

TOWER

MEDICAL CAMPUS

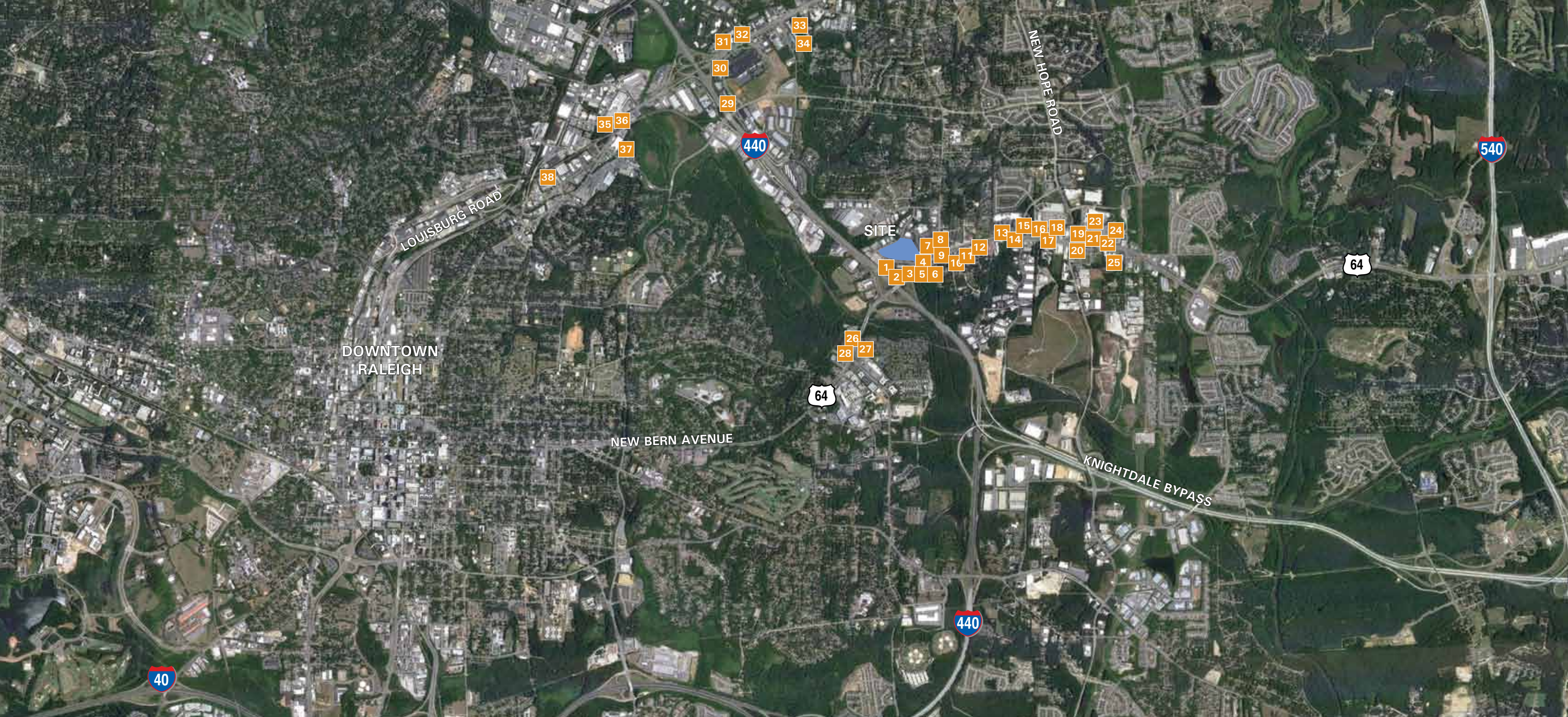


TOWER

MEDICAL CAMPUS

Tower Medical Campus is an 18.43-acre redevelopment property located just off the I-440/Highway 64 interchange in Raleigh, North Carolina. With all infrastructure in place, and with an existing 130,000-square foot building on-site, Tower Medical Campus is a proposed medical facility less than one-mile from WakeMed Hospital. Currently, there is ample parking with room for expansion as well as a vacant four-acre lot for future use.





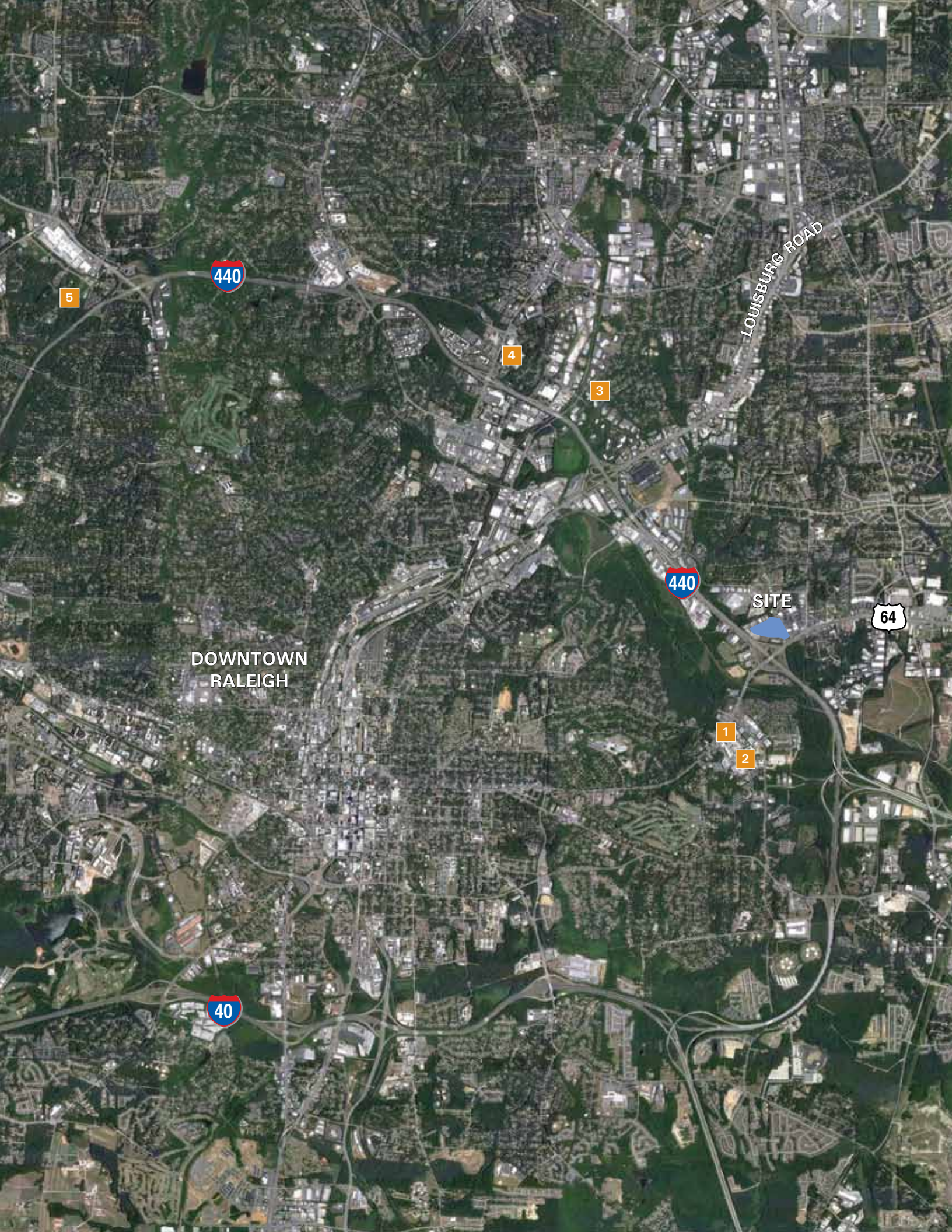
LOCATION

Tower Medical Campus is strategically located at the intersection of Interstate 440 and Highway 64 in Raleigh to provide convenient access to two regional hospitals within minutes. WakeMed Hospital is located directly across I-440 from Tower Medical Campus and Duke Raleigh Hospital is located just 3.4 miles north of Tower

Medical Campus just off Interstate 440. These hospitals allow tenants at Tower Medical Campus quick, convenient access to the full complement of specialists and services available at these state of the art hospitals to better serve their patients

NEARBY AMENITIES

- | | | | |
|---------------------------|---------------------|-----------------------|-------------------------|
| 1. Motel 6 | 11. Super 8 Raleigh | 21. Starbucks | 31. Dunkin Donuts |
| 2. Papa John's | 12. Wendy's | 22. Quizno's | 32. Taco Bell |
| 3. End Zone Cafe | 13. Beacon Cleaners | 23. McDonald's | 33. Subway |
| 4. Subway | 14. Comfort Inn | 24. Bojangles | 34. US Post Office |
| 5. Kerr Drug | 15. Burger King | 25. Quality Inn | 35. US Post Office |
| 6. Best Western | 16. Kroger | 26. Wake Inn Hotel | 36. First Citizens Bank |
| 7. Domino's Pizza | 17. SunTrust Bank | 27. Walgreens | 37. Bank of America |
| 8. Pizza Hut | 18. Jersey Mike's | 28. CVS | 38. Dunkin Donuts |
| 9. Food Lion | 19. Walgreens | 29. Homestead Raleigh | |
| 10. Microtel Inn & Suites | 20. Ruby Tuesday | 30. Perkins | |



RALEIGH-DURHAM

WakeMed Hospital, an 870-bed private, not-for-profit health care system based in Raleigh, North Carolina includes a Children’s Emergency Department, Level I Trauma Center, Level IV Neonatal Intensive Care Unit and one of seven Harvard developmental training sites. The WakeMed Heart Center ranks number one in volume among all North Carolina hospitals providing cardiac care and is also one of the highest volume heart centers in the United States. WakeMed’s mobile critical care services offer ground and air transport for patients and WakeMed’s Children inpatient unit and intensive care unit are staffed around the clock by pediatric intensivists and offer pediatric specialists in surgery, neurology, endocrinology, orthopedics, neonatology, child development and more.

Duke Raleigh Hospital is an important part of Duke Medicine, one of the country’s best health care systems with 186 beds and offers an impressive array of programs with distinct centers of clinical excellence in oncology, orthopedics, neurosciences, and cardiovascular services. Duke Raleigh Hospital’s key clinical areas of focus include oncology, cardiovascular, neurosciences, orthopedic and spine care. Duke Raleigh’s outpatient services include a Diabetes Center, Wellness Center (including cardiac and pulmonary rehabilitation), a Wound Healing Center, Outpatient Rehabilitation and an Outpatient Imaging Center.

DEMOGRAPHICS			
	1-Mile	3-Miles	5-Miles
Population (2011)	4,161	73,161	188,356
Proj. Population (2016)	7,278	82,296	213,807
Proj. Growth (2011-2016)	2.0%	2.5%	2.7%
Median Age	34.1 yrs.	34.0 yrs.	33.9 yrs.
Household Income (2011)	\$46,108	\$53,129	\$65,290
Proj. Household Income (2016)	\$50,048	\$58,300	\$72,627
HEALTH SERVICES			
Health Service Facilities (2011)	23	132	434
Employees (2011)	2,069	7,188	11,568

NEARBY HOSPITALS

1. WakeMed Hospital
2. Holly Hill Hospital
3. Heartland Home Health Care
4. Duke Raleigh Hospital
5. Blue Ridge Healthcare Center