

For Sale



Morrisville, NC Fully Leased Neighborhood Retail Center

The Offering

RCR is pleased to present the opportunity to acquire The Marketplace at Perimeter Park, a 20,061 square-foot, fully leased neighborhood retail center on the Chapel Hill Road corridor in Morrisville. The property sits at the convergence of three of the Triangle's strongest demand drivers: the Perimeter Park Class A office campus, Research Triangle Park, and Raleigh-Durham International Airport, which served a record 15.6 million passengers in 2025 and has committed \$2.5 billion toward expansion.

The center is 100% leased to a diversified, recession-resistant mix of restaurant, healthcare, personal care and convenience tenants, several of whom have operated at the property for more than a decade. Below-market in-place rents, net lease structures with contractual annual escalations, and minimal rollover before 2030 provide investors with stable income today and embedded upside in one of the Southeast's fastest-growing submarkets.

Investment Summary

Address:	10970 Chapel Hill Road Morrisville, NC 27560
Gross Leasable Area:	20,061 SF
Property:	Retail
Percent Leased:	100%
Tenancy:	Multi
WALT:	5.65 Years
2027 NOI:	\$537,967
Sale Price:	\$8,275,000

Highlights

- >> Longstanding Diversified Tenancy
- >> High Barrier To Entry
- >> Below-Market Rents
- >> Net-Lease Structure

To Receive Full Offering Memorandum,
Please Complete the Confidentiality Agreement

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