



# Capital Meadows WELLNESS PARK

14101 Capital Blvd. Youngsville, NC

Wellness At The  
*Heart*  
Of It All



[capitalmeadows.info](http://capitalmeadows.info)



# Capital Meadows WELLNESS PARK

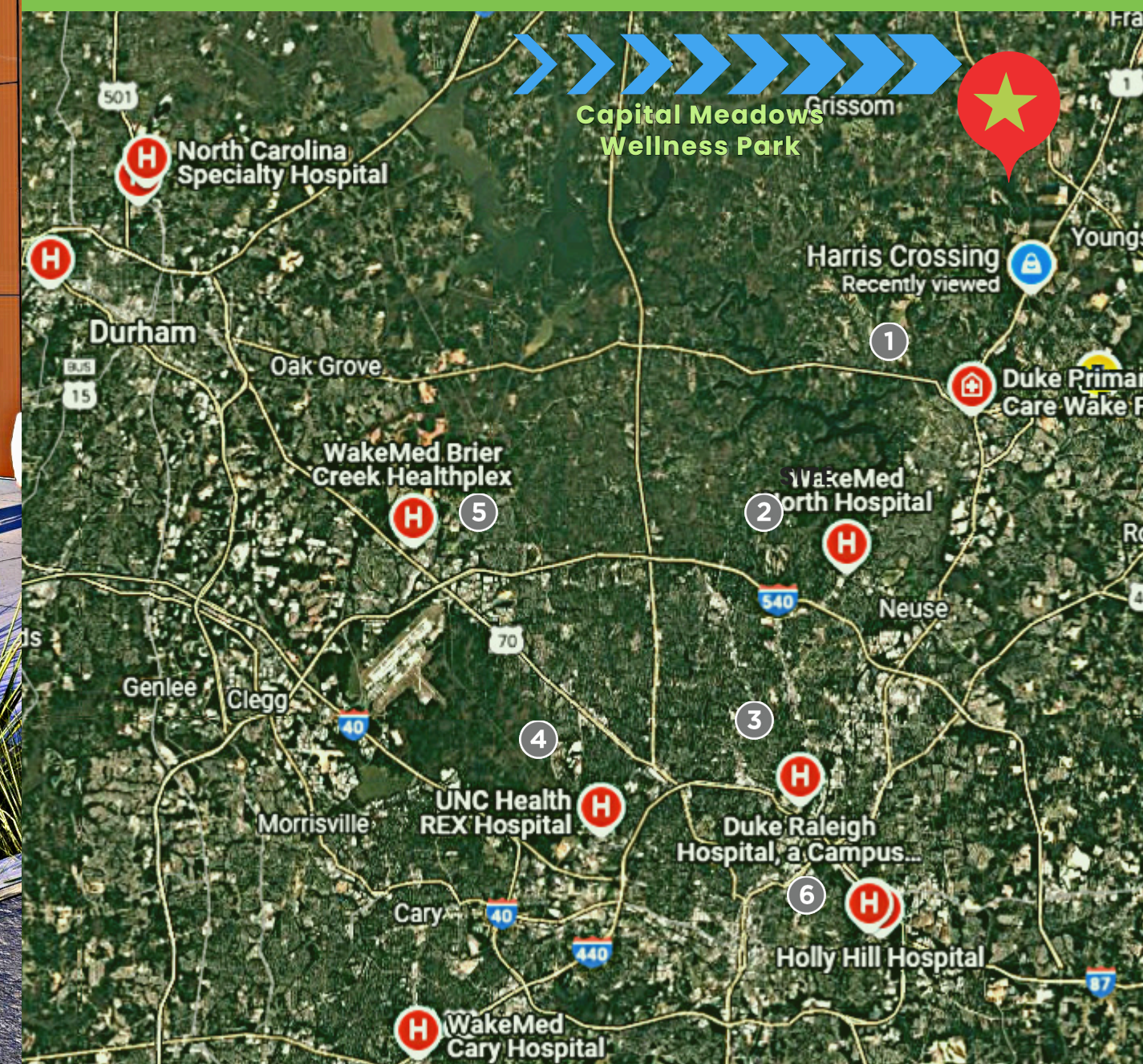
Capital Meadows introduces an exclusive opportunity for redevelopment, presenting a dynamic mixed-use project designed for a diverse community, emphasizing multi-family living, active lifestyle amenities, and a medical center located along the Capital Boulevard Corridor within the Raleigh Metropolitan Statistical Area. Encompassing 35 acres, this site, fully rezoned, is primed for an eagerly awaited mixed-use expansion, catering to the increasing need for multi-generational housing. Youngsville presents an enticing blend of amenities and value enhancement opportunities. Boasting an array of shops, restaurants, and attractions, the town offers something for everyone, further complemented by its proximity to Raleigh. With its affordability, strong job growth, and upward trends in home values, Youngsville emerges as a prime location for both living and investment. Additionally, its excellent demographics, including a young and diverse population with a median household income surpassing that of North Carolina, solidify its appeal as an ideal place to call home.



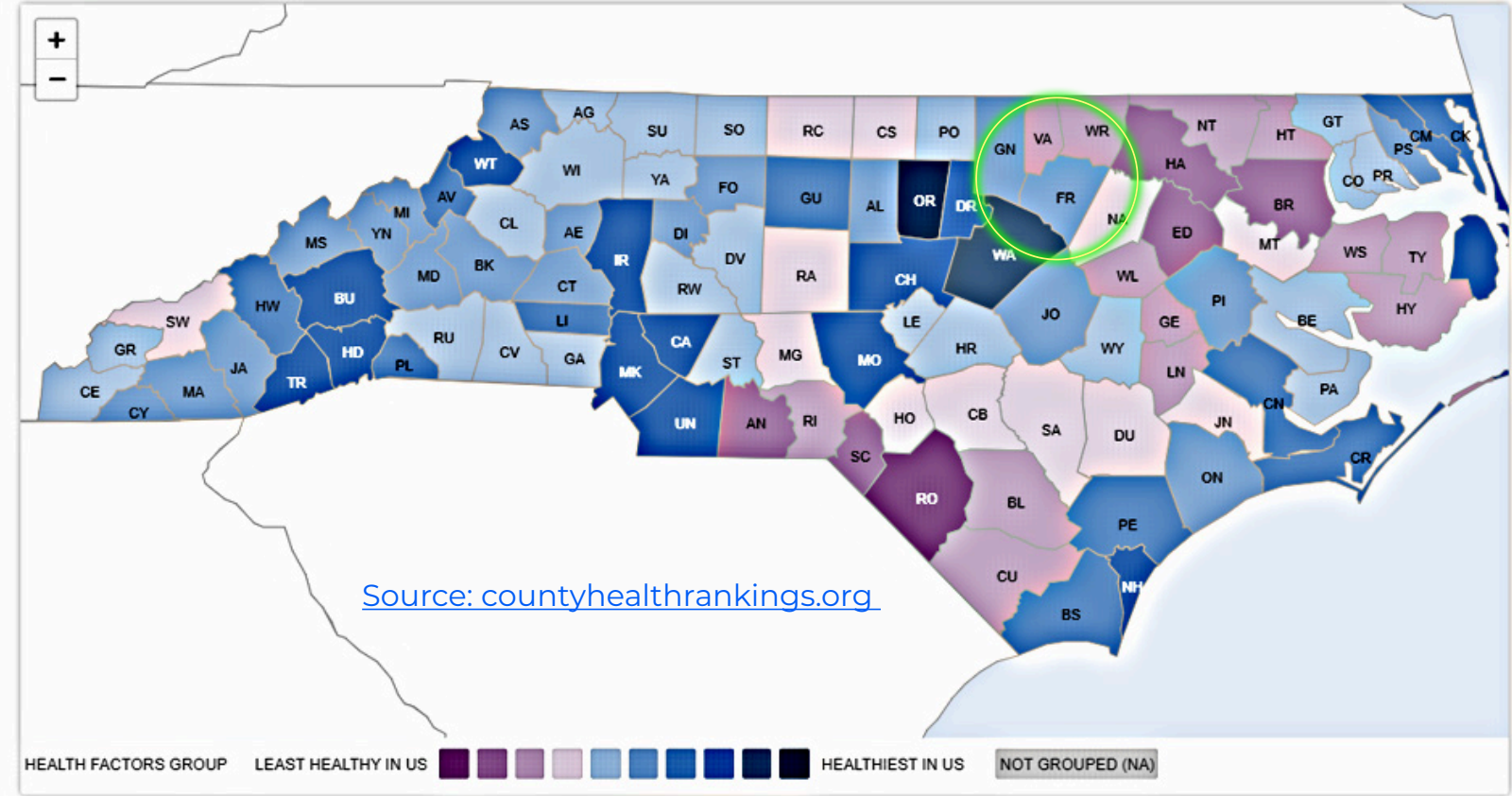
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1	Duke Primary	4.3 Miles	9 Min	4	UNC Rex	22 Miles	37 Min
2	WakeMed North	9.8 Miles	17 Min	5	Wake Med Brier Creek	20 Miles	31 Min
3	Duke Raleigh	14 Miles	27 Min	6	WakeMed Raleigh	19 Miles	34 Min

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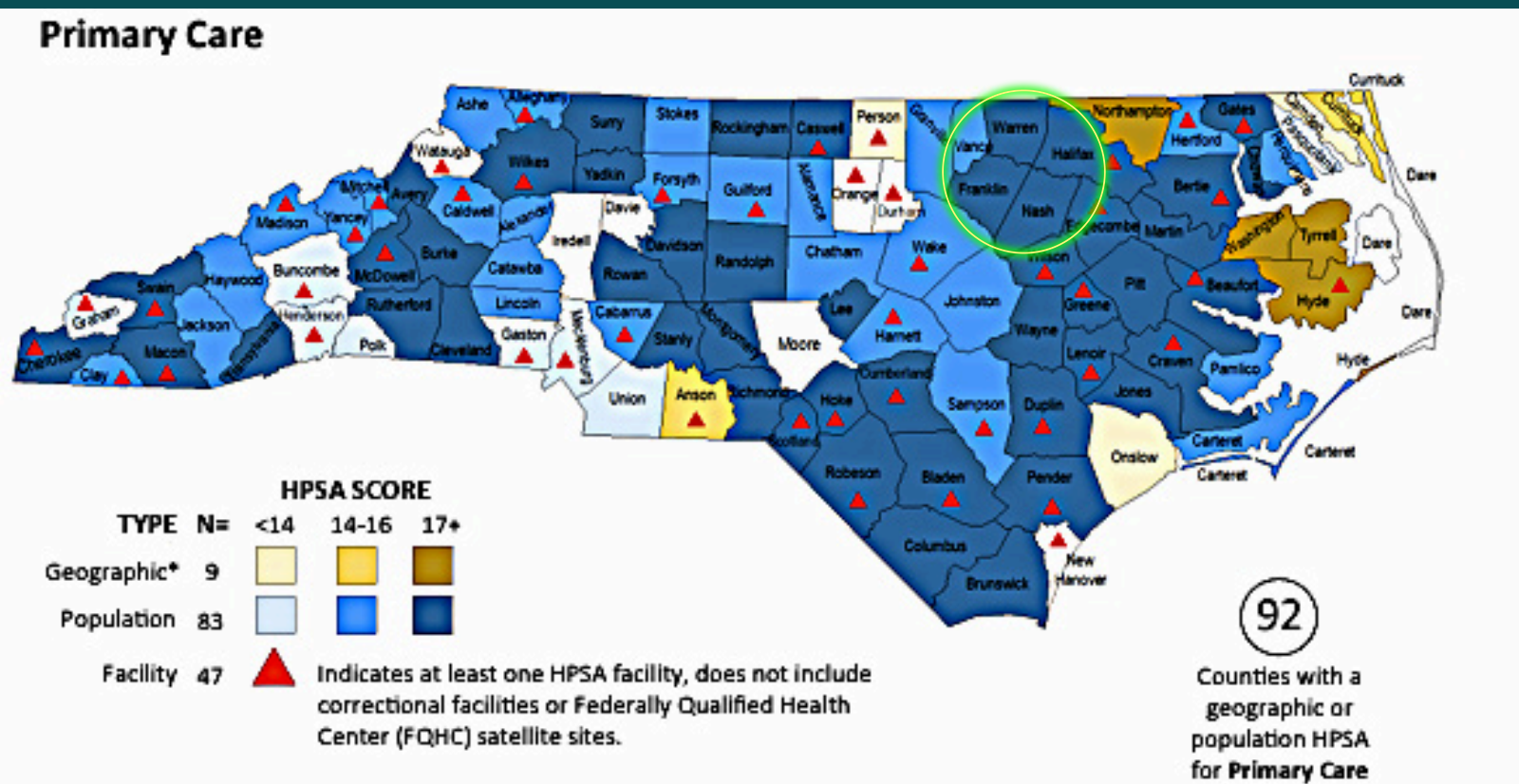






# DYNAMIC GROWTH EXPECTED FOR WAKE FOREST & FRANKLIN COUNTY

SERVICE	Current Estimate	Expected 5 YEAR GROWTH
Physical Therapy	23	35%
Thoracic Surgery	3	20%
Pain Management	5	50%
Radiology	5	30%
Spine	4	40%
Orthopedics	8	20%
Neurosurgery	2	20%
Podiatry	4	25%
Neurology	5	30%
Vascular	3	40%
Ophthalmology	6	35%
Endocrinology	3	30%
Pulmonology	3	30%
Dermatology	3	30%
ENT	4	30%
Nephrology	3	30%
Cardiology	7	30%
Gynecology	7	25%
Urology	5	25%
Gastroenterology	6	30%
General Surgery	6	25%
Oncology	4	30%
Psychiatry	6	35%
Trauma	3	30%




Source: ncdhhs.gov

**ABOUT SCORING:** Primary Care and Mental Health HPSA scores range from 0 to 25 and Dental Health HPSA 0 to 26. The higher the HPSA score the greater the need is for providers in a given area for that HPSA type. The Office of Rural Health strives to reduce shortages in North Carolina by targeting recruiting efforts and resources to areas with the highest needs. HPSA scores are one of the factors used by the NHSC Federal Loan Repayment Program to prioritize awards. HPSAs scores are calculated using data for the service area and for areas surrounding the service area within a designated travel boundary. The scoring data includes provider service hours, census demographic information (population and poverty), Medicaid paid claims data, access to services with a sliding fee schedule payment option, low birthweight and infant mortality rates (only for primary care), access to fluoridated water (only for dental), substance abuse prevalence (only for mental health), and the availability or overutilization of providers in nearby areas.




# MEETING UNTAPPED DEMAND


Key 5-mile Demographics




Total Local Population  
133,935




Total Local Households  
47,868




Average Household Income  
\$93,717



Over 55 Years Old  
29.00%



Median Age  
39



College Education or Higher  
40.75%



# SITE PLAN





# AREA AMENITIES

## RESTAURANTS

- 1. Brigs
- 2. Farm Table
- 3. The Pickled Onion
- 4. Bud's Tavern
- 5. Charlie's Kabob
- 6. Johnny's Pizza
- 7. 919 Island Cuisine
- 8. Asian Guarden
- 9. The Lemon Tree
- 10. Warehouse BBQ

## RETAIL OPTIONS

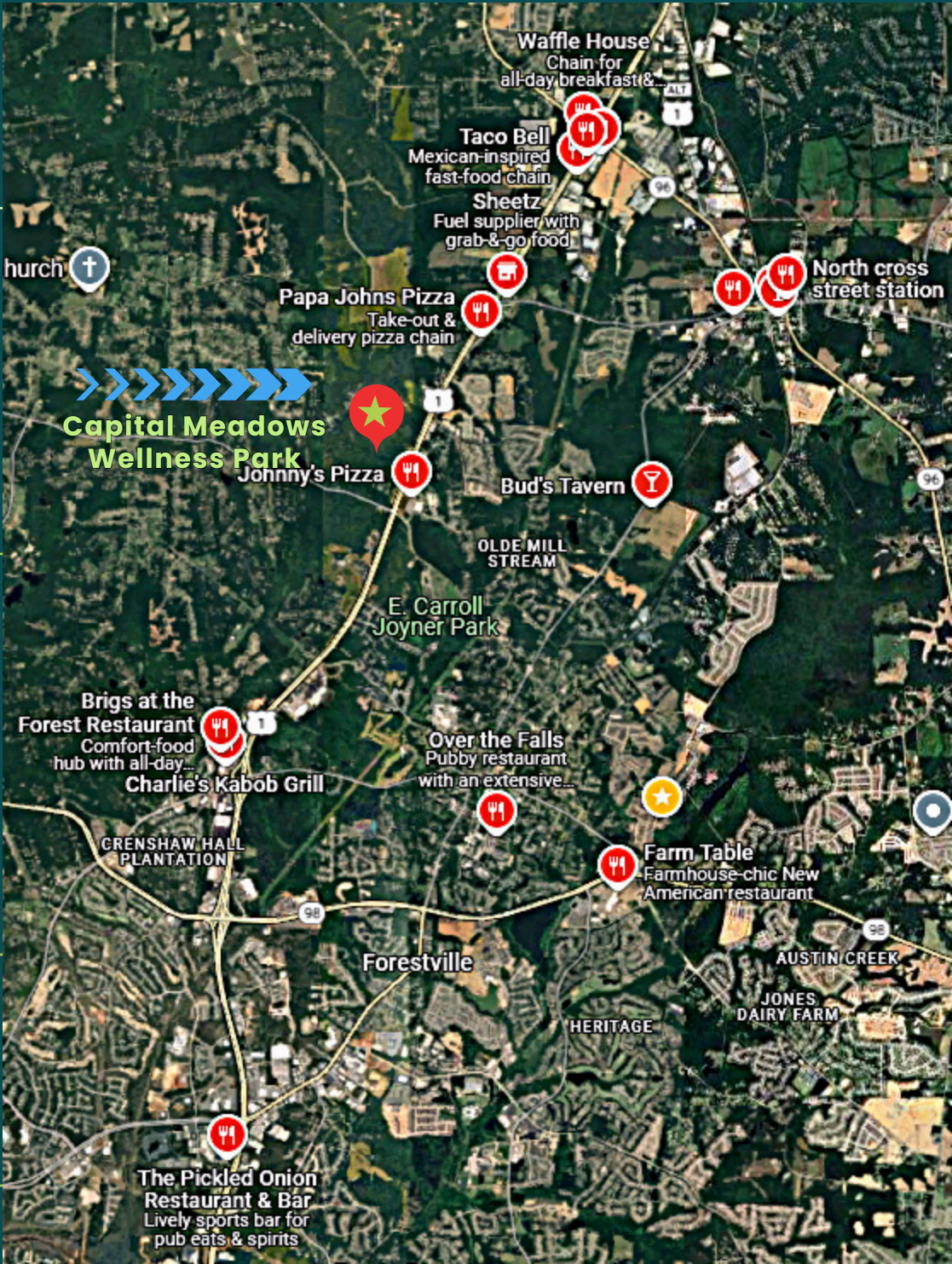
- 1. Lafayette Village
- 2. The Tin Pig
- 3. Poyner Place
- 4. Mary & Co
- 5. Wake Forest Crossing
- 6. Holly Park
- 7. Shoppes at Wake Forest
- 8. Tobacco Road Primitives
- 9. Youngsville Crossing
- 10. Carolina Preimum Outlets
- 11. Franklin Square Shopping Center

## COFFEE SHOPS

- 1. Black & White Coffee
- 2. Bruegger's Bagels
- 3. Starbucks
- 4. Sugar Magnolia Cafe
- 5. The Lemon Tree

## HOTELS

- 1. Candlewood Suites
- 2. Holiday Inn
- 3. Hampton Inn



20+

RESTAURANTS  
within 5 miles

20+

RETAIL OPTIONS  
within 5 miles

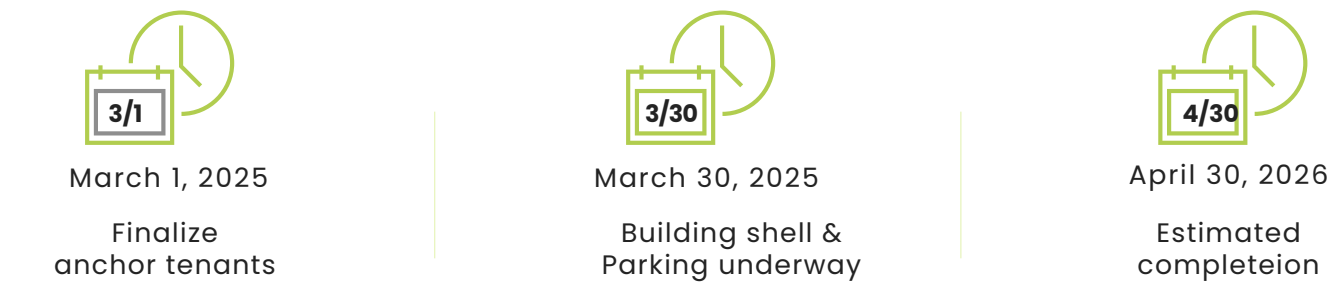
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HOTELS/RESORTS  
within 5 mile



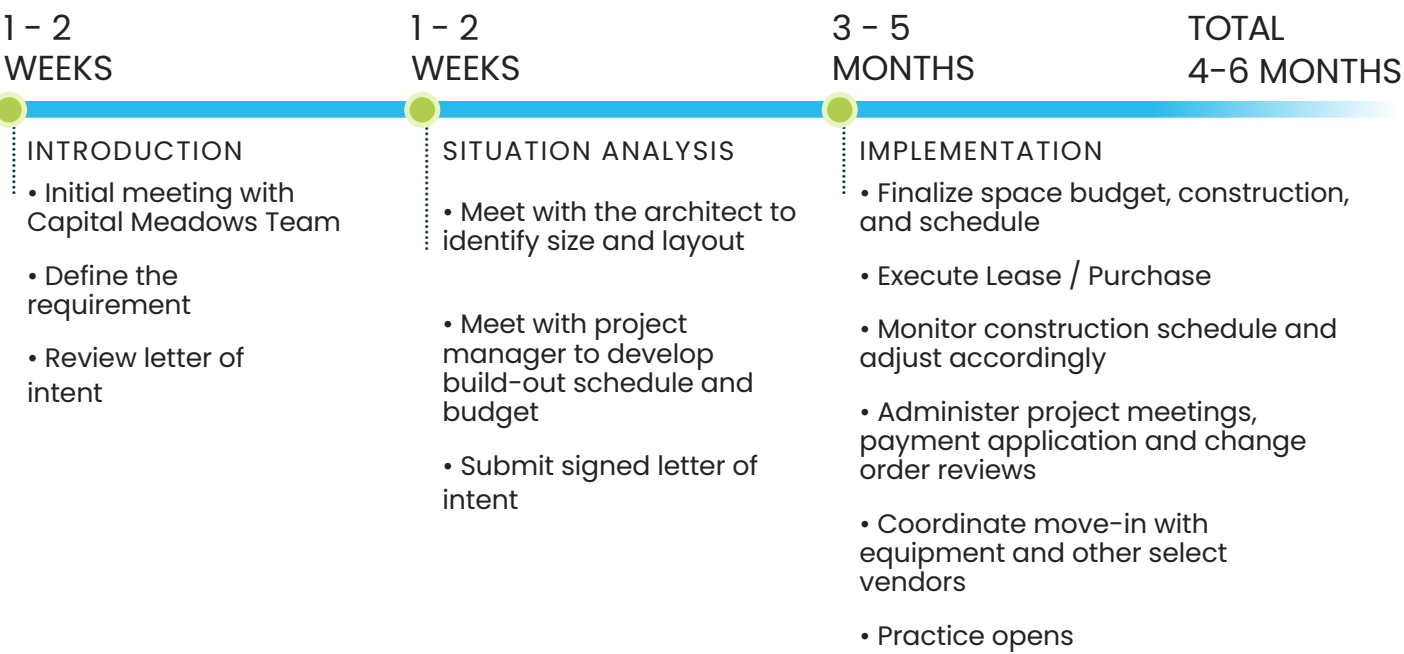
TIMELINE

Project Milestones\*



\*Timeline subject to change.

Lease or Purchase Space Build Timeline Upon Building Shell Completion



GLOSSARY

**RENTABLE SQUARE FOOTAGE**  
The total square footage that can be assigned to a tenant for the purpose of determining tenant’s total rental obligation. Generally, this includes common areas in the building including hallways, lobbies, bathrooms and phone/data closets.

**NNN LEASE (TRIPLE NET LEASE)**  
In addition to the rental rate, tenant is responsible for paying building operating expenses, taxes and insurance. Tenant is responsible for the utilities servicing their suite.

**OPERATING EXPENSES TERM**  
Expenses associated with operating the building, which can include landscaping, common area utilities, property management, repairs and maintenance, insurance and real estate taxes. Operating Expenses can increase year to year. A conservative annual increase is 3%

The total length of time committed leasing space, including the rent-paying and rental abatement periods.

**RENTAL ABATEMENT**  
A rent free period, typically at the beginning of a lease term.

**RENTAL RATE ESCALATIONS**  
Increase in rent applied annually throughout the Term of the lease, typically becoming effective the first day of the second rent-paying year. This is usually expressed as a percentage.

**TENANT IMPROVEMENT COSTS**  
All hard and soft costs associated with the design, review, permitting, supervision, construction and contracting to build out tenant’s space.



# Capital Meadows WELLNESS PARK



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**Real Estate  
Residential & Commercial**

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