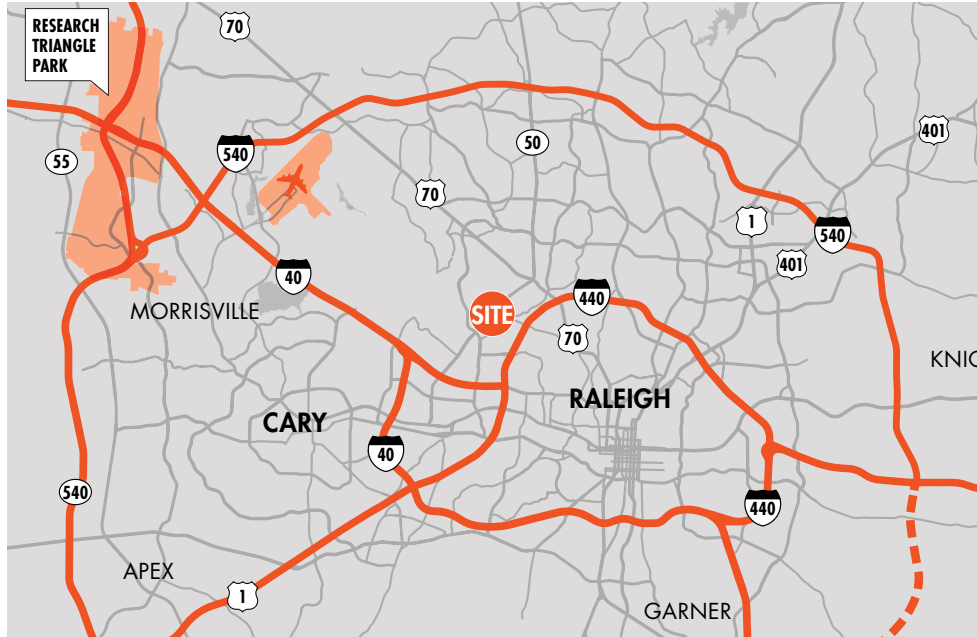


Harris Teeter

OLDE RALEIGH VILLAGE

3121-3201 EDWARDS MILL ROAD, RALEIGH, NC 27612

SHOP SPACE AVAILABLE FOR LEASE | ±1,760 SF & ±1,182 SF



PROPERTY FEATURES

- Rare retail/restaurant opportunity in one of Raleigh’s most established shopping centers
- Highly sought after submarket with affluent demographics
- Well-positioned less than one mile from UNC Rex Hospital with over 665 beds
- Excellent visibility on heavily traveled intersection of Edwards Mill Road and Duraleigh Road
- Strong daytime and evening population
- Close proximity to major traffic corridors including I-440, Wade Avenue, and Highway 70

DEMOGRAPHICS

1 MILE RADIUS

	8,206 ESTIMATED POPULATION 2023
	41.1 MEDIAN AGE
	\$478,405 MEDIAN HOME VALUE 2023
	4,864 TOTAL EMPLOYEES
	\$99,698 MEDIAN HOUSEHOLD INCOME

3 MILE RADIUS

	60,686 ESTIMATED POPULATION 2023
	38.2 MEDIAN AGE
	\$531,395 MEDIAN HOME VALUE 2023
	46,944 TOTAL EMPLOYEES
	\$102,158 MEDIAN HOUSEHOLD INCOME

5 MILE RADIUS

	223,660 ESTIMATED POPULATION 2023		141,417 TOTAL EMPLOYEES
	36.0 MEDIAN AGE		\$99,536 MEDIAN HOUSEHOLD INCOME
	\$461,267 MEDIAN HOME VALUE 2023		

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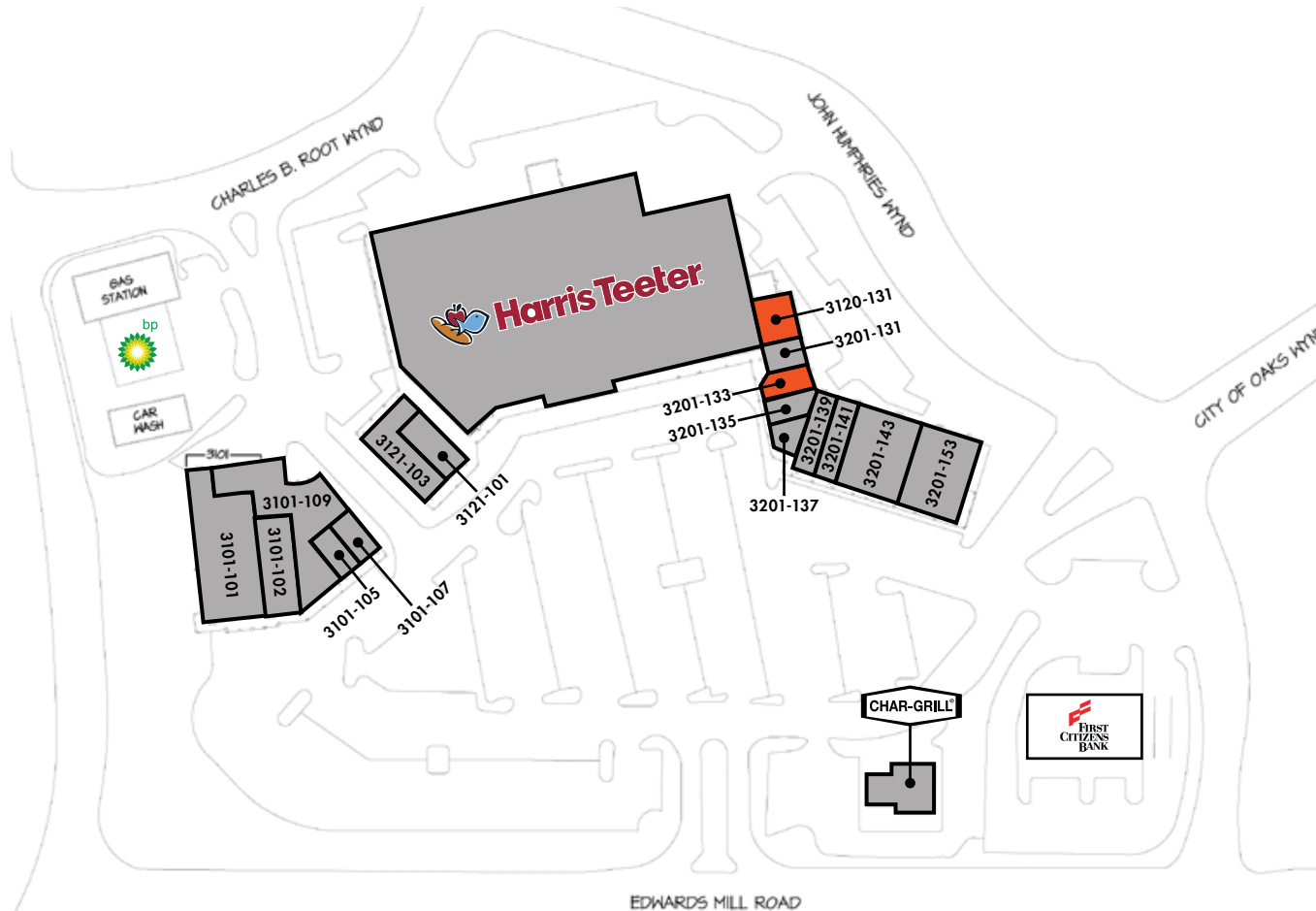
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SITE PLAN



LEASED

AVAILABLE

UNIT	TENANT	SIZE
3201-101	Rudinos Sports Corner	±6,797 SF
3101-102	Qdoba Mexican Grill	±2,503 SF
3101-109	Village Dental	±5,812 SF
3101-105	Starbucks	±1,000 SF
3101-107	Tropical Smoothie Cafe	±1,000 SF
3120-131	AVAILABLE	±1,760 SF
3121-103	Bella Monica	±2,630 SF
3121-101	China Star	±1,500 SF
3201-123	Harris Teeter	±54,068 SF
3201-131	Beverly Nails	±1,535 SF
3201-133	AVAILABLE	±1,182 SF
3201-135	Sport Clips	±1,172 SF
3201-137	Sparrowood Jewelers	±935 SF
3201-139	Jersey Mike's	±1,530 SF
3201-141	European Wax	±1,540 SF
3201-143	Massage Envy	±4,629 SF
3201-147	Massage Envy	±1,000 SF
3201-153	The Mill	±4,715 SF
3211	Char-Grill	±1,256 SF

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