



OLDE RALEIGH VILLAGE

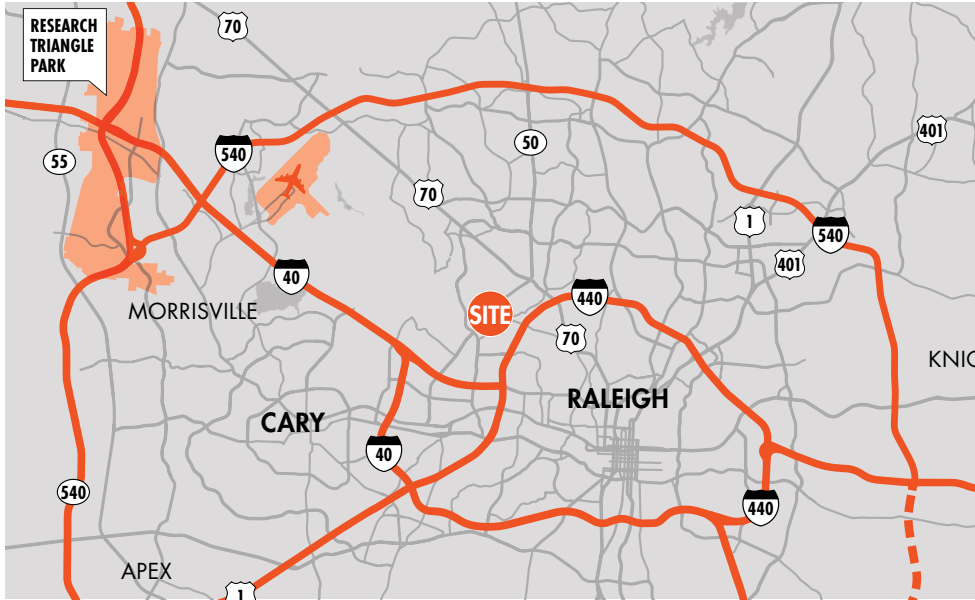
3121-3201 EDWARDS MILL ROAD, RALEIGH, NC 27612

SHOP SPACE AVAILABLE FOR LEASE | ±1,760 SF

FUTURE AVAILABILITY | 2ND GENERATION RESTAURANT SPACES | ±1,500 - 2,503 SF

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PROPERTY FEATURES

- Rare retail/restaurant opportunity in one of Raleigh’s most established shopping centers
- Upgraded façade and site improvements currently under construction
- Highly sought after submarket with affluent demographics and density
- Center is surrounded by a strong daytime population with medical offices, UNC Rex Hospital (665 beds), new UNC Rex Cancer Center (2022 opening, 100K SF), Bandwidth global HQ (2023 opening, 40 AC), and NC Department of Health and Human Services (2024 opening, 11 story tower)
- Excellent visibility on heavily traveled intersection of Edwards Mill Road and Duraaleigh Road
- Close proximity to major traffic corridors including I-440, Wade Avenue, and Highway 70

DEMOGRAPHICS

1 MILE RADIUS	3 MILE RADIUS
8,206 ESTIMATED POPULATION 2023	60,686 ESTIMATED POPULATION 2023
41.1 MEDIAN AGE	38.2 MEDIAN AGE
\$478,405 MEDIAN HOME VALUE 2023	\$531,395 MEDIAN HOME VALUE 2023
4,864 TOTAL EMPLOYEES	46,944 TOTAL EMPLOYEES
\$99,698 MEDIAN HOUSEHOLD INCOME	\$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	

FOR MORE INFORMATION, PLEASE CONTACT:

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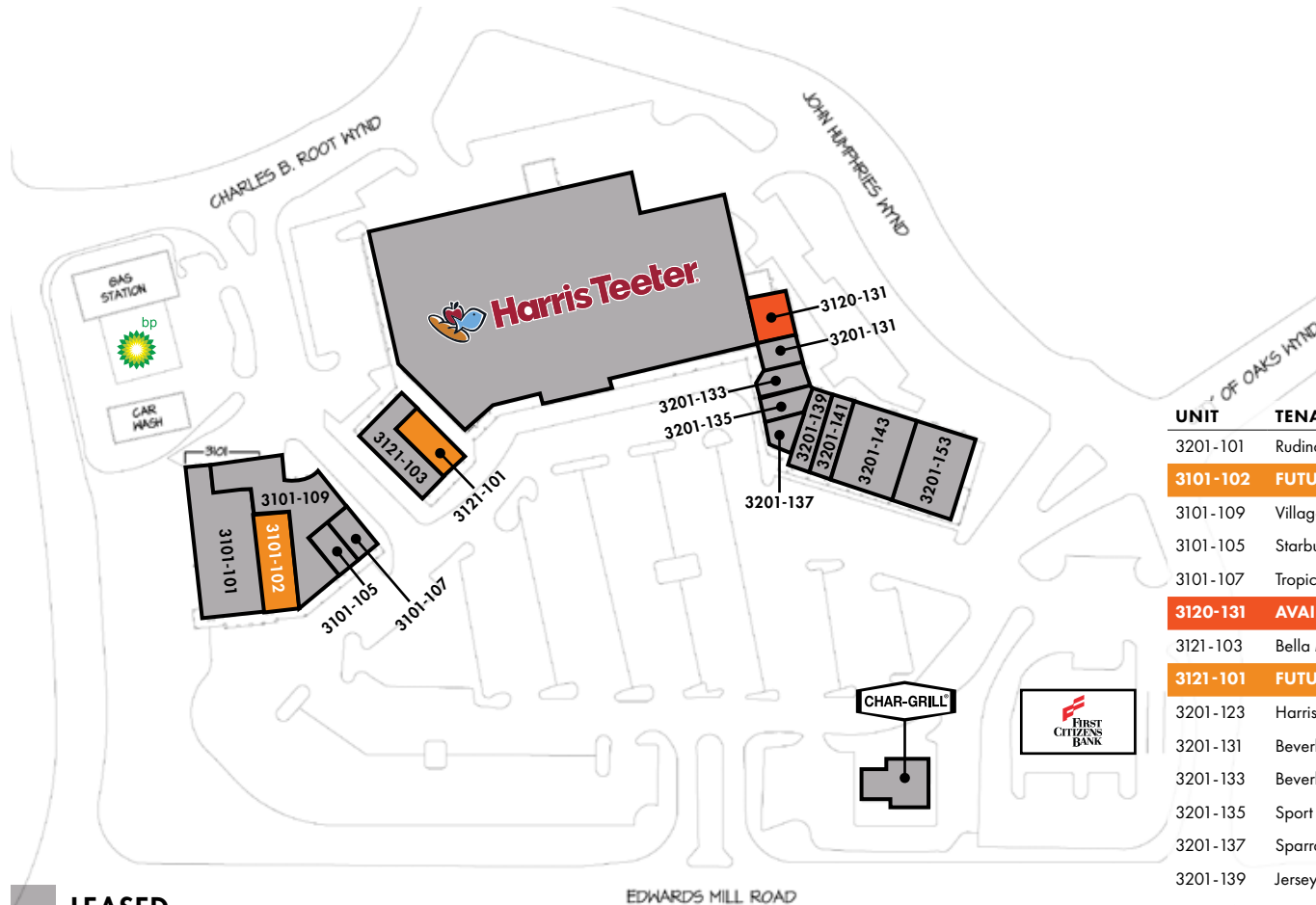
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SITE PLAN



- LEASED**
- AVAILABLE**
- FUTURE AVAILABILITY**

UNIT	TENANT	SIZE
3201-101	Rudinos Sports Corner	±6,797 SF
3101-102	FUTURE AVAILABILITY 2ND GENERATION RESTAURANT	±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	FUTURE AVAILABILITY 2ND GENERATION RESTAURANT	±1,500 SF
3201-123	Harris Teeter	±54,068 SF
3201-131	Beverly Nails	±1,535 SF
3201-133	Beverly Nails	±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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RENOVATION RENDERINGS



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