26

RIW

THE TEAM
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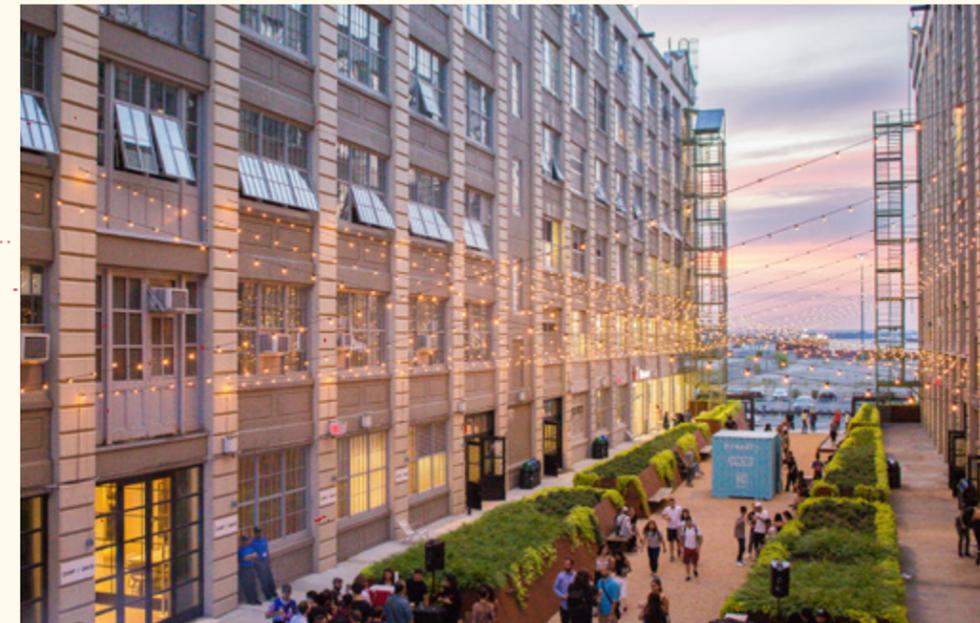
Experienced Leadership

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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