



CRABTREE

RALEIGH, NC

MARKET PROFILE 2025

MAJOR RETAILERS Apple, DICK'S House of Sport (Spring 2027), Abercrombie & Fitch, Athleta, Banana Republic, Barnes & Noble, Belk, Chubbies, Coach, Gap, H&M, lululemon, Macy's, North Face, Sephora, TAGHeuer, Victoria's Secret

RESTAURANTS P.F. Chang's, Seasons52, The Cheesecake Factory

PROPERTY TYPE Super-Regional | **TOTAL SQUARE FEET** 1,347,000 | **BUILT** 1972

FOR MORE INFORMATION 919-787-2506 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	3-MILE RADIUS		5-MILE RADIUS		15-MILE RADIUS	
2024 Total Population	88,190		232,415		1,173,501	
2029 Total Population	93,394		246,634		1,258,684	
% Population Change 2024 to 2029	5.9%		6.1%		7.3%	
HOUSEHOLDS						
2024 Total Households	42,543		106,336		468,720	
2029 Total Households	45,094		114,332		506,927	
% Household Change 2024 to 2029	6%		7.5%		8.2%	
INCOME						
Average Household Income	\$150,967		\$134,835		\$137,792	
Median Household Income	\$102,901		\$91,210		\$101,466	
Per Capita Income	\$72,714		\$61,962		\$55,101	
HOUSEHOLD INCOME RANGES						
Household Income \$50,000 +	33,312	78.4%	79,516	74.8%	368,672	78.7%
Household Income \$75,000 +	26,382	62.1%	61,450	57.8%	293,383	62.6%
Household Income \$100,000 +	21,885	51.5%	49,665	46.7%	238,557	50.9%
Household Income \$150,000 +	14,623	34.4%	30,741	28.9%	145,388	31.0%
AGE						
Median Age	37.8		34.6		36.8	
EDUCATION / OCCUPATION						
Bachelor’s Degree +	45,583	70.1%	107,010	66.2%	476,659	59.7%
White Collar	43,960	82.5%	108,498	79.4%	511,333	76.5%
RACE/ETHNICITY						
White	65,365	74.1%	158,233	68.1%	629,053	53.6%
Black	10,626	12.0%	32,450	14.0%	247,840	21.1%
American Indian	258	0.3%	888	0.4%	6,173	0.5%
Asian	3,022	3.4%	12,673	5.5%	118,345	10.1%
Pacific Islander	20	0.0%	108	0.0%	525	0.0%
Other Race	3,053	3.5%	11,083	4.8%	80,193	6.8%
2 + Races	5,845	6.6%	16,980	7.3%	91,372	7.8%
Hispanic Population	6,796	7.7%	22,167	9.5%	144,012	12.3%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	912		5,156		17,006	
Total Employees	10,407		65,608		207,284	
Total Daytime Population	17,994		114,029		349,027	